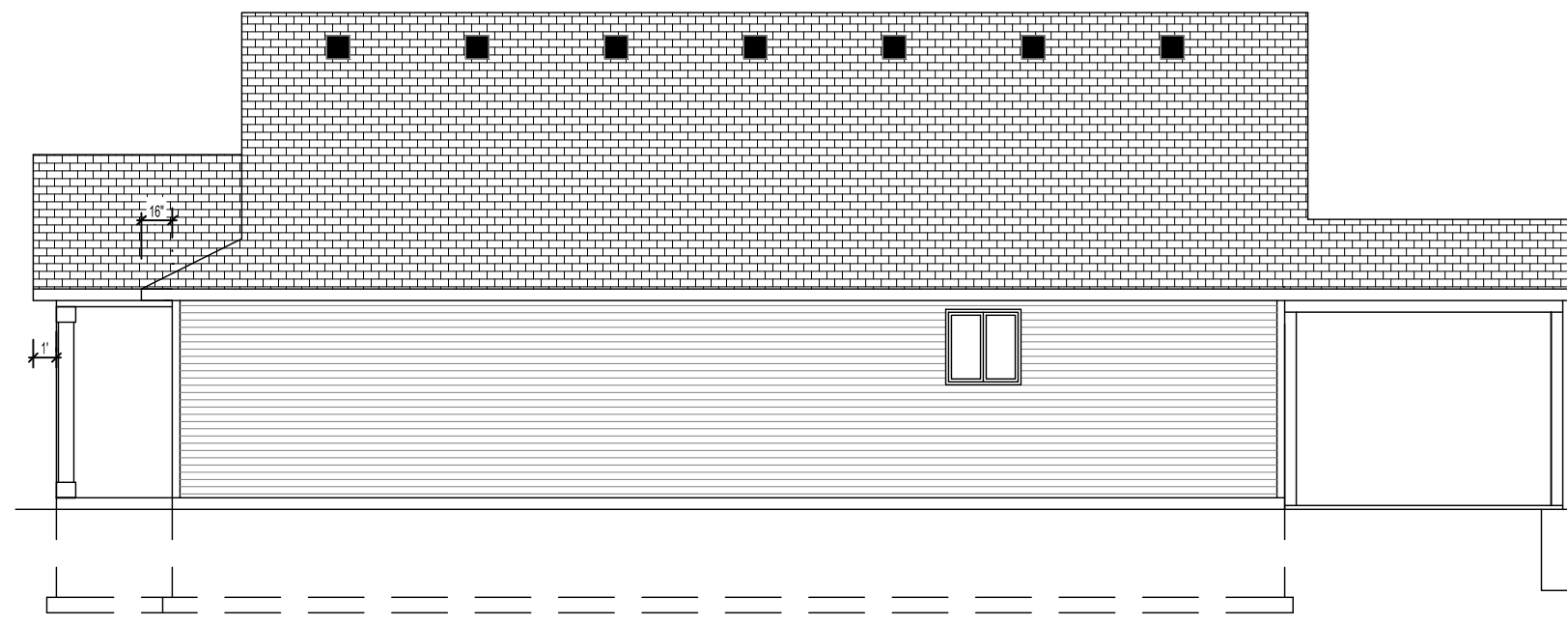


LEFT ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

VINYL B&B
FRONT ONLY.

CEDAR WRAPPED
POSTS.

STONE HOUSE #

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 ITS 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.

BUYER: _____ DATE: _____
 BUYER: _____ DATE: _____
 SALES REP. _____ DATE: _____

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

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

CONTRACTOR: **BIGELOW HOMES**
 OWNER: **Pine Prairie Model**
Lot 2 Blk 6

PLAN # **GV127**
 DATE: **03.25.26**
 Drawn By: **GFV**
 SHEET # **1** OF **4**

WINDWASH BARRIER:

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

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 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 VENT.
AIR CHUTES 48" O.C.

EXTERIOR WALL:

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.
6 MIL POLY PERM VAPOR BARRIER TAPED @ JOINTS.
1/2" SHEET ROCK.
2-2X10 HDRS ON ALL OPENINGS
UNLESS OTHERWISE NOTED.

GENERAL NOTES:

115 MPH WIND LOAD.
FLOOR 40LB LL- 10LB DL=50 TL.
ROOF 35LB LL- 17LB DL=52 TL.
FOUNDATION - MIN 3000 P.S.I. AIR ENTRAINED CONC.
FOOTING - MIN 5000 P.S.I.
PLAIN CONCRETE - 2000 P.S.I.
REROD - MIN GRADE 60 (1/2" DIA.).
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 CANTILEVER 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.).
DUROCK 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.
MINIMUM BSMT CEILING HGT. 70", MIN. UNDER BEAM 66".

ENG PRODUCTS IRC SEC. R502.11.3:

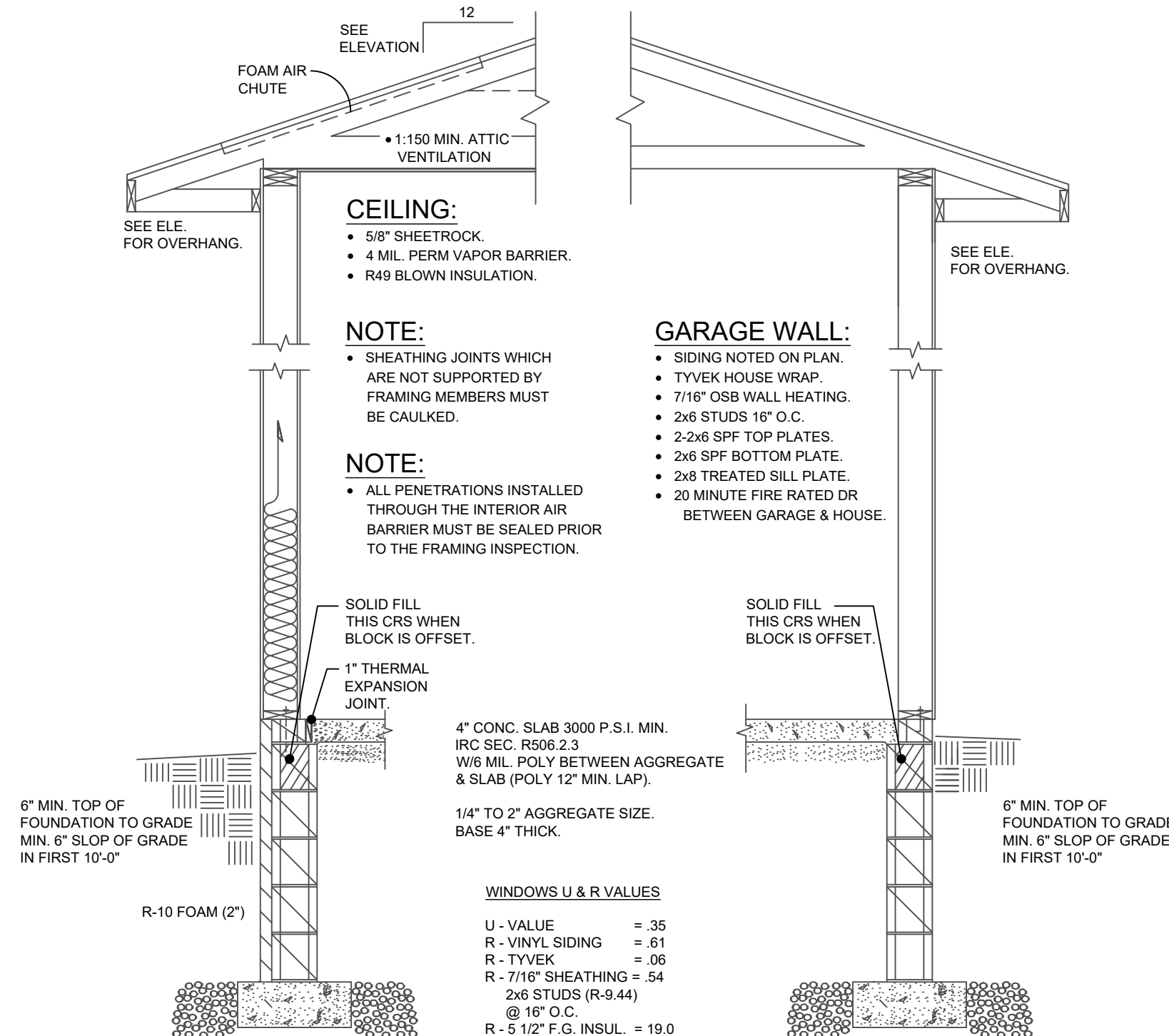
TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.

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 INTO 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. EXTENDED DRIP CAPS PAST THE END OF THE BRICKMOLD AND BENT OVER. INSTALL KICK OUT FLASHING WHERE STEP FLASHING BEGINS.

ACTIVE RADON REDUCTION SYSTEM:

HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONT. CRS OF SOLID MASONRY, OR 1 CRS MASONRY 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 MASONRY WALL. WOOD FOUNDATION WALLS BELOW GRADE SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK MIN 3" ABS. PVC OR EQUIVALENT. GASTITE PIPE SHALL BE EMBEDDED VERTICALLY INTO SUB SLAB AGGREGATED OR OTHER PERMEABLE MATERIAL. A "T" FITTING WITH ONE 10' SECTION OF PERFORATED PIPE CONNECTED TO EACH SIDE OF THE "T" OR 3" PIPE SHALL BE INSERTED INTO INTERIOR SUMP COVER, WHERE THE SUMP IS EXPOSED TO THE SUB-SLAB AGGREGATE. RADON VENTS SHALL CONNECT TO SINGLE PIPE THAT TERMINATES AT LEAST 12" ABOVE THE 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 LEVEL ON EACH



MAIN FOUNDATION WALL DETAIL

GARAGE FOUNDATION WALL DETAIL

8" CONC. BLK. MAIN FND:

- 16"x8" CONTINUOUS FOOTING.
- 5-COURSE 8" CONCRETE BLOCK.
- 1/2"x10" ANCHOR BOLT 48" O.C. IN COMMON FULLY GROUTED CORES. MIN. 7" EMBEDMENT.
- 2x8 SILL PLATE.
- 6" SILL SEALER.
- MIN. .40 REBAR DIA. LAP ALL VERTICAL REINFORCEMENT.

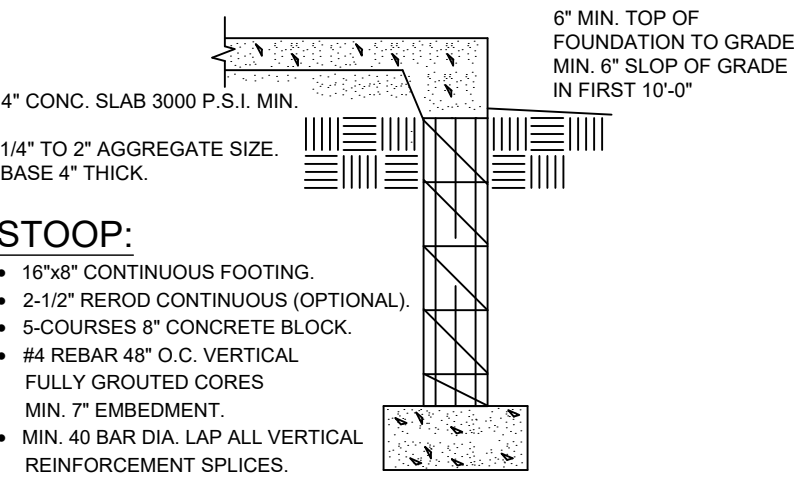
8" CONC. BLK. GAR. FND:

- 16"x8" CONTINUOUS FOOTING.
- 2-1/2" REROD CONTINUOUS (OPTIONAL).
- 5-COURSES 8" CONCRETE BLOCK.
- 1-COURSE 6"x4"x16" CONCRETE BLOCK.
- 1/2"x10" ANCHOR BOLTS 48" O.C.
- TOP COURSE FULLY GROUTED CORES.
- 2x8 TREATED SILL PLATE.
- 6" SILL SEALER.

STRUCTURE TO MEET 2.6 AIR EXCHANGE RATE PER HOUR.

INSULATION: (MINIMUMS)

| | | |
|--------------------|------------------------|------|
| CEILING: | BLOWN FIBERGLASS | R-49 |
| ABOVE GRADE WALLS: | FIBERGLASS BATTS | R-20 |
| RIM JOISTS AREA: | CLOSED CELL SPRAY FOAM | R-20 |
| FOUNDATION: | 2" RIGID FOAM | R-10 |



DESCRIPTION: MAIN FLOOR

BRACED PANEL LENGTH TABLE
BASED ON WIND SPEED (<115 mph)

ADJUSTMENT CALCULATION EXAMPLE

| BRACED WALL LINE | BRACING METHOD TABLE R602.10.5 | BRACED WALL LINE SPACING | REQUIRED BRACING LENGTH (FEET) | EXPOSURE FACTOR CONDITION | ROOF TO EAVE TOTAL | WALL HEIGHT TOTAL | NUMBER BRACED WALL LINES | REQUIRED BRACING LENGTH (FEET) | PROVIDED BRACING LENGTH (FEET) |
|------------------|--------------------------------|--------------------------|--------------------------------|---------------------------|--------------------|-------------------|--------------------------|--------------------------------|--------------------------------|
| 1 | CS-WSP | 45.0 FT. | 13.25 FT. | 1.0 | 1.0 | 0.67 | 1.3 | 11.75 FT. | 15.0 FT. |
| 2 | CS-WSP | 45.0 FT. | 13.25 FT. | 1.0 | 1.0 | 0.67 | 1.3 | 11.75 FT. | 14.0 FT. |

DESCRIPTION: MAIN FLOOR

BRACED PANEL LENGTH TABLE
BASED ON WIND SPEED (<115 mph)

ADJUSTMENT CALCULATION EXAMPLE

| BRACED WALL LINE | BRACING METHOD TABLE R602.10.5 | BRACED WALL LINE SPACING | REQUIRED BRACING LENGTH (FEET) | EXPOSURE FACTOR CONDITION | ROOF TO EAVE TOTAL | WALL HEIGHT TOTAL | NUMBER BRACED WALL LINES | REQUIRED BRACING LENGTH (FEET) | PROVIDED BRACING LENGTH (FEET) |
|------------------|--------------------------------|--------------------------|--------------------------------|---------------------------|--------------------|-------------------|--------------------------|--------------------------------|--------------------------------|
| A | CS-WSP | 48.0 FT. | 20.25 FT. | 1.0 | 1.0 | 0.67 | 1.3 | 18.0 FT. | 20.0 FT. |
| B | CS-WSP | 48.0 FT. | 20.25 FT. | 1.0 | 1.0 | 0.67 | 1.3 | 18.0 FT. | 20.0 FT. |

WALL BRACING NOTES: CS-WSP

- ALL WALLS SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANELS.
- CS-WSP ON PLANS INDICATE AREAS OF BRACED PANELS.
- 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.
- ANY OTHER TYPE OF BRACING METHOD SHALL BE INDICATED ON PLAN AND SEPARATE DETAIL WILL BE PROVIDED.

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 REVISION ITS 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.

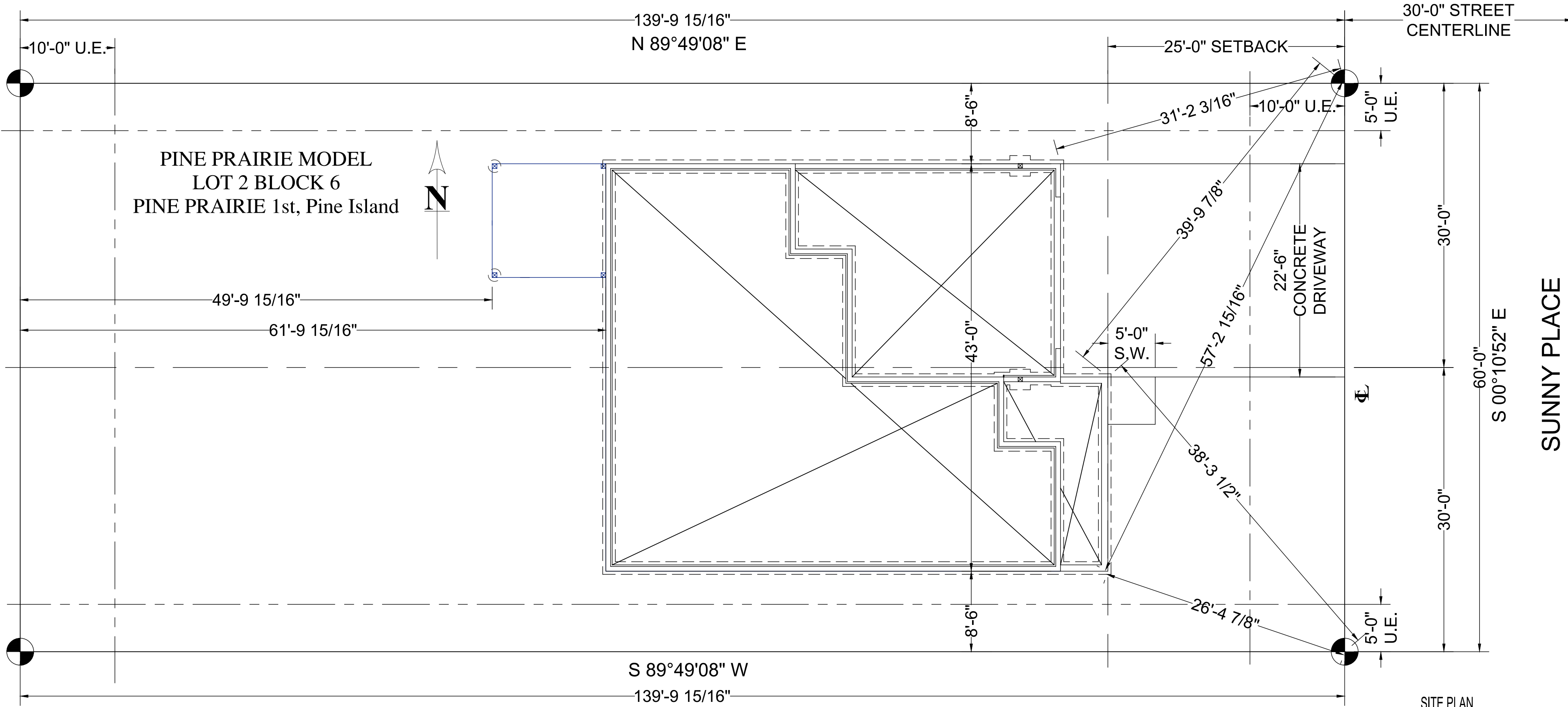
BUYER: _____ DATE: _____
BUYER: _____ DATE: _____
SALES REP. _____ DATE: _____

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

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

CONTRACTOR: **BIGELOW HOMES**
OWNER: **Pine Prairie Model Lot 2 Blk 6**

PLAN # **GV127**
DATE: **03.25.26**
Drawn By: **GFV**
SHEET # **4** OF **4**



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 ITS 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. Drawings. Additional changes will require a change order form.

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

CONTRACTOR:
BIGELOW HOMES

OWNER:
**Pine Prairie Model
Lot 2 Blk 6**

PLAN # **GV127**

DATE: **03.25.26**

Drawn By: **GFV**

SHEET # **1** OF **1**