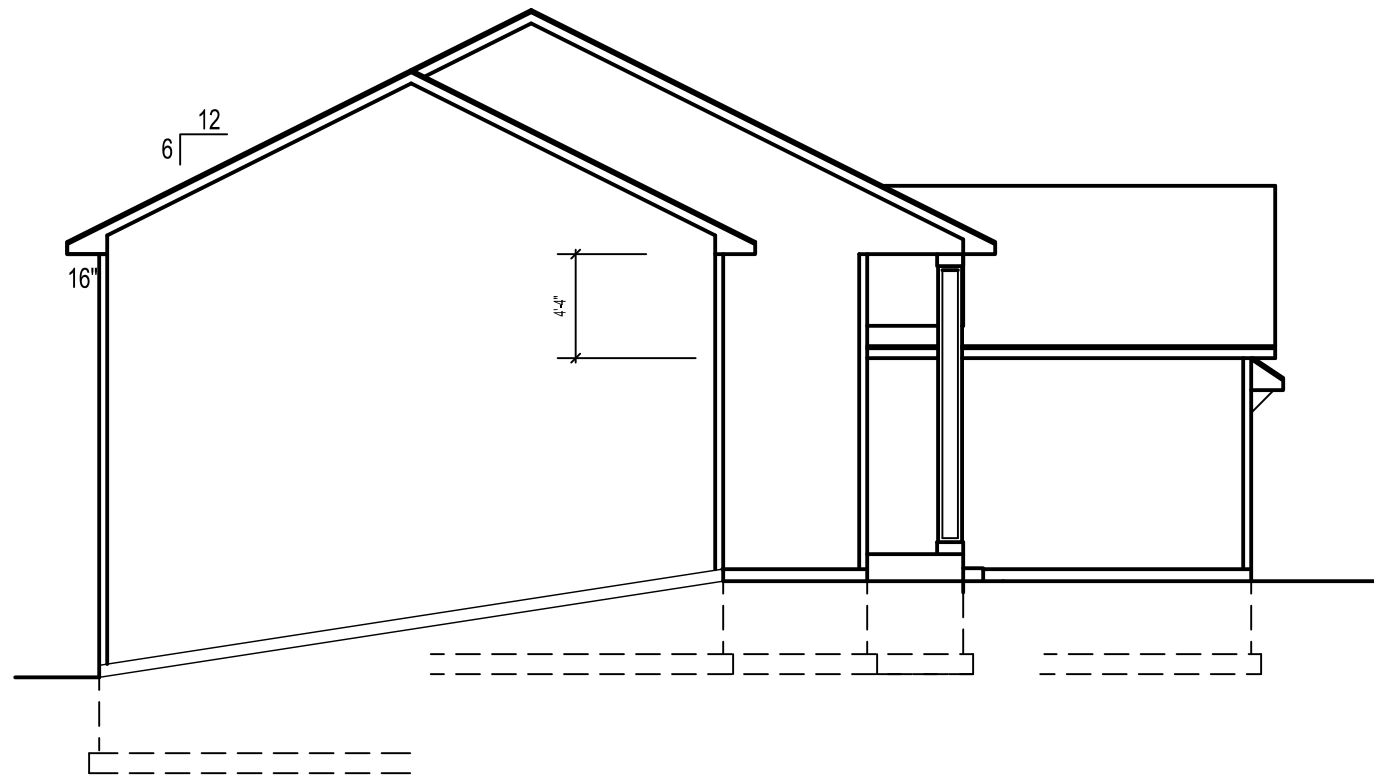
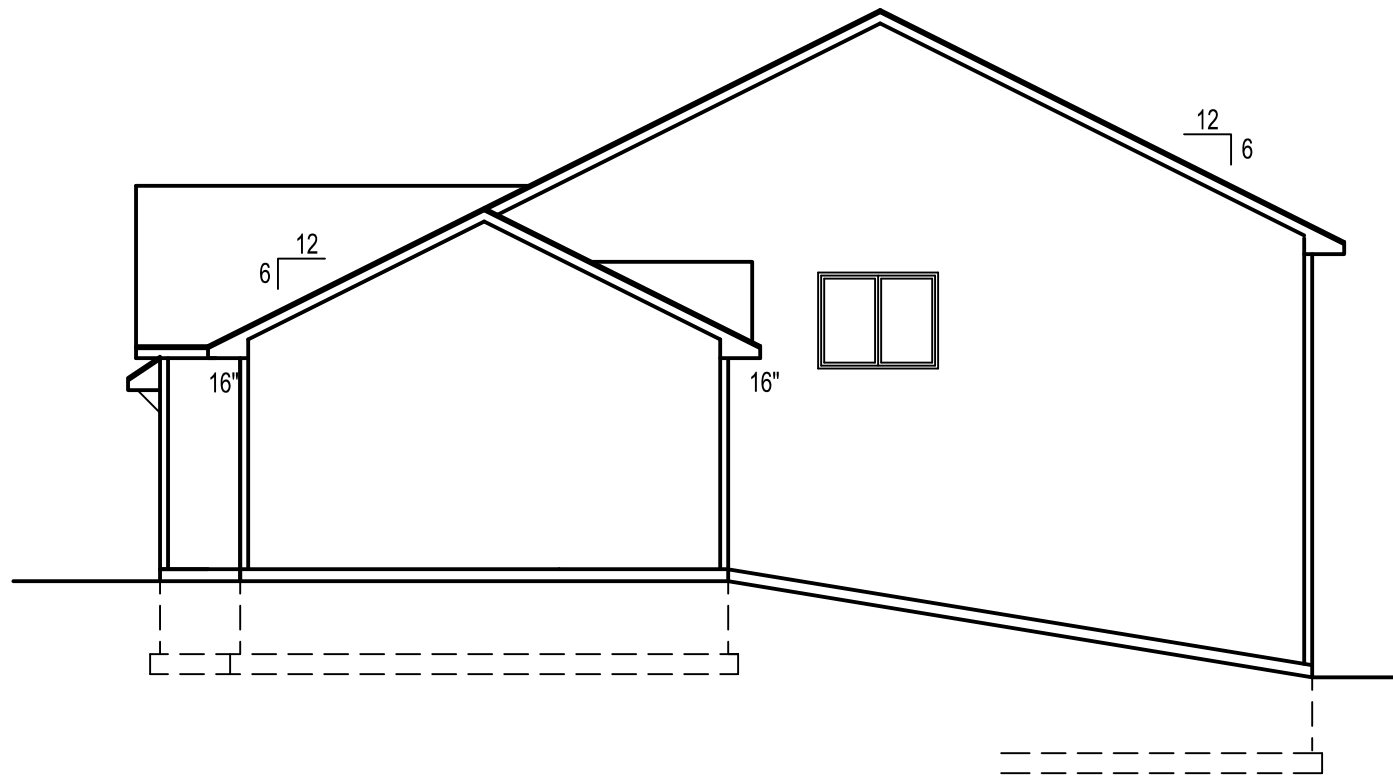
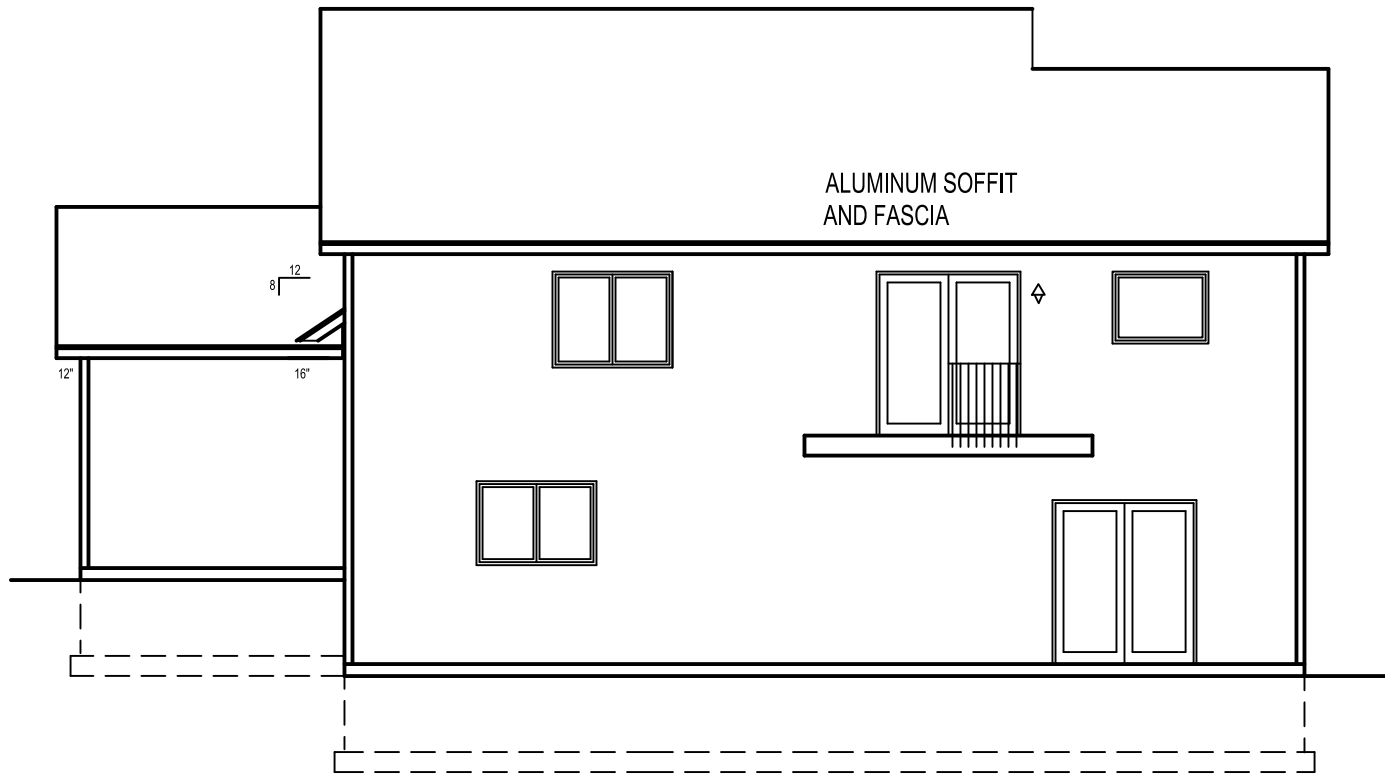




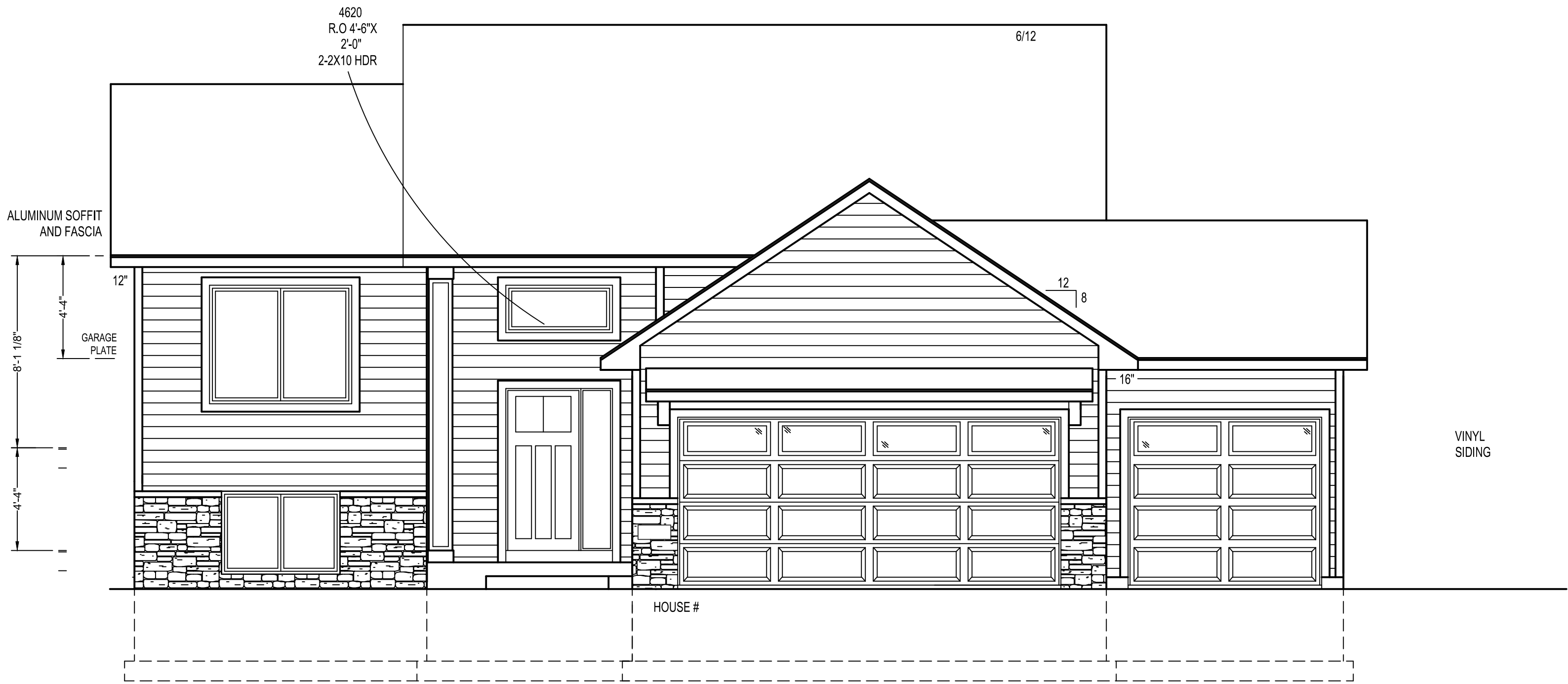
LEFT ELEVATION
SCALE 1/8"=1'-0"



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



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



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

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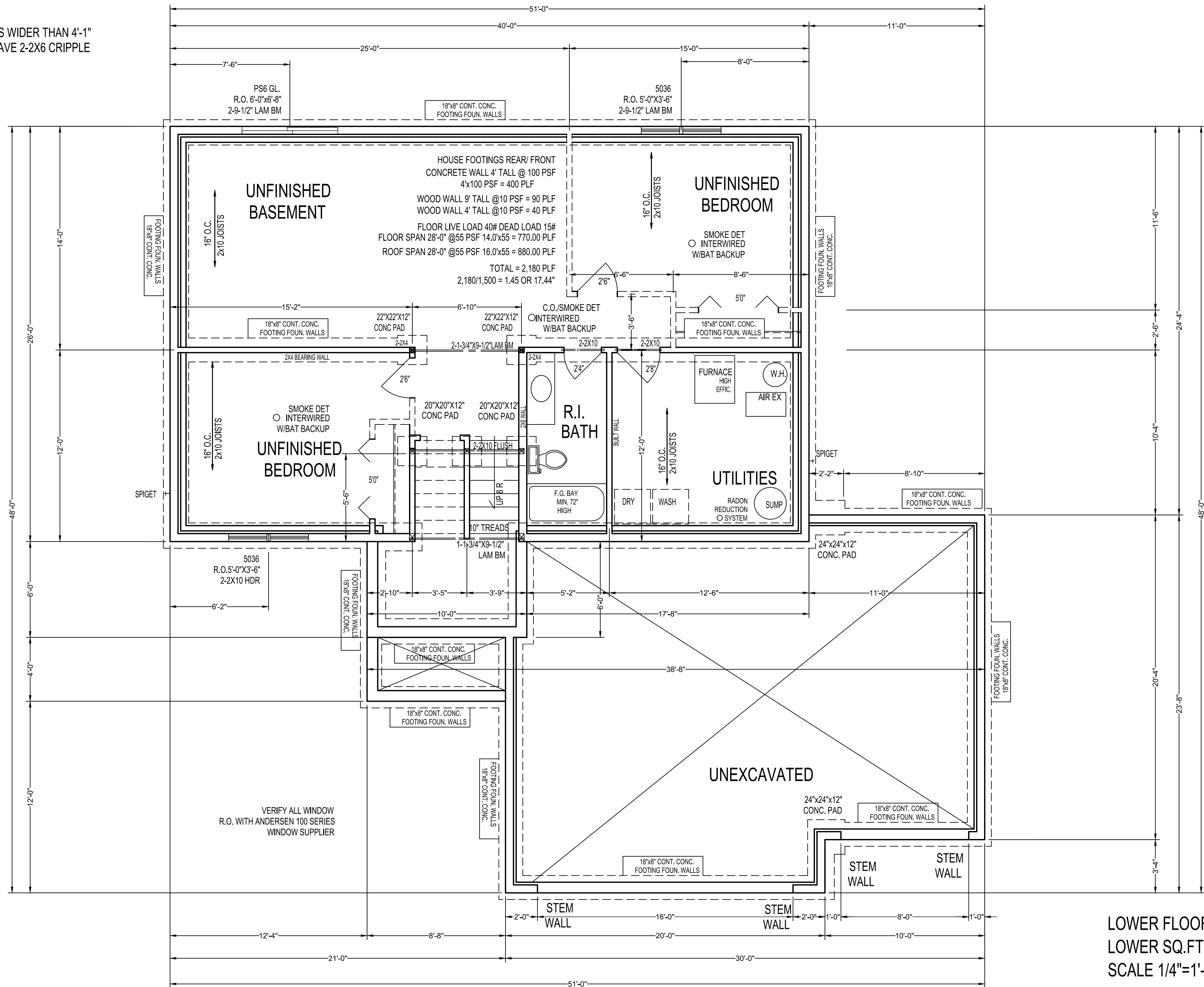
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SALES REP.	DATE:

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BIGELOW HOMES
Tradition. Excellence.
4131 26th St. NW Suite 2
Rochester, MN 55901 (507-529-1161)

CONTRACTOR:	BIGELOW HOMES
OWNER:	Highland Model Lot 6, Block 5 6th Subdivision, Zumbrota
PLAN #	GV071
DATE:	08.18.25
Drawn By:	GFV
SHEET #	1 OF 5

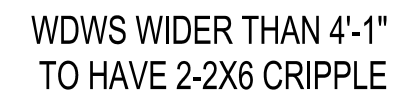
WDWS WIDER THAN 4'-1"
TO HAVE 2-2X6 CRIPPLE



LOWER FLOOR PLAN
LOWER SQ.FT. 1100.0
SCALE 1/4"=1'-0"

PLAN #		CONTRACTOR:		BIGELOW HOMES <i>Tradition. Excellence.</i> 4131 26th St. NW Suite 2 Rochester, MN 55901 (507-529-1161)	
DATE:		OWNER:			
G071		Highland Model Lot 6, Block 5		6th Subdivision, Zumbrota	
08.18.25		Drawn By: GFV			
SHEET #		2		OF 5	

LOADS:
115 MPH WIND
FLR 40lb LL-10lb DL= 50 TL
ROOF 35lb LL-17lb DL= 52 TL



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BUYER:	DATE:
SALES REP.	DATE:

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**BIGELOW
HOMES**

Tradition. Excellence.

4131 26th St. NW Suite 2
Rochester, MN 55901 (507-529-1166)

OWNER: Highland Model Lot 6, Block 5
6th Subdivision, Zumbrota

PLAN # **GV071**
 DATE: **08.18.25**
 Drawn By: **GFV**
 SHEET # **3** OF **5**

MAIN FLOOR PLAN
MAIN SQ.FT. 1100.0
GARAGE SQ.FT. 692.0
SCALE 1/4"=1'-0"
8'1-1/8" PLATE

TRUSSES 24" O.C. SPECS BY MFG.
1/2" OSB ROOF SHEATHING P.I.I. 32/16
2 LAYERS 15# FELT APPLIED SHINGLE FASHION
AND SOLID MOPPED AT FLIES FROM EAVES TO
A POINT 24" INSIDE EXTERIOR WALL.
1 LAYER ON REMAINING.
25 YEAR 3 TAB ASPHALT SHINGLES
PROVIDE STEEL SUPPLEMENTAL UPLIFT
BRACKETS FOR ALL TRUSSES.
PROVIDE CLIPS AS REQUIRED FOR ROOF SHEATHING
NEW ROOF COVERINGS SHALL NOT BE INSTALLED
WITHOUT FIRST REMOVING EXISTING ROOF COVERINGS
WHEN THE EXISTING ROOF HAS TWO OR MORE
APPLICATIONS OF ANY TYPE OF ROOF COVERING.

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

GUARDS REQUIRED FOR PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE MOSING OF THE TREADS.

• GUARD OPENING LIMITATIONS.
REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIA.

EXCEPTION:
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH.

- 15 MPH WIND LOAD
- FLR 40lb LL-10lb DL= 50 FL.
- ROOF 35lb LL-17lb DL= 52 FL.
- IRC R502.11.3 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 5000 P.S.I.
- PLAIN CONCRETE- 2000 P.S.I.
- REBAR- 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 JOISTS BEARING POINTS, INTERIOR BEARING WALLS AND CANTILEVERED 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 PLVWD.)
- DUCOR 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 INSULATION MINIMUM BSMT CEILING HGTS. 70"
- WINDOWS AND DOORS ARE TO BE SEALED TO PREVENT THE ENTRY OF OUTSIDE AIR. SEE MFG'S INSTALLATION.

- EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FT, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

● PROVIDE IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILINGS AND FLOOR LEVELS AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

HOLLOW BLOCK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CEMENT CRS OF SOLID MASONRY, OR 1 CRS MASONRY GROUTED SOLID OR SOLID CONC BLM, 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 MASONRY WALL. WOOD FOUNDATION WALLS BELOW GRADE SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK MIN 3" ABS.PVC, OR EQUIVALENT GASTIGHT PIPE SHALL BE INSERTED INTO INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED STOP COVER, WHERE THE SURP THE SURP IS EXPOSED TO THE SUB-SLAB SAND RADON VENTS SHALL CONNECT TO SINGLE PIPE THAT TERMINATES AT LEAST 12" ABOVE ROOF.

RADON PIPES SHALL PROVIDE ENOUGH SPACE AROUND PIPE TO BE REACHED BY HAND. PIPES ENTERED 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)

GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR AND IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEM 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

- 7.1 EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQ. FT.
- 7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
- 7.3 TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
- 7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

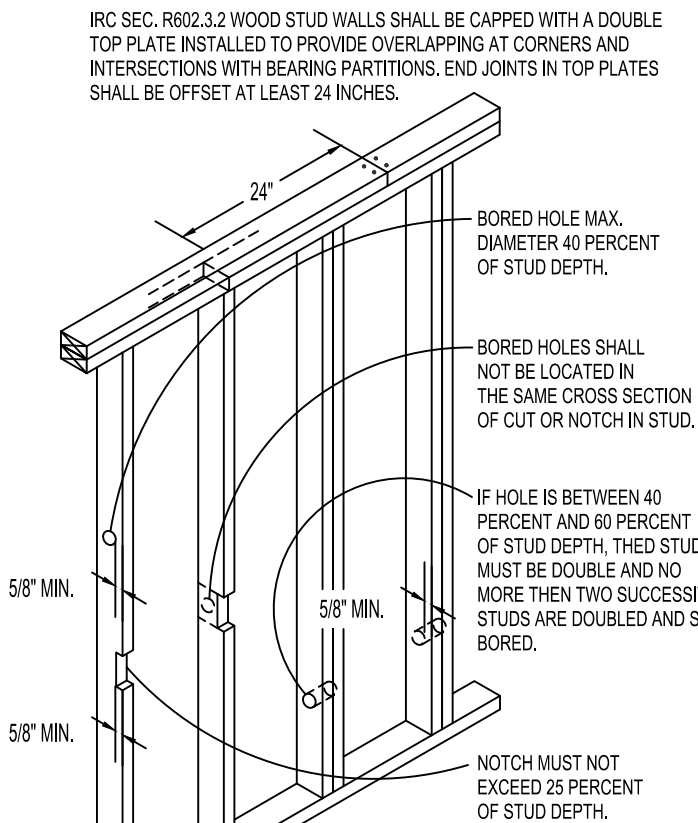
TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED REGISTERED DESIGN PROFESSIONAL.

PROVIDE TYPE 1 OR TYPE 2 HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38", RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAIL.

HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN.

THE USE OF A VOLUTE, TURNOUT OR STARING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

- SIDING NOTED ON ELEVATIONS
- TYVEK 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 R-20
- 4 MIL POLY PERM VAPOR BARRIER TAPED @ JOINTS
- 1/2" SHEET ROCK
- 2-2X12 HDRS ON ALL OPENINGS
UNLESS OTHERWISE NOTED.



SILL PLATES & HEADERS, FOAM PLASTIC SHALL BE PERMITTED TO BE SPRAY APPLIED (WITHOUT THERMAL BARRIER) TO A SILL PLATE AND HEADER (RIM) SUBJECT TO ALL OF THE FOLLOWING.

THE MAXIMUM THICKNESS OF THE FOAM PLASTIC SHALL BE 3-1/4".

THE DENSITY OF THE FOAM SHALL BE BETWEEN 1.5 TO 2.0 PCF.

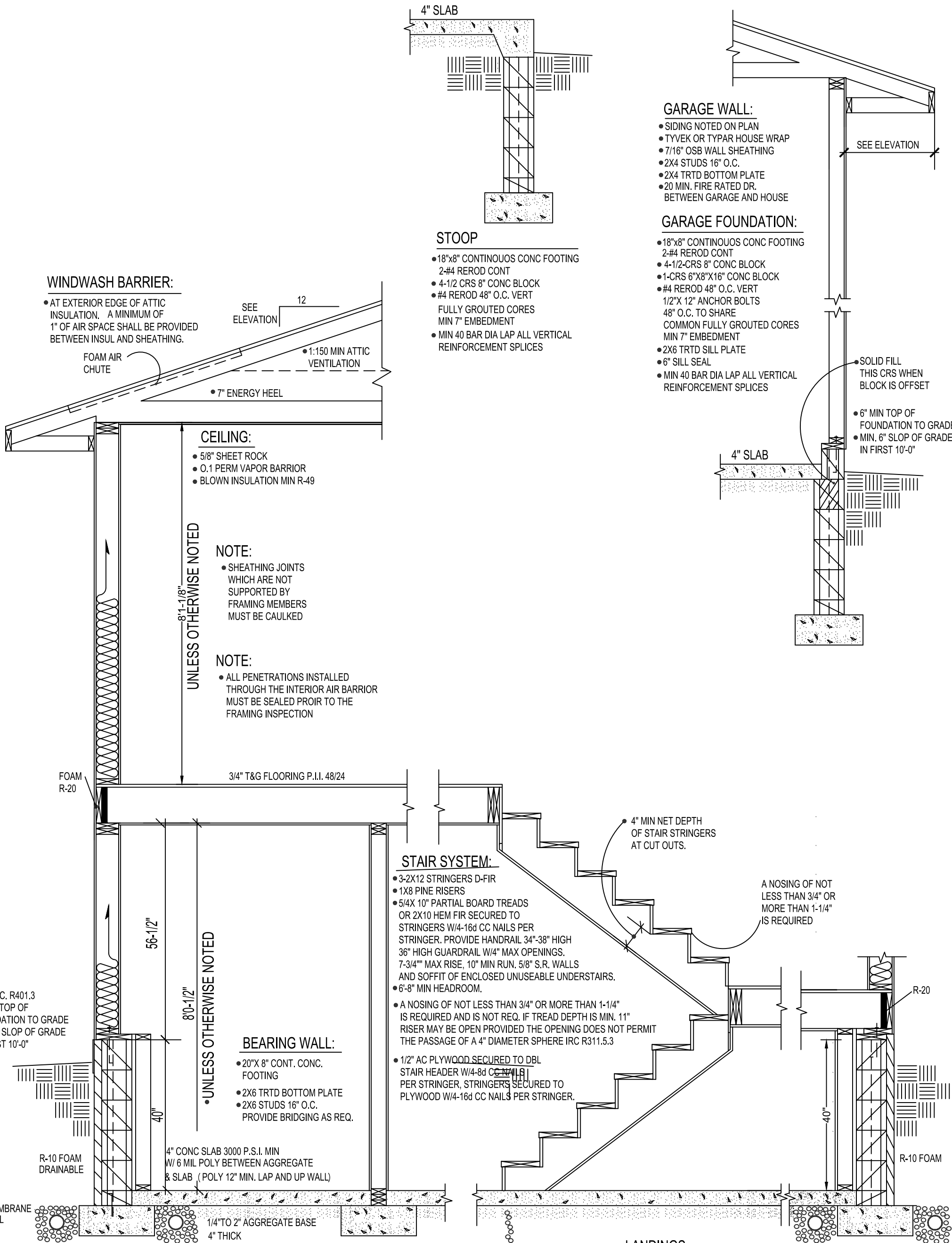
FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84

IF FOUNDATION WALL INSULATION IS ON THE EXTERIOR, THE PORTION FROM THE TOP OF THE FOUNDATION WALL TO SIX INCHES BELOW GRADE MUST BE COVERED BY AN APPROVED PROTECTIVE COATING.

5 SQ. FT. MIN, 20" WIDE, MIN. 24" HIGH CLEAR OPENING.
WINDOWS PERMITTED AT GRADE LEVEL. GRADE LEVEL IS
DEFINED AS THE WINDOW HAVING A SILL HGT. OF NOT MORE
THAN 44" ABOVE OR BELOW GROUND LEVEL.
MINNESOTA RULES, 1309.0310, SEC. R310.1
MIN. CEILING HGT. 36" MAINTAINED ABOVE EXTERIOR GRADE
FROM EXTERIOR WALL TO PUBLIC WAY (I.E. UNDER DECKS OR CANT.)
MIN 36" CLEAR SPACE IN FRONT OF WINDOW.

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE 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 AND ABOVE ALL PROJECTING WOOD TRIM.

FLASHING SHALL BE INSTALLED AT JOINT AND ROOF INTERSECTIONS, EXTEND DRIP CAPS PAST THE END OF THE BRICK MOLD AND BEND OVER. INSTALL KICK OUT FLASHING WHERE STEP FLASHING BEGINS.



THERE SHALL BE A FLR. OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR, THE FLOOR OF LANDING AT A DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD.

EXCEPTION: AN EXTERIOR DR. SHALL NOT BE MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DR. DOES NOT SWING OVER THE LANDING. THE WIDTH OF LANDING SHALL NOT BE LESS THAN THE STAIRWAY OR DR. SERVED, MIN. 36" IN THE DIRECTION OF TRAVEL.

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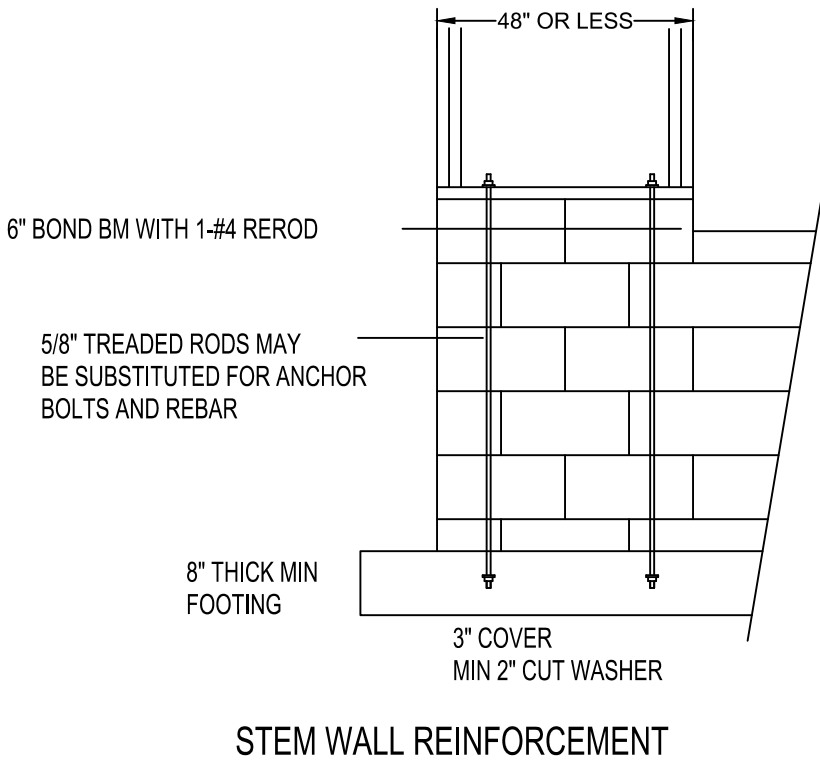
Drawn By: GFV

DISCRPTION: MAIN FLOOR

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 HIGHT TOTAL	NUMBER BRACED WALL LINES	* ADJUSTMENT CALCULATION EXAMPLE	
								REQUIRED BRACING LENGTH	REQUIRED BRACING LENGTH
①	CS-WSP	26 FT.	4.4'	1.0	1.0	0.90	1.3	5.1'	12.0'
②	GB	20 FT.	7.0'	1.0	1.0	0.95	1.3	8.6'	25.3'
③	CS-WSP	22 FT.	3.8'	1.0	1.0	0.95	1.3	4.7'	6.0'

DISCRPTION: MAIN FLOOR

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 HIGHT TOTAL	NUMBER BRACED WALL LINES	* ADJUSTMENT CALCULATION EXAMPLE	
								REQUIRED BRACING LENGTH	REQUIRED BRACING LENGTH
A	CS-WSP	40 FT.	6.0'	1.0	1.0	0.90	1.6	8.6	12.0'
B	CS-WSP	40 FT.	6.0'	1.0	1.0	0.90	1.6	8.6	12.0'
C	CS-WSP	32 FT.	5.2'	1.0	1.0	0.95	1.6	7.9	8.0'
D	CS-WSP	32 FT.	5.2'	1.0	1.0	0.95	1.6	7.9	8.0'



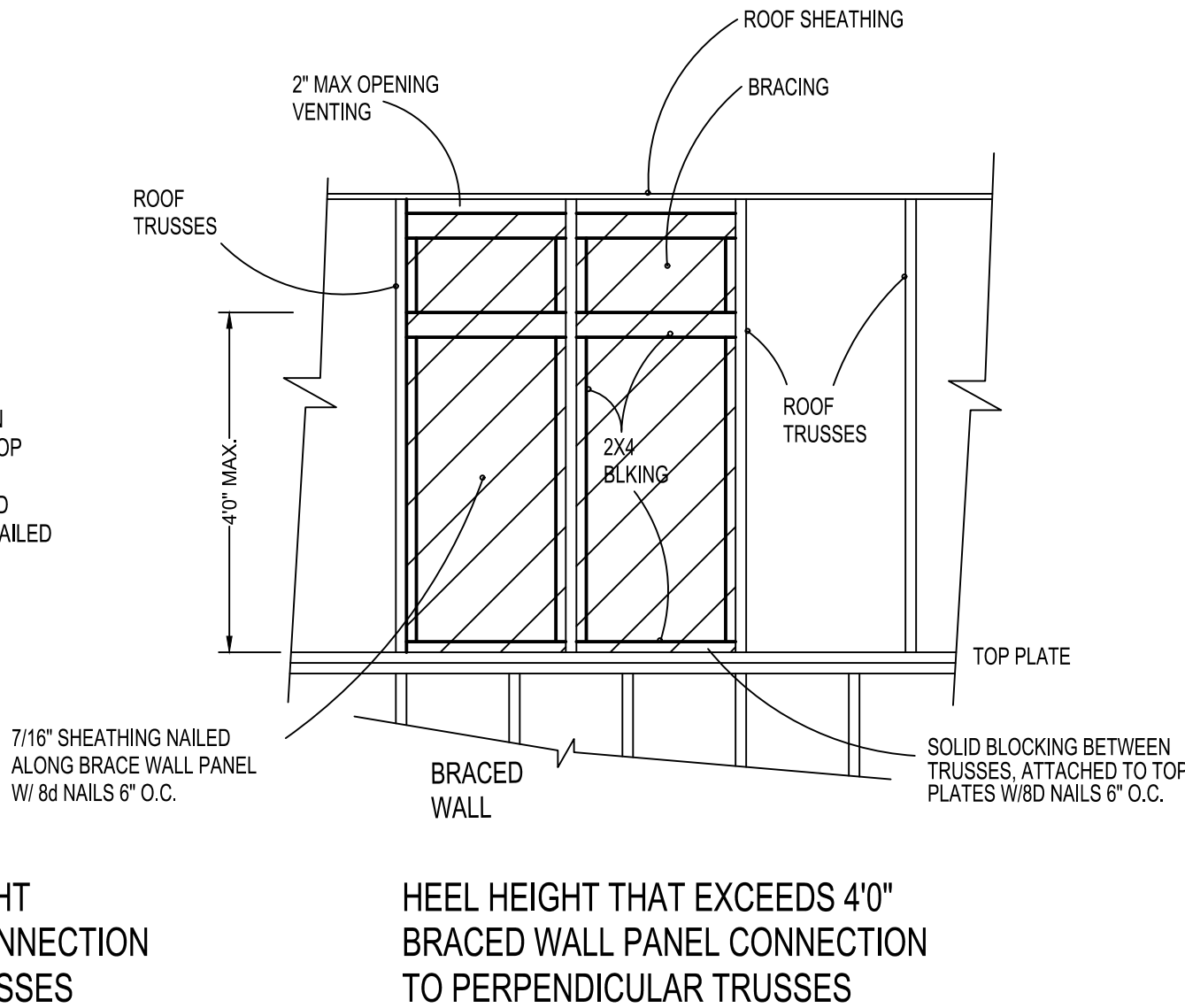
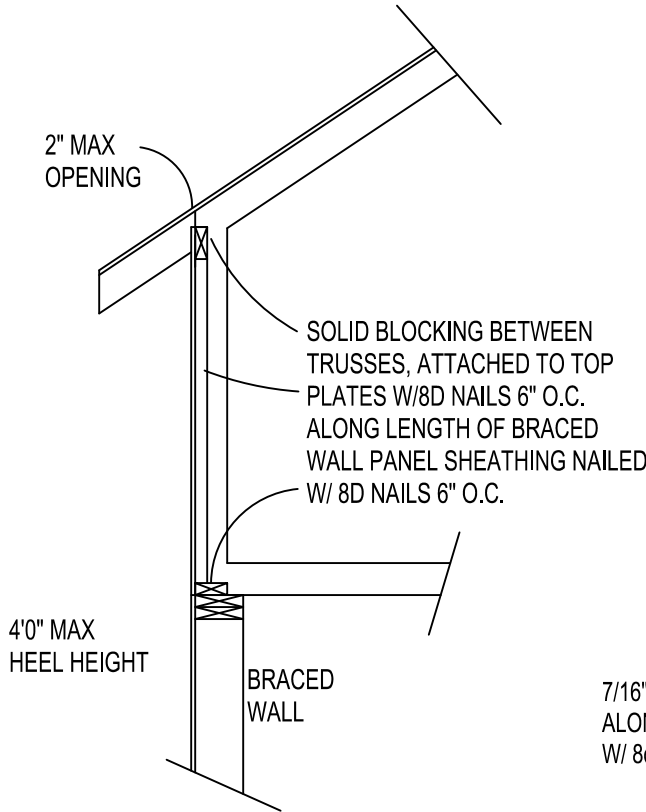
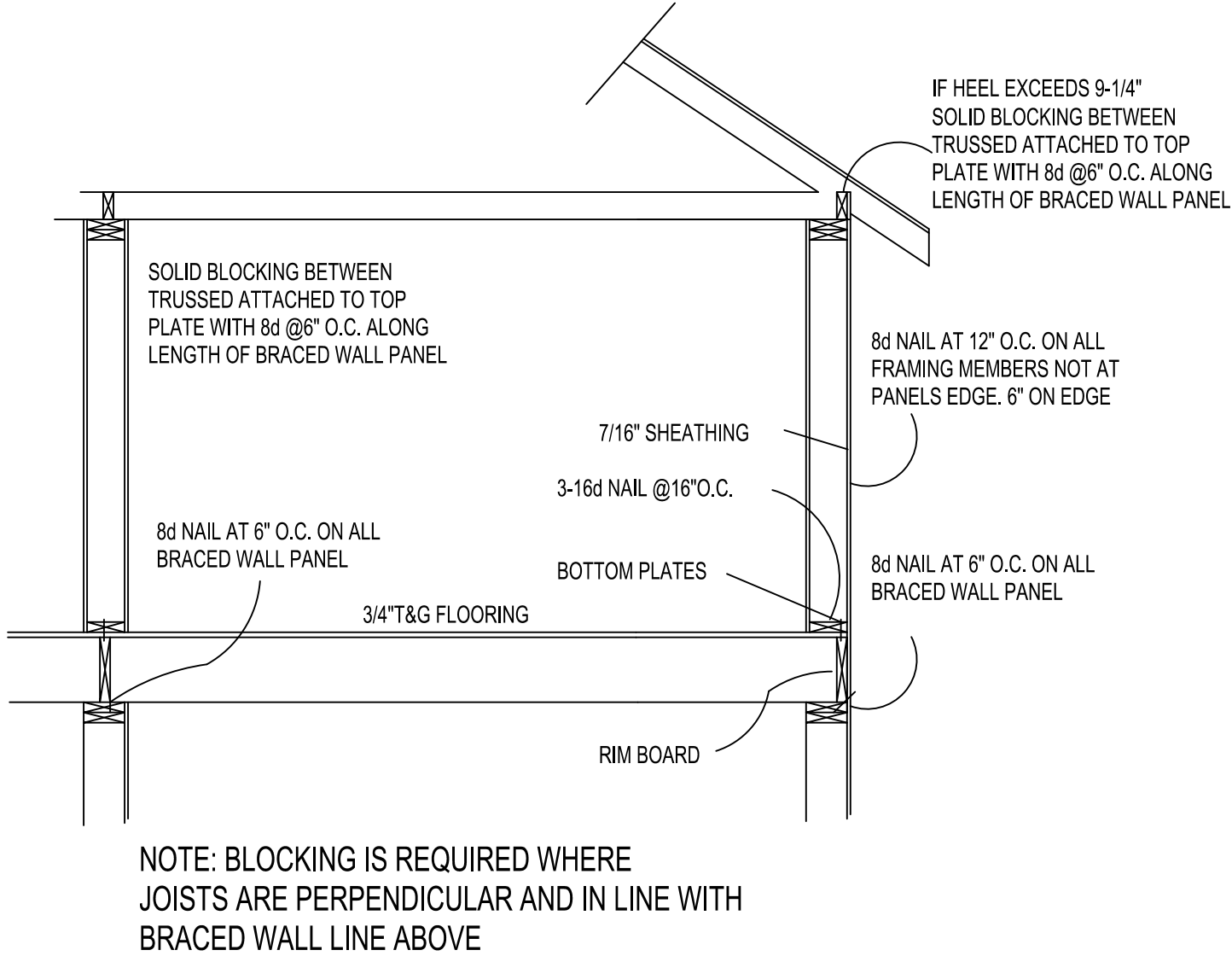
WALL BRACING GENERAL NOTES

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.

GB INTERIOR BRACED WALL

PLATE FASTENED TO FLOOR W/3-16d NAILS @ 16" O.C.
FULL HEIGHT BLOCKING 16" O.C. 3-8d NAILS EACH BLOCK
7" SCREWED GRID ON ROCK

TENSION STRAP CAPACITY FOR WIND PRESSURE REQ. FOR PFH, PFG, AND CS-PF					
MIN WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT	MAXIMUM TOTAL WALL HEIGHT	MAXIMUM OPENING WIDTH	TENSION STRAP CAP. REQ. 90MPH WIND	
				EXPOSURE B	EXPOSURE C
2X4 NO.2 GRADE	0	10	18	1000	1000
	1	10	9	1000	1000
			16	1000	2325
			18	1200	2725
	2	10	9	1000	1550
			16	2025	3900
			18	2400	DR
	2	12	9	1200	2750
			16	3200	DR
			18	3850	DR
	4	12	9	2350	DR
			16	DR	DR
2X6 STUD GRADE	2	12	9	1000	1750
			16	2050	3550
			18	2450	4100
	4	12	9	1500	2775
			16	3150	DR
			18	3675	DR
			18	3675	DR
			18	3675	DR



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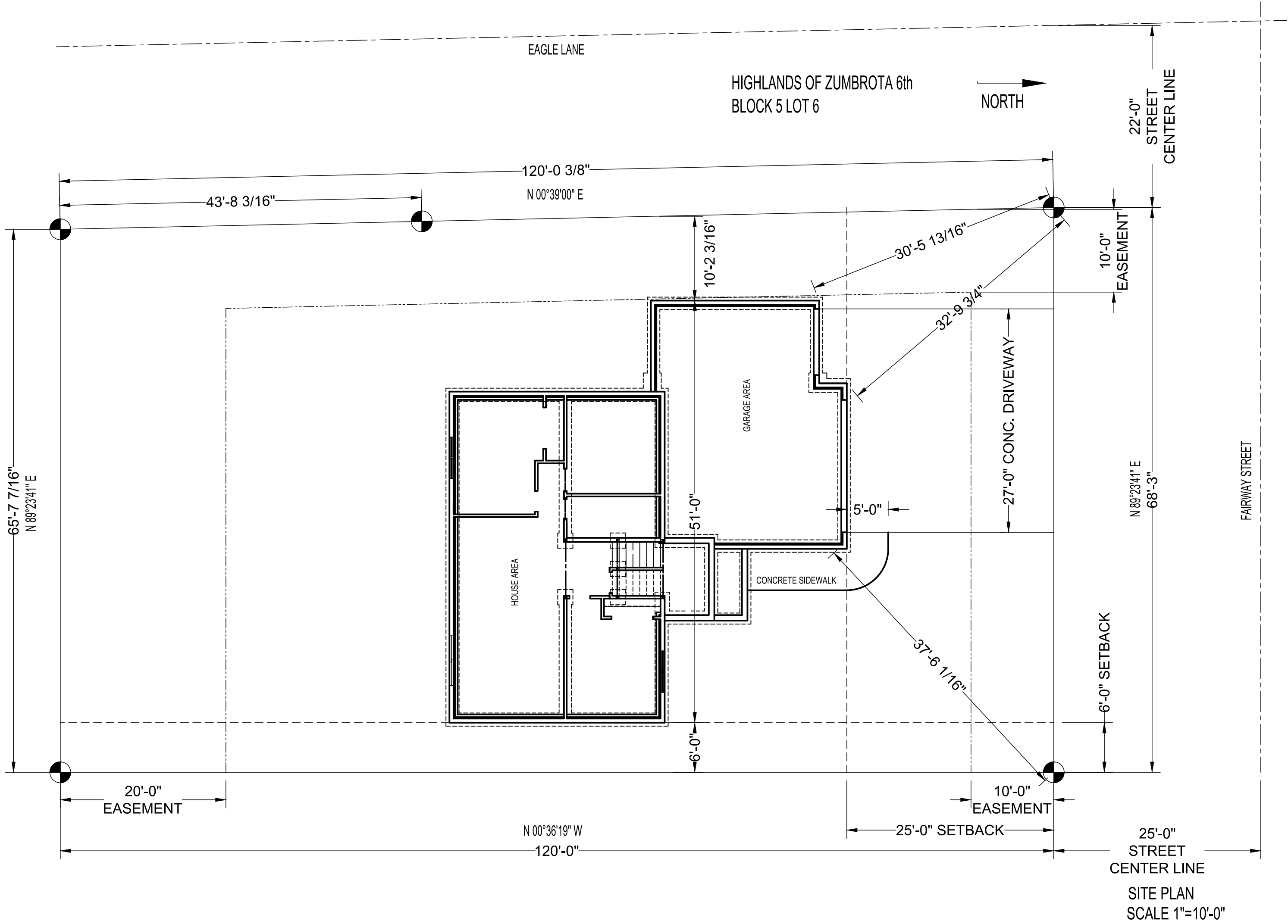
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PLAN # GV071

DATE: 08.18.25

Drawn By: GFV

SHEET # 5 OF 5



CONTRACTOR: BIGELOW HOMES		BIGELOW HOMES <i>Tradition. Excellence.</i> 4131 26th St. NW Suite 2 Rochester, MN 55901 (507-529-1161)	These plans have been reviewed and approved for construction as Drawn. Additional changes will require a change order form.	BUYER:	DATE:	THESE PLANS ARE INTENDED BY BIGELOW ENTERPRISES INC. AS A GUIDE FOR BUILDERS WHO ARE KNOWLEDGEABLE ABOUT NORMAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. BIGELOW 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.
OWNER: Highland Model Lot 6, Block 5 6th Subdivision, Zumbrota				BUYER:	DATE:	
Drawn By: GFV				SALES REP.	DATE:	
SHEET # 1 OF 1						