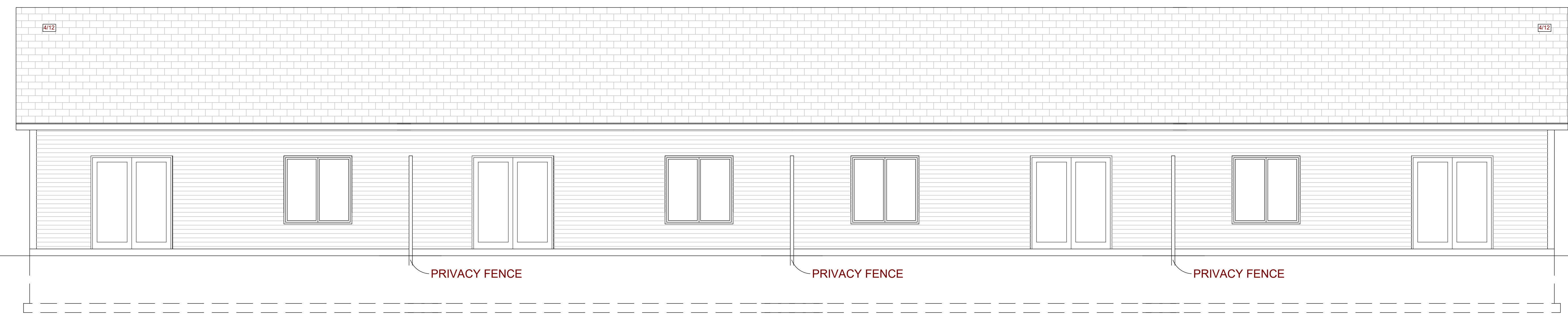




LEFT SIDE ELEVATION  
SCALE 1/4" = 1'0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'0"



BACK ELEVATION  
SCALE 1/4" = 1'0"



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

NOTE:  
PROVIDE MULTIPURPOSE NFPA 13D  
FIRE SPRINKLER SYSTEM.  
(EACH UNIT)

ZUMBRO WOODLANDS MODEL #30-1  
LOT 30, BLOCK 1

ZUMBRO WOODLANDS MODEL #29-1  
LOT 29, BLOCK 1

ZUMBRO WOODLANDS MODEL #28-1  
LOT 28, BLOCK 1

ZUMBRO WOODLANDS MODEL #27-1  
LOT 27, BLOCK 1

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.

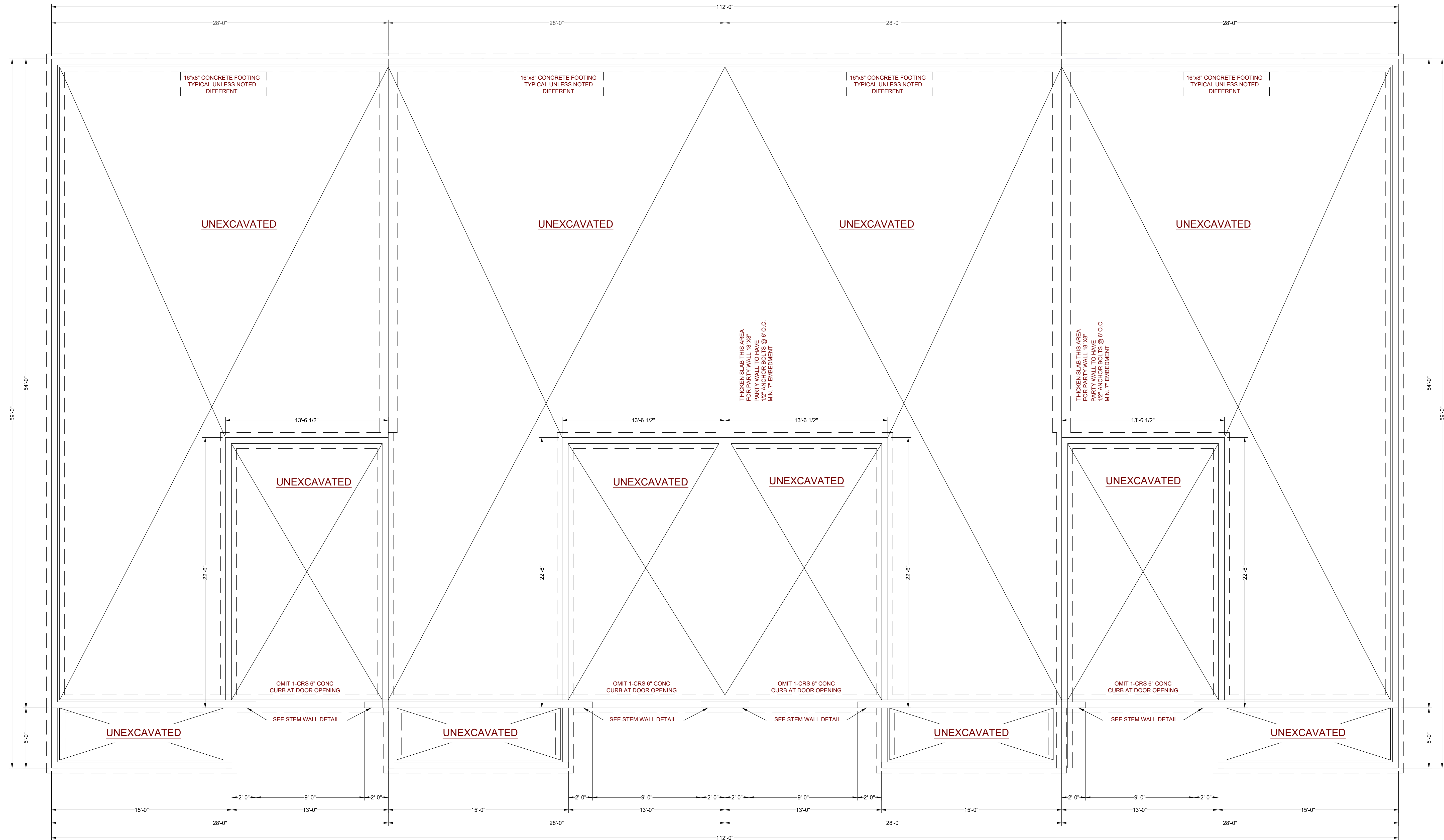
BUYER: DATE: BUYER: DATE: SALES REP: DATE:

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

CONTRACTOR: **BIGELOW HOMES**  
OWNER: 4-Plex\_Zumbrota  
Lot 27-30 Blk 1

PLAN # **GV096**  
DATE: **05.27.26**  
Drawn By: **GFV**  
SHEET # **1** OF **5**



ZUMBRO WOODLANDS MODEL #30-1  
LOT 30, BLOCK 1

ZUMBRO WOODLANDS MODEL #29-1  
LOT 29, BLOCK 1

ZUMBRO WOODLANDS MODEL #28-1  
LOT 28, BLOCK 1

ZUMBRO WOODLANDS MODEL #27-1  
LOT 27, BLOCK 1

FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

PLAN # **GV096**  
DATE: **05.27.26**  
Drawn By: **GFV**  
SHEET # **2** OF **5**

CONTRACTOR:  
**BIGELOW HOMES**

OWNER:  
4-Plex\_Zumbrota  
Lot 27-30 Blk 1

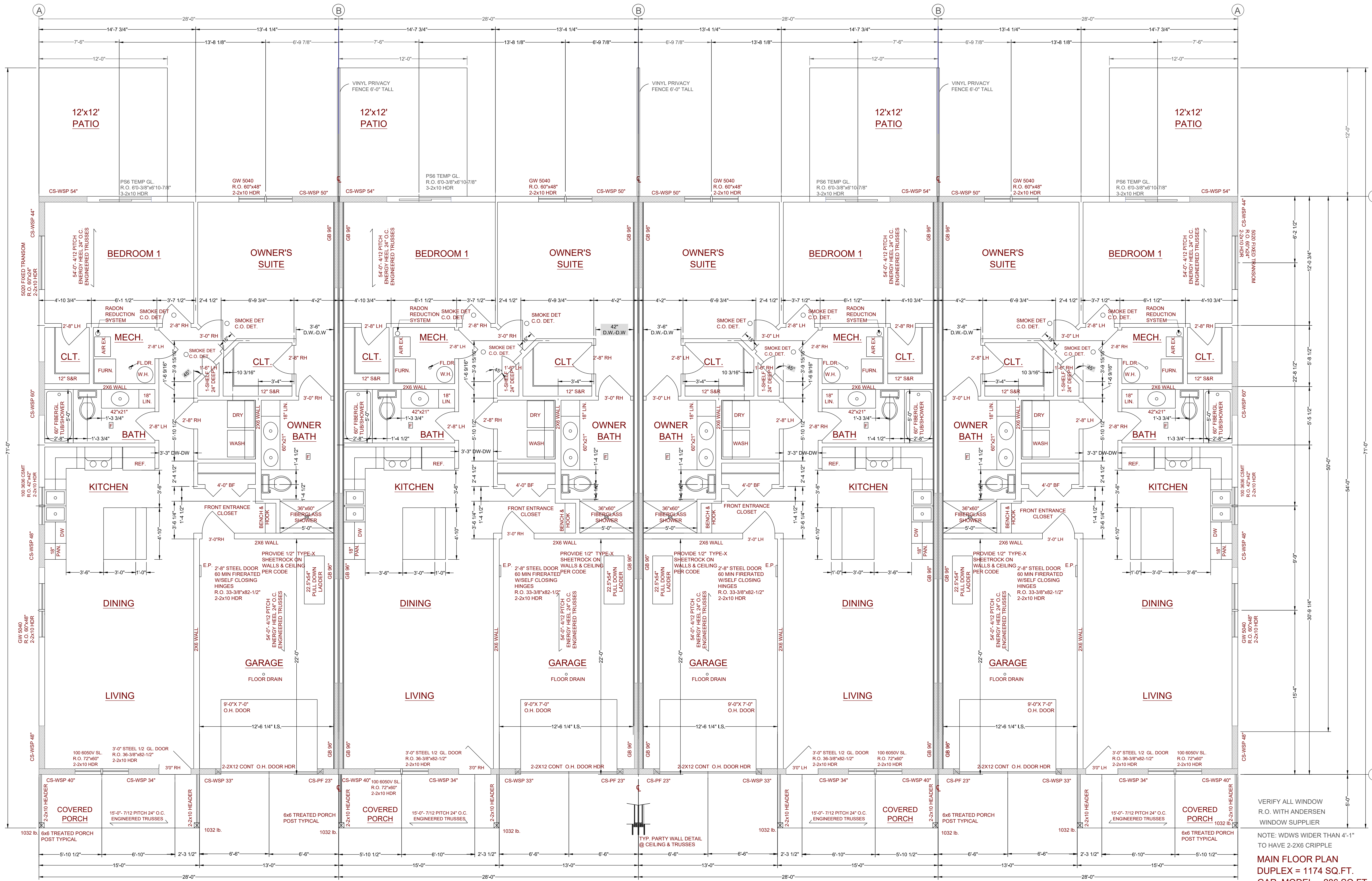
**BIGELOW HOMES**  
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ZUMBRO WOODLANDS MODEL #30-1  
LOT 30, BLOCK 1

ZUMBRO WOODLANDS MODEL #29-1  
LOT 29, BLOCK 1

ZUMBRO WOODLANDS MODEL #28-1  
LOT 28, BLOCK 1

ZUMBRO WOODLANDS MODEL #27-1  
LOT 27, BLOCK 1

VERIFY ALL WINDOW R.O. WITH ANDERSEN WINDOW SUPPLIER

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

**MAIN FLOOR PLAN**  
**DUPLEX = 1174 SQ.FT.**  
**GAR. MODEL = 286 SQ.FT.**  
**EACH UNIT**

SCALE 1/4"=1'-0"  
 9" STUDS = 112.5" PLATE  
 FLAT CEILINGS

**CONTRACTOR:** BIGELOW HOMES

**OWNER:** 4-Plex\_Zumbrota Lot 27-30 Blk 1

**PLAN #** GV096 **DATE:** 05.27.26 **Drawn By:** GFV **SHEET #** 3 **OF** 5

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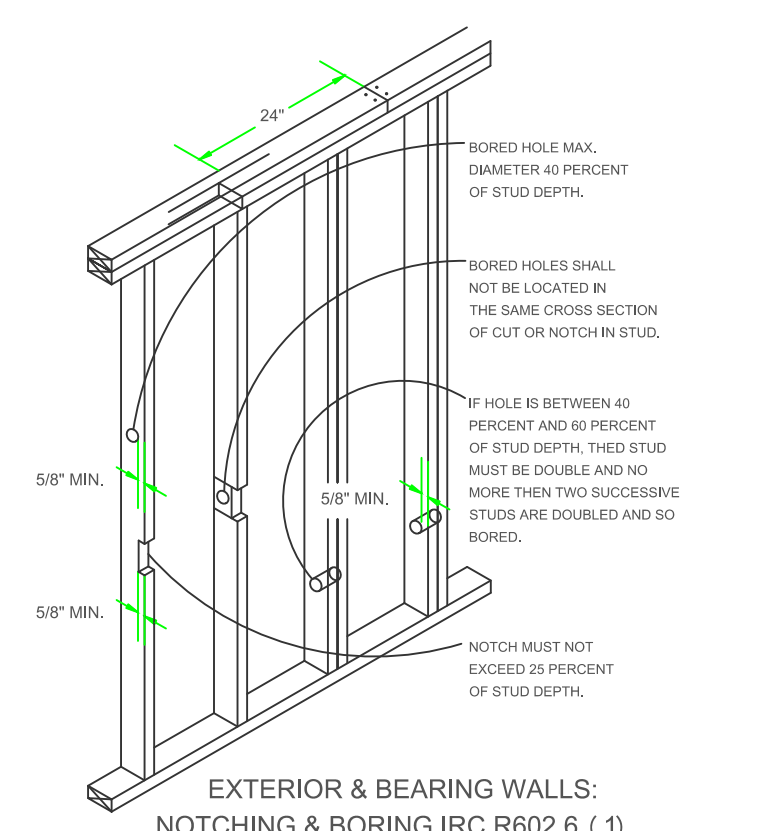
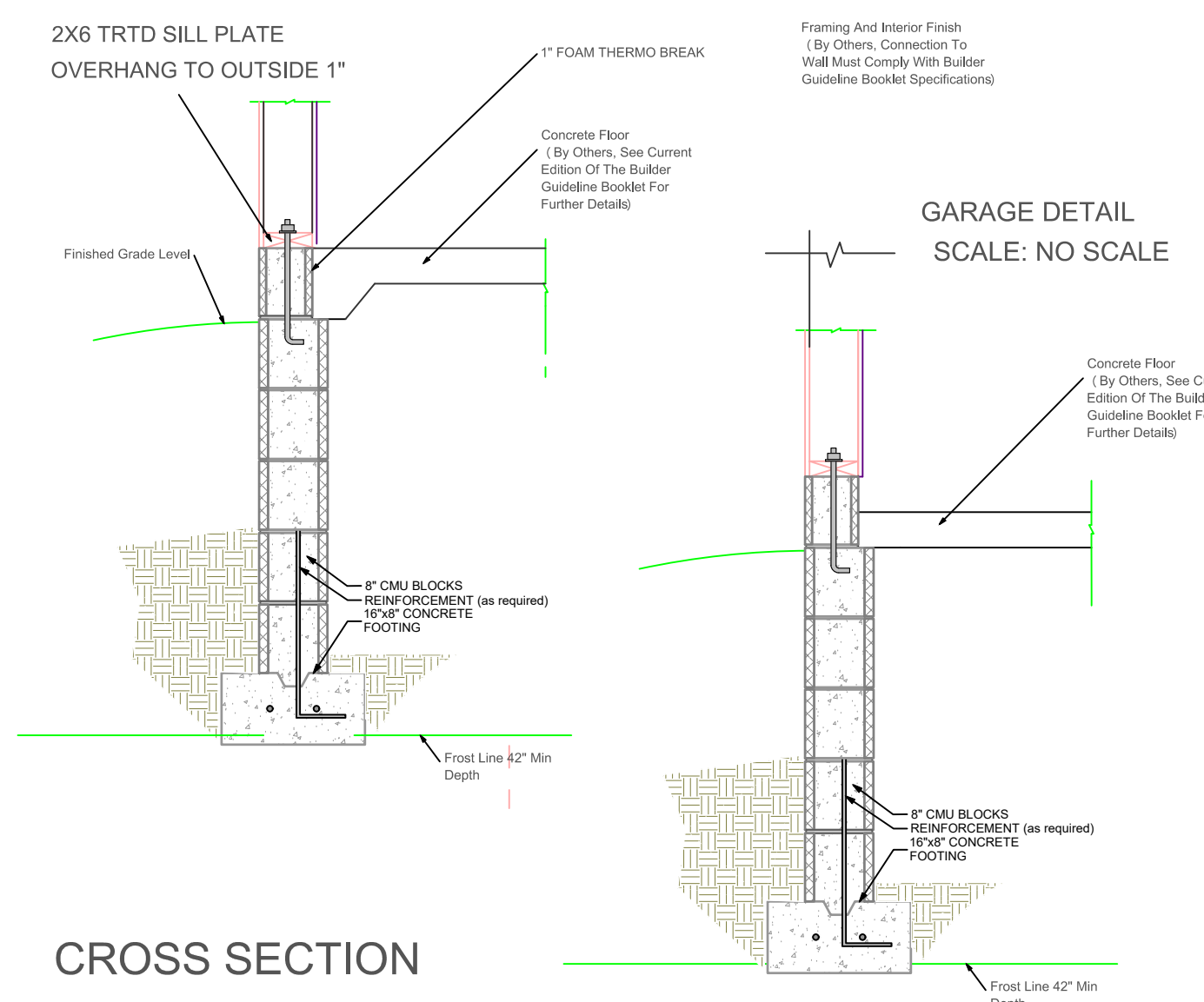
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DATE: \_\_\_\_\_ BUYER: \_\_\_\_\_ SALES REP: \_\_\_\_\_

DATE: \_\_\_\_\_ BUYER: \_\_\_\_\_ SALES REP: \_\_\_\_\_

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**FLASHING & COUNTERFLASHING**

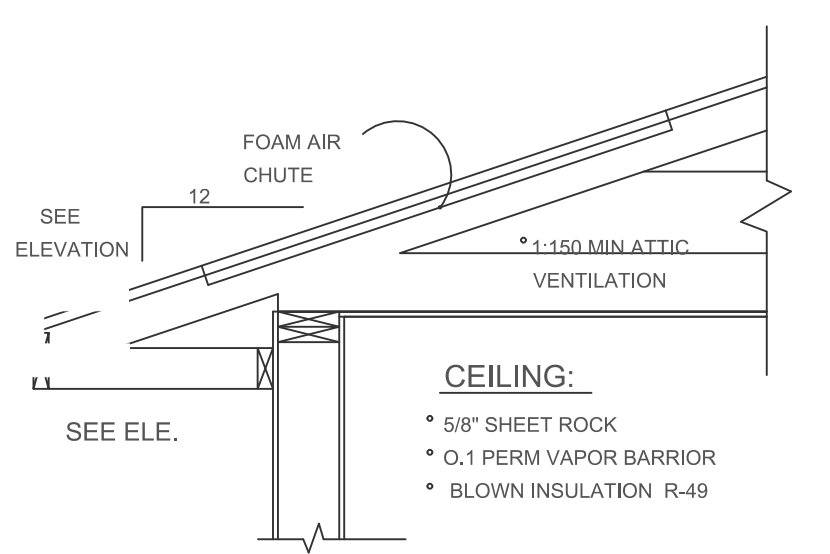
APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND BE INSTALLED 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:**

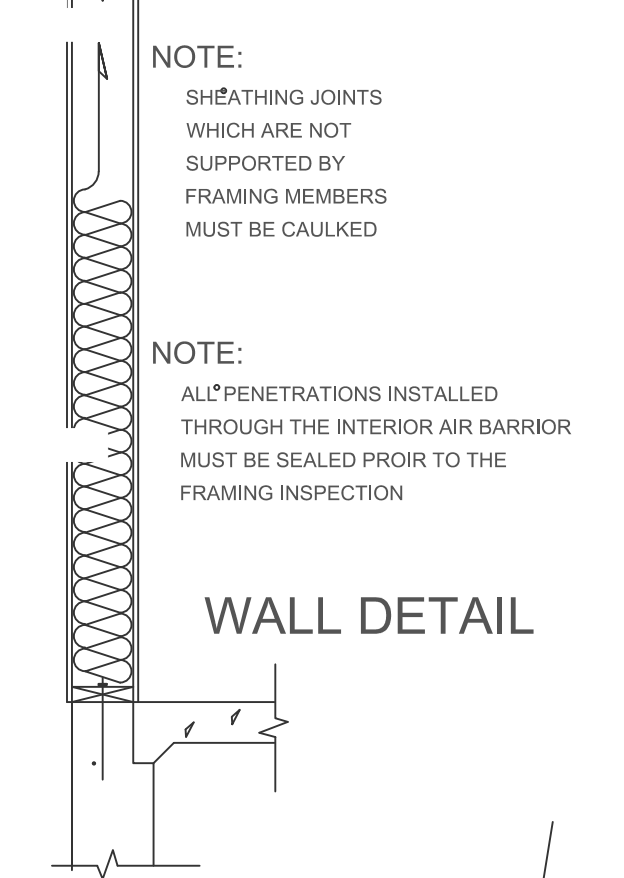
HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONT. CRS OF SOLID MASONRY, OR 1 CRS MASONRY GROUTED SOLID OR SOLID CONC BM. AT OR ABOVE FINISHED GRADE TO PREVENT PASSAGE OF AIR FROM INTERIOR OF THE WALL INTO LIVING SPACE. WHERE BRICK LEDGE IS INSTALLED THE CRS IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED. JOINTS CRACKS, OR OTHER OPENINGS AROUND PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONARY WALL. WOOD FOUNDATION WALLS BELOW GRADE SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK. MIN 3/8\"/>

**CROSS SECTION SCALE: NO SCALE**

**ROOF SYSTEM:**  
 ENERGY TRUSSES 24\"/>



**EAVE SYSTEM:**  
 \* 2x6 SUBFASCIA  
 \* ALUMINUM FASCIA  
 \* 2x4 LOOKOUTS 24\"/>



Approved fire retardant-rated wood roof sheathing 4\"/>

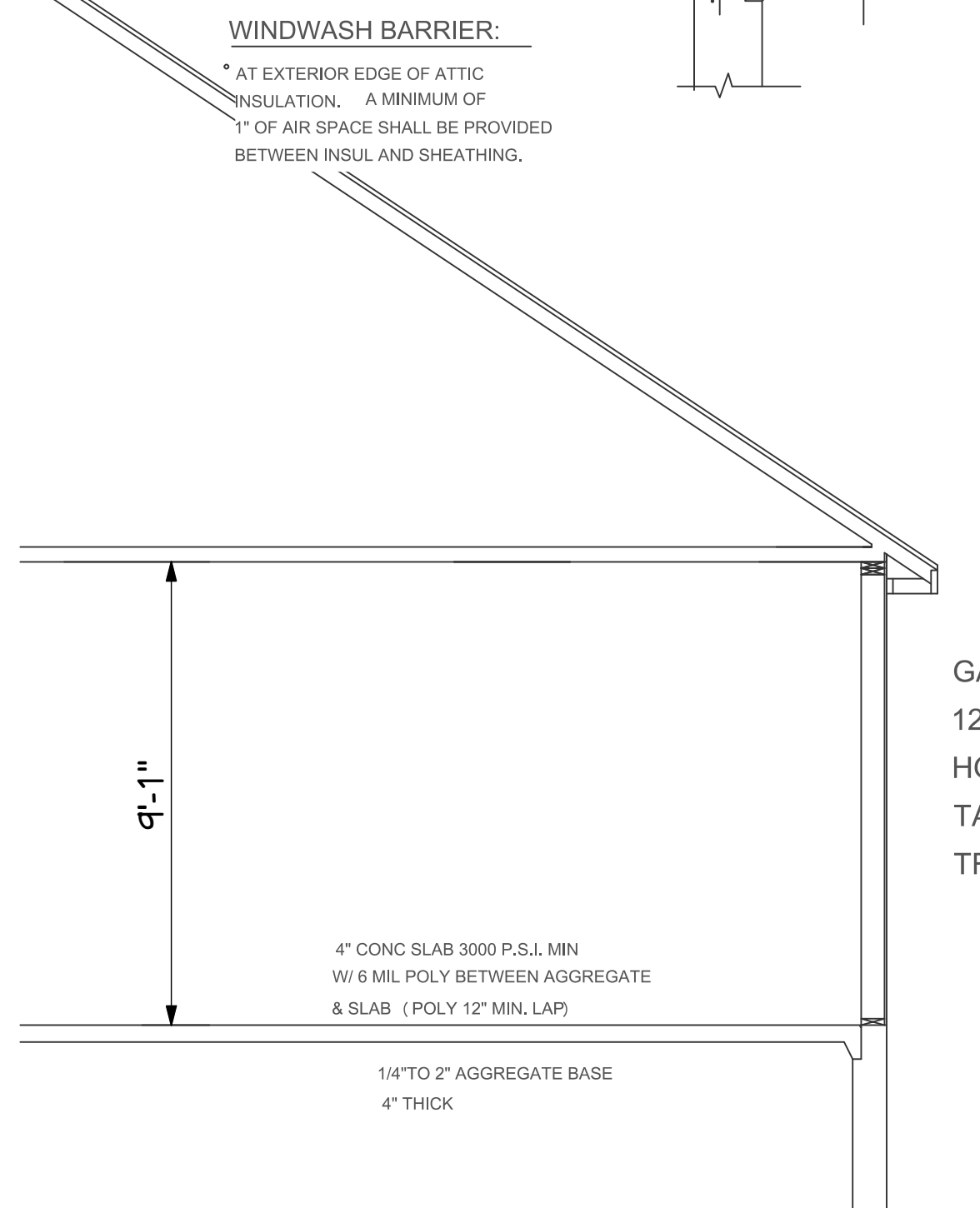
**HOUSE PARTY WALL**

**GARAGE WALL:**  
 \* SIDING NOTED ON PLAN  
 \* TYVEK OR TYPAR HOUSE WRAP  
 \* 7/16\"/>

STAGER HORIZONTAL ROCK JOINTS. NO PLUMBING OR MECHANICAL EQUIPMENT IN PARTY WALL. OUTLET BOXES ON OPPOSITE SIDES OF WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24\"/>

GB INTERIOR BRACED WALL. PLATE FASTENED TO FLOOR W/3-16d NAILS @ 16\"/>

**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\"/>



GARAGE PLATE 12\"/>

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BUYER:	DATE:
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**BIGELOW HOMES**  
 OWNER: 4-Plex\_Zumbrota Lot 27-30 Blk 1

PLAN #	GV096
DATE:	05.27.26
Drawn By:	GFV
SHEET #	4 OF 5

**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.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 W/CANT 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
- 2-2X12 HDRS ON ALL OPENINGS UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

115 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 CANTELEVERED 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.

**ENG. PRODUCTS**

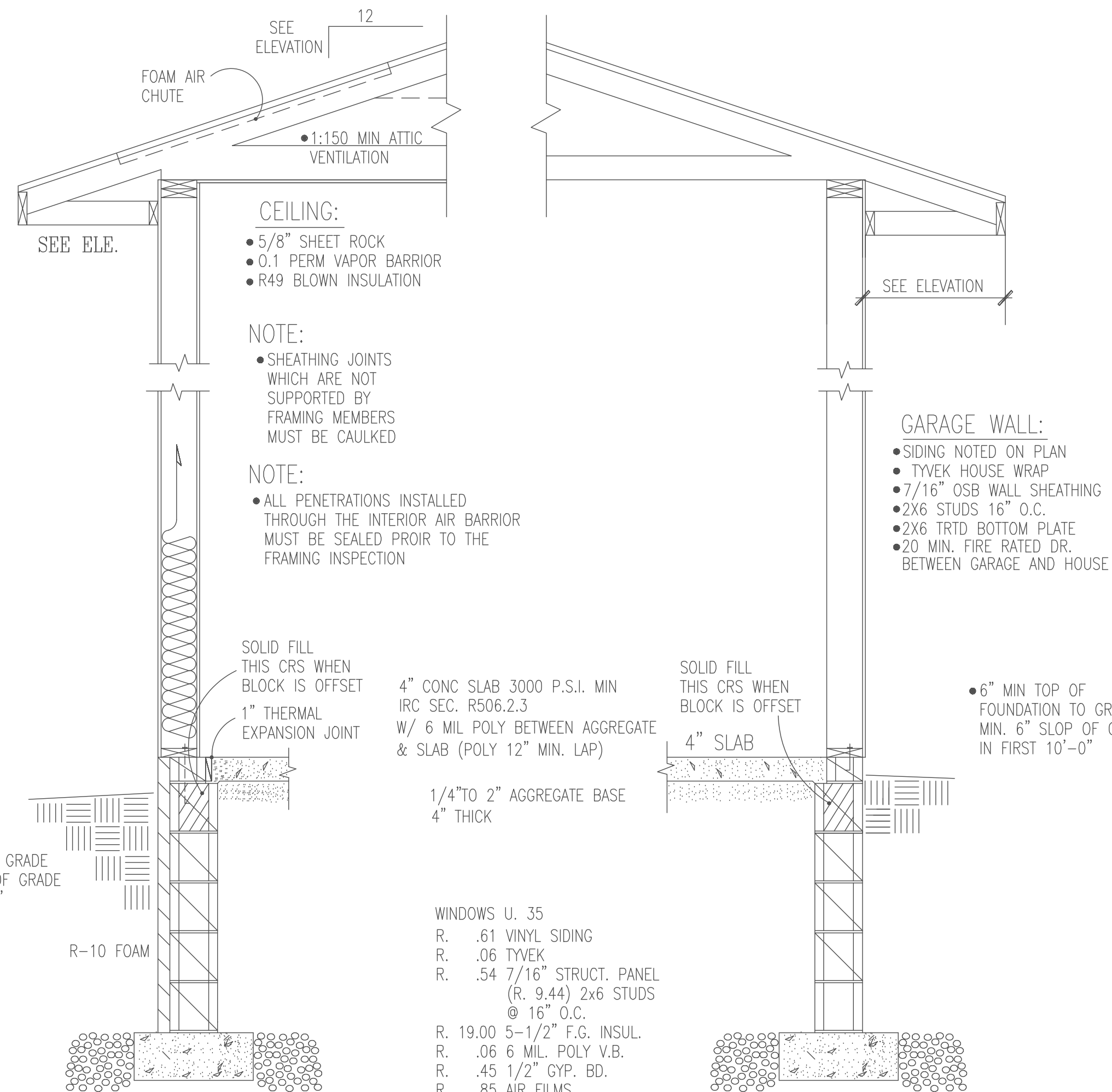
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**FLASHING & COUNTERFLASHING**

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 MASONRY GROUDED 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 GASTIGHT PIPE SHALL BE EMBEDDED VERTICALLY INTO SUB-SLAB AGGREGATED OR OTHER PERMEABLE MATERIAL A 1" FITTING WITH ONE 10' SECTION OF PERFORATED PIPE CONNECTED TO EACH 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)

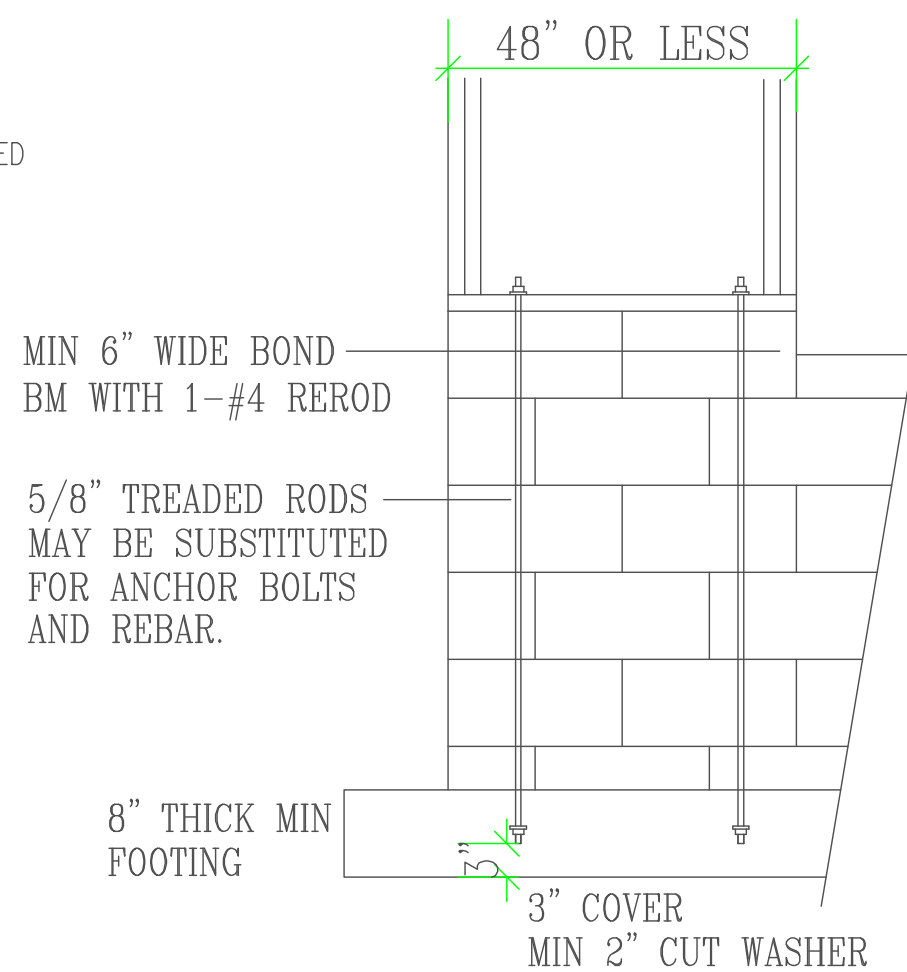


**MAIN FOUNDATION WALL DETAIL**

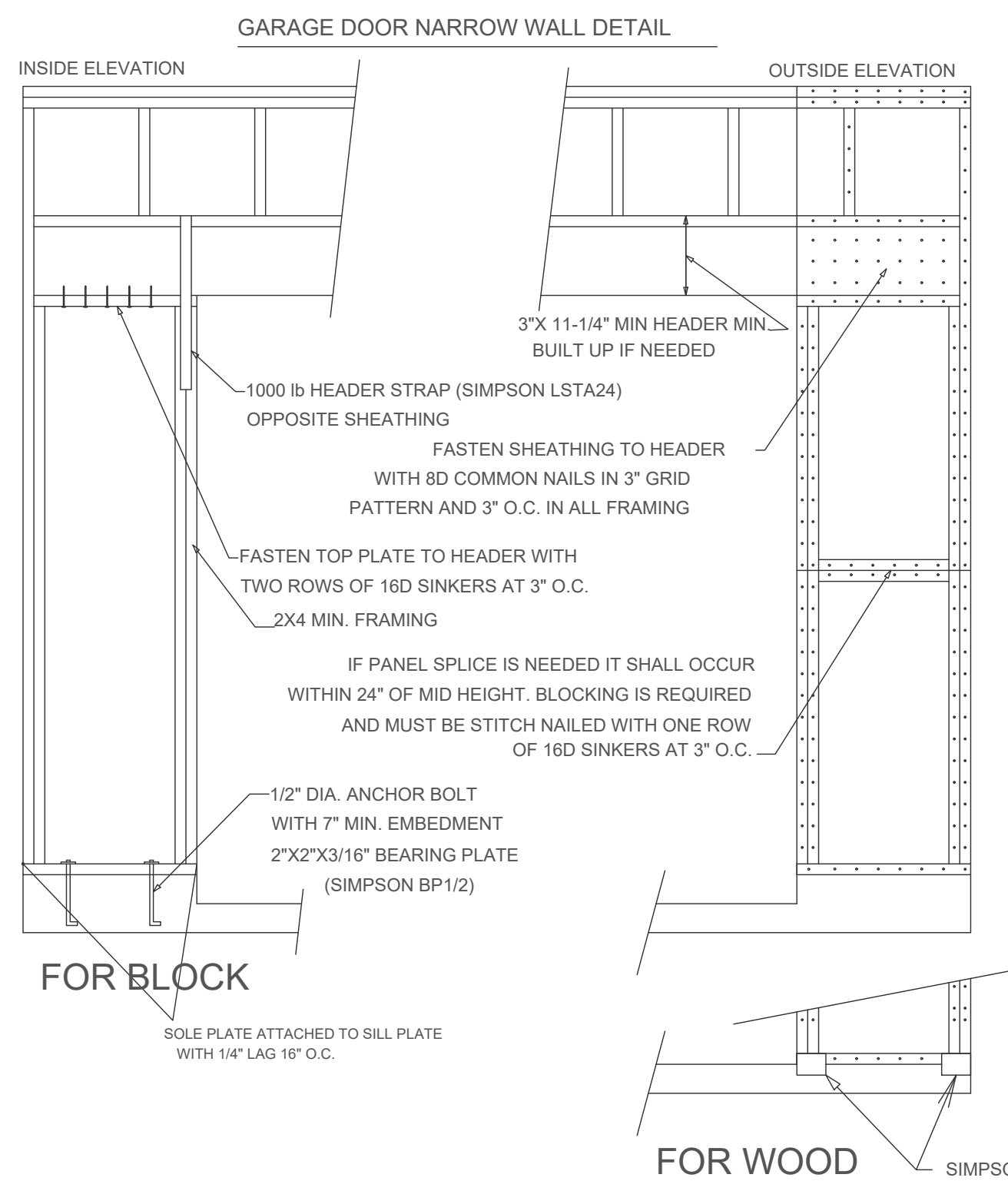
**BIG 8 BLK. MAIN FOUNDATION:**

- 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 GROUDED 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.



**STEM WALL REINFORCEMENT**  
REQ. IF 4'0" OR LESS  
SCALE: 1/2"=1'0"



**DISCRPTION: MAIN FLOOR**

BRACED WALL LINE	BRACING METHOD TABLE	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR CONDITION	ROOF TO EAVE TOTAL	WALL HEIGHT TOTAL	NUMBER BRACED WALL LINES	ADJUSTMENT CALCULATION EXAMPLE	
								REQUIRED BRACING LENGTH	PROVIDED BRACING LENGTH
1	CS-WSP	28 FT.	4.4'	1.0	1.24	0.95	1.3	6.75'	8.75'
2	CS-WSP	28 FT.	4.4	1.0	1.24	0.95	1.3	6.75'	10.0'

**DISCRPTION: MAIN FLOOR**

BRACED WALL LINE	BRACING METHOD TABLE	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR CONDITION	ROOF TO EAVE TOTAL	WALL HEIGHT TOTAL	NUMBER BRACED WALL LINES	ADJUSTMENT CALCULATION EXAMPLE	
								REQUIRED BRACING LENGTH	PROVIDED BRACING LENGTH
A	CS-WSP	54 FT.	9.8	1.0	1.24	0.95	1.45	11.5'	12.0'
B	GB	50 FT.	10.25	1.0	1.24	0.95	1.45	17.5'	24.0'

**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.

**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

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS)							
				Ultimate Design Wind Speed Vult (mph)							
				110	115	130	110	115	130		
2 x 4 No-2 Grade	0	10	18	Exposure B			Exposure C				
				1000	1000	1000	1000	1000	1050		
				1	10	9	1000	1000	1000	1000	1050
				18	1000	1025	2050	2075	2500	3950	
				18	1000	1275	2375	2400	2850	DR	
				2	10	9	1000	1000	1475	1500	1875
	2	12	18	1775	2175	3525	3550	4125	DR		
				18	2075	2500	3950	3975	DR	DR	
				9	1150	1500	2650	2675	3175	DR	
				16	2875	3375	DR	DR	DR	DR	
				18	3425	3975	DR	DR	DR	DR	
				4	12	9	2275	2750	DR	DR	DR
2 x 6 Stud Grade	12	18	3225	3775	DR	DR	DR	DR			
			2	10	9	1000	1000	1700	1700	2025	3050
			16	1825	2150	3225	3225	3675	DR	DR	
			18	2200	2550	3750	3750	DR	DR		
			9	1450	1750	2700	2725	3125	DR		
			4	12	9	2050	2400	DR	DR	DR	DR
18	3350	3800	DR	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.

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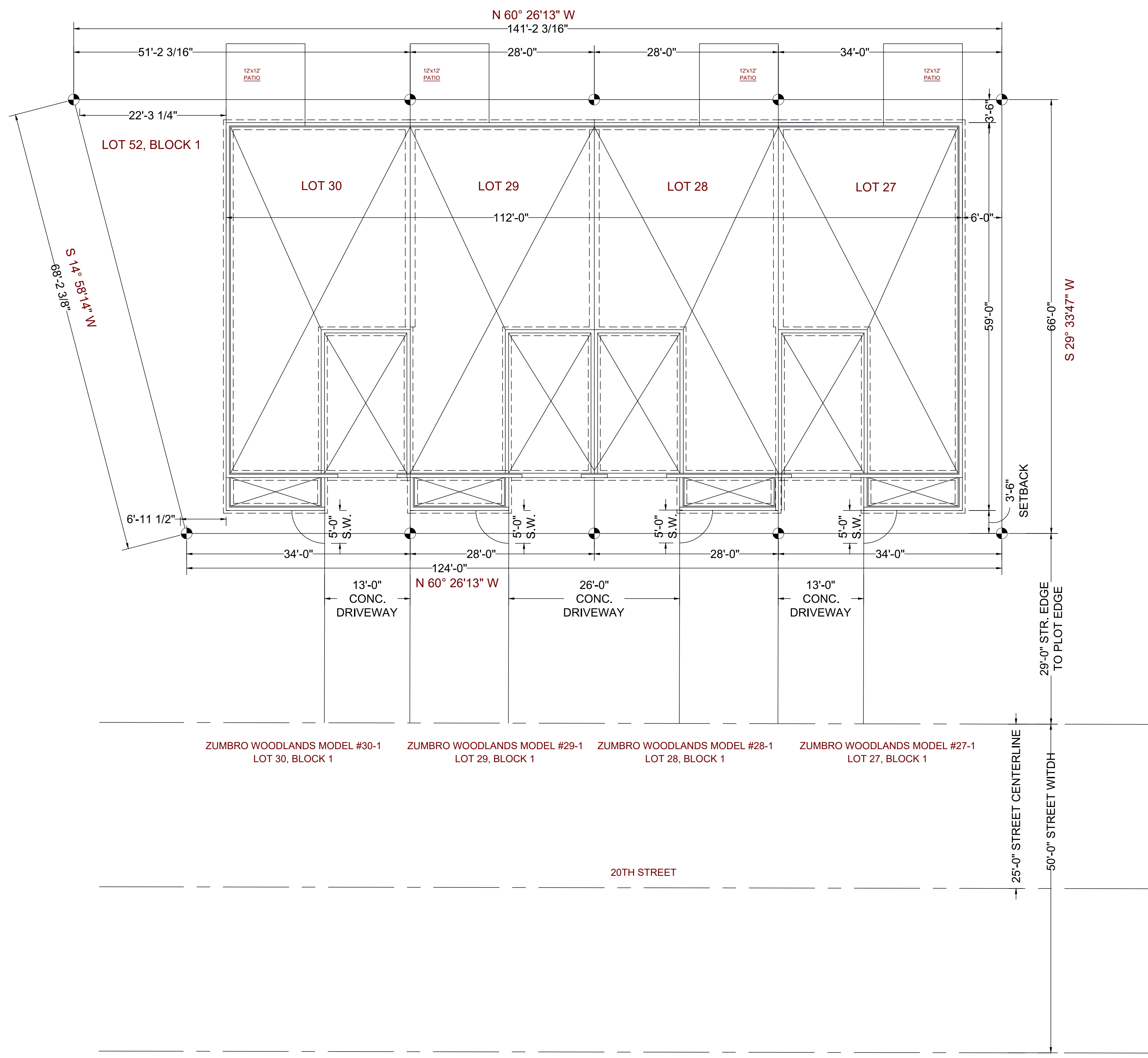
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**BIGELOW HOMES**  
CONTRACTOR:  
OWNER:  
4-Plex\_Zumbrota  
Lot 27-30 Blk 1

PLAN # **GV096**  
DATE: **05.27.26**  
Drawn By: **GFV**  
SHEET # **5** OF **5**



PLAN # GV096

DATE: 05.27.26

Drawn By: GFV

SHEET # 1 OF 1

CONTRACTOR:

**BIGELOW HOMES**

OWNER:  
4-Plex\_Zumbrota  
Lot 27-30 Blk 1

**BIGELOW HOMES**

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