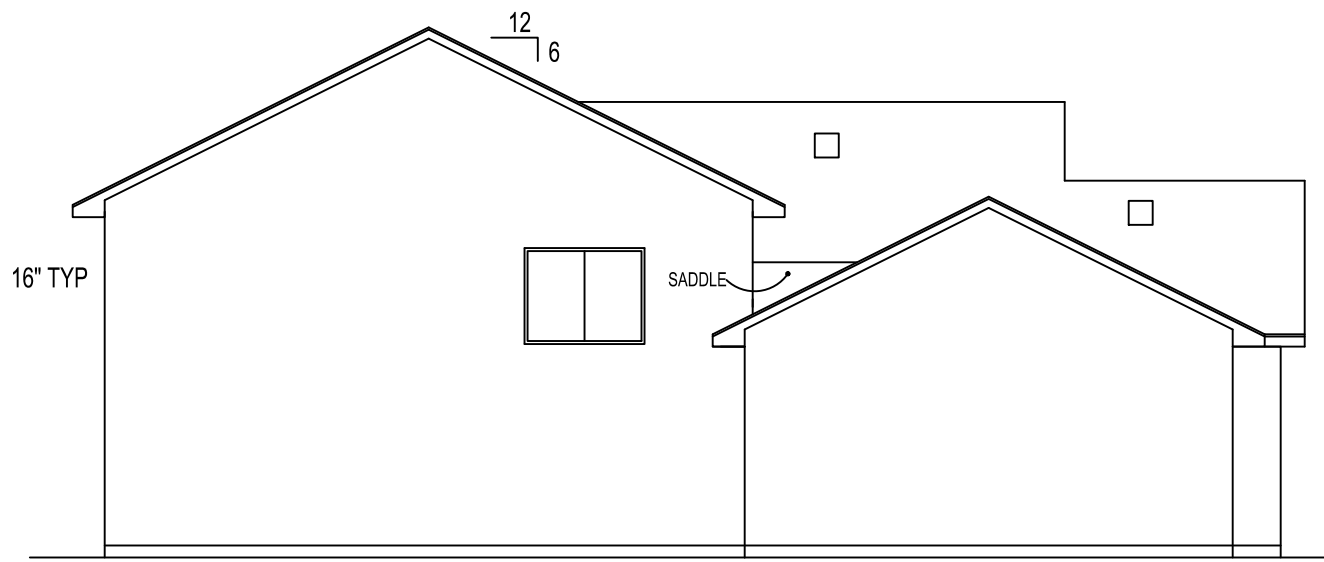
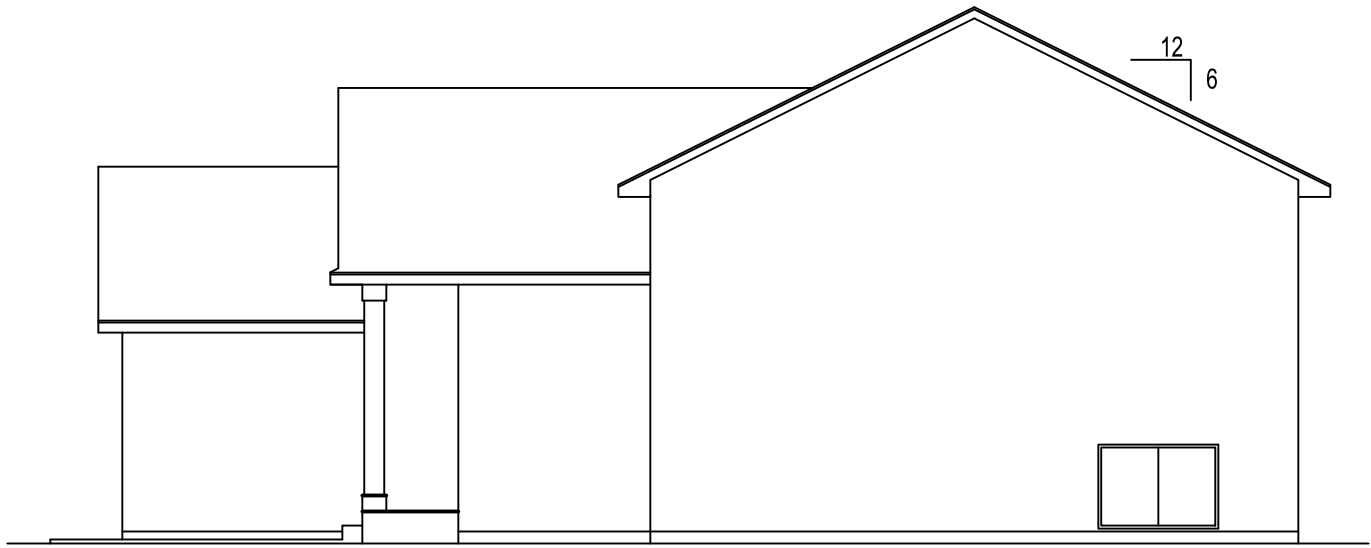
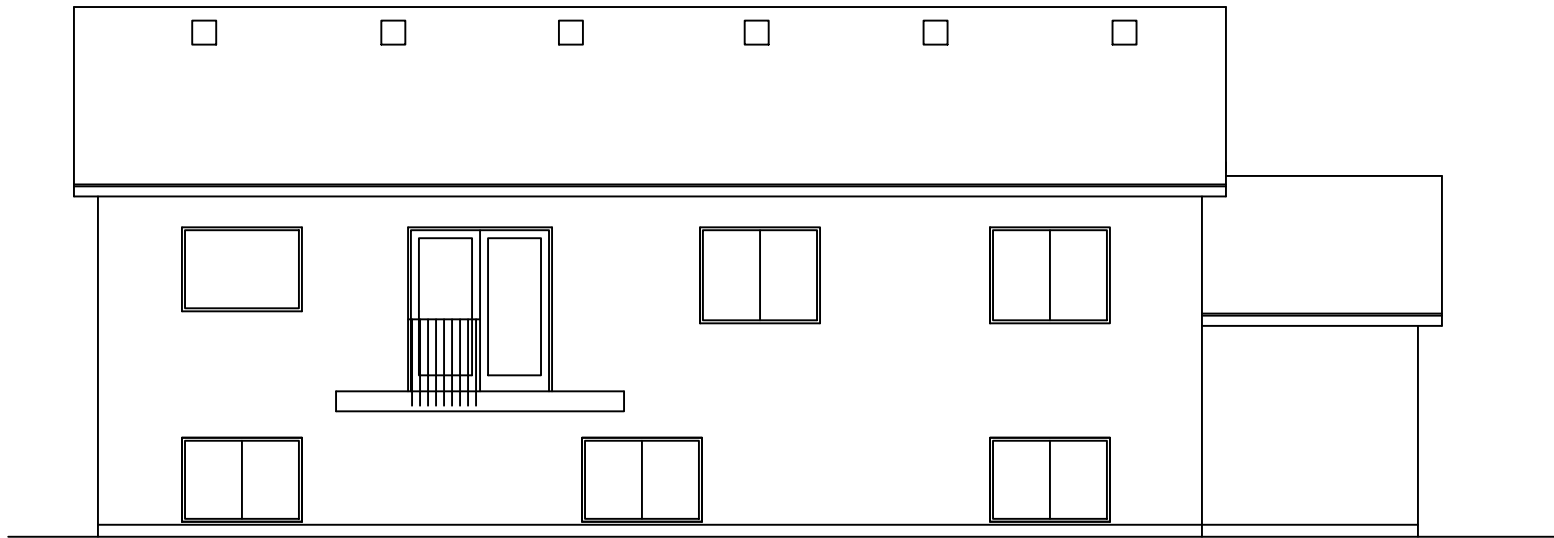




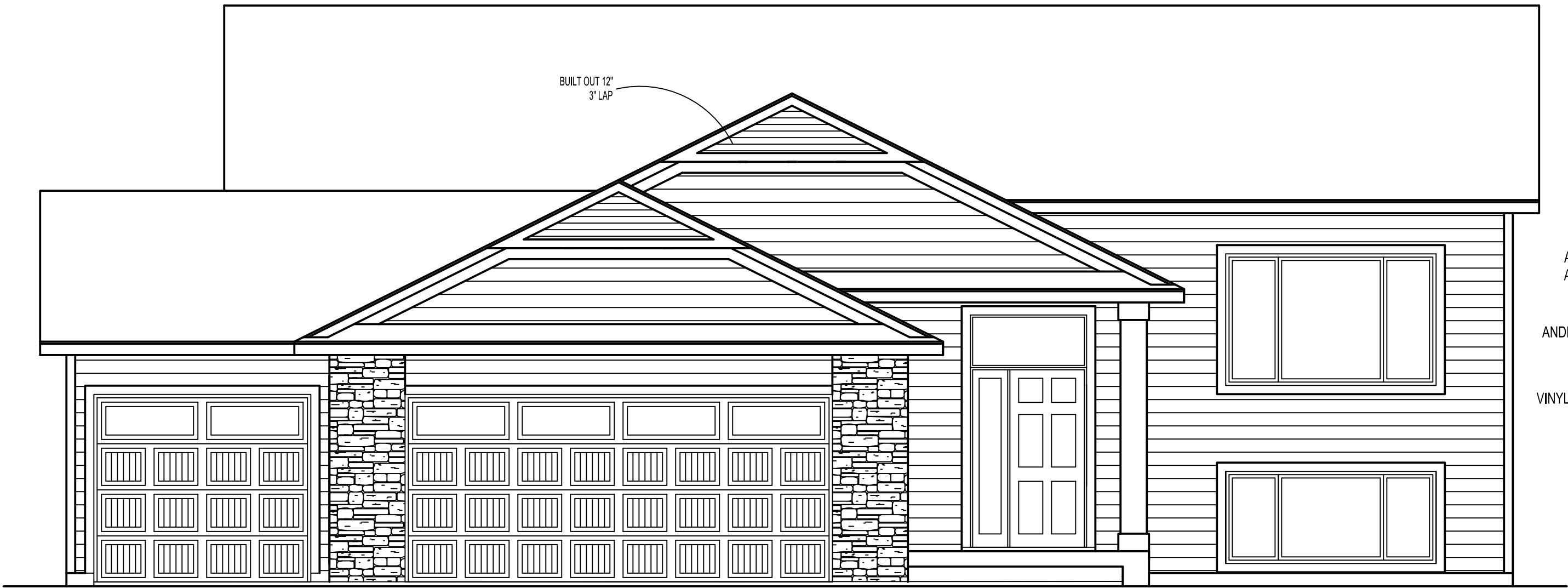
LEFT ELEVATION
SCALE=1/8"



RIGHT ELEVATION
SCALE=1/8"



REAR ELEVATION
SCALE=1/8"



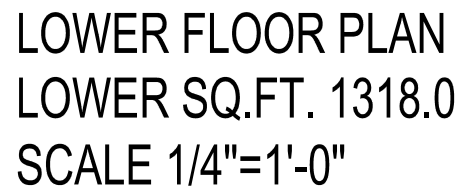
FRONT ELEVATION
SCALE=1/4"

ALUMINUM SOFFIT
AND FASCIA

ANDERSEN 200 WINDOW

VINYL SIDING

CONTRACTOR: BIGELOW HOMES		These plans have been reviewed and approved for construction as Drawn. Additional changes will require a change order form.	BIGELOW HOMES <i>Tradition. Excellence.</i> 4131 26th St. NW Suite 2 Rochester, MN 55901 (507-529-1161)
PLAN #	GV146		
DATE:	06.16.26		
Drawn By:	GFV		
OWNER: Pine Prairie Model Lot 6, Blk 3			
SHEET #	1	OF	5
		BUYER:	DATE:
		BUYER:	DATE:
		SALES REP.	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.			



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BUYER:	DATE:
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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)

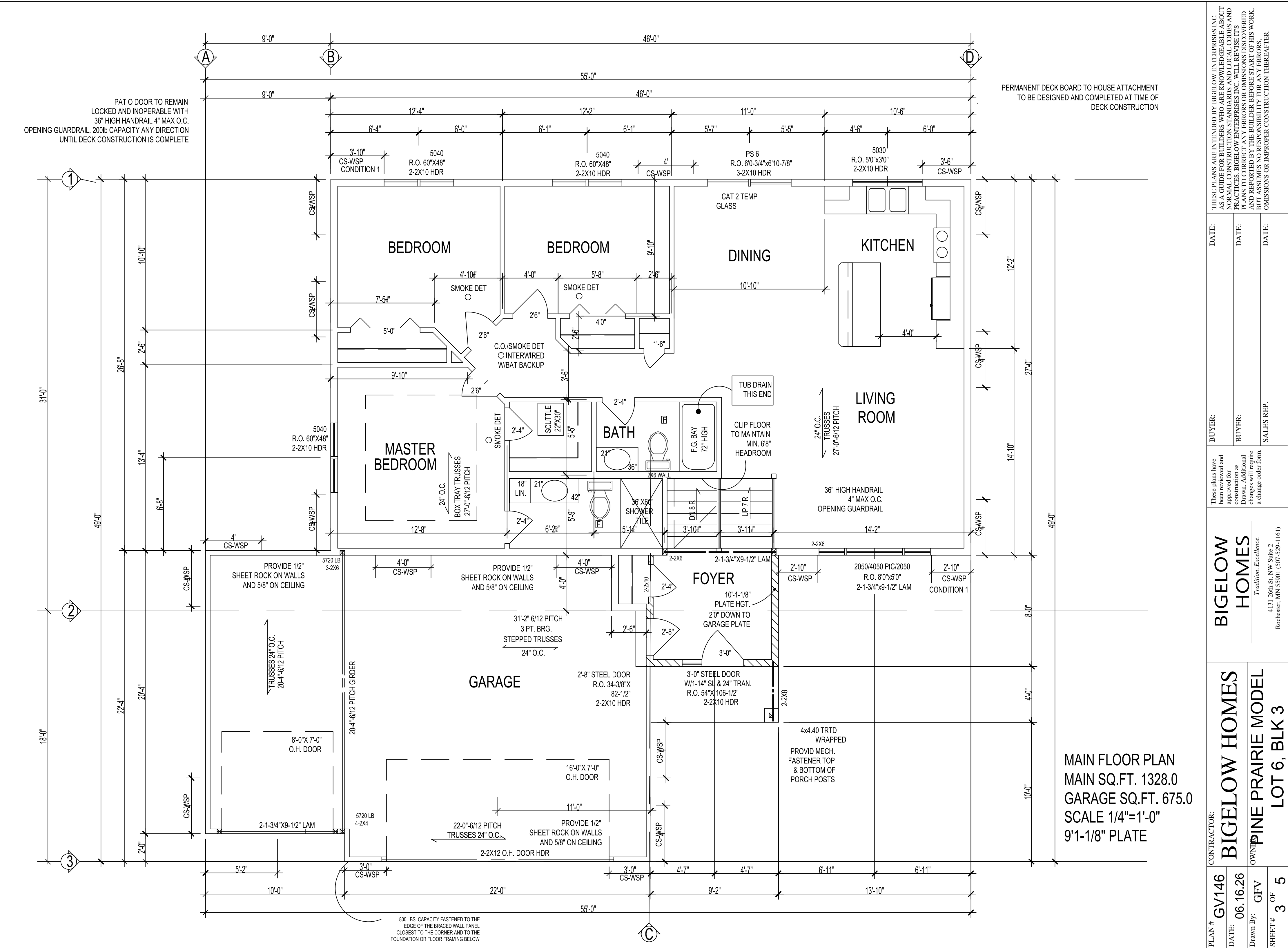
CONTRACTOR: **BIGELOW HOMES**
OWNER: **PINE PRAIRIE MODEL**
LOT 6, BLK 3

PLAN # **GV146**

DATE: **06.16.26**

Drawn By: **GFV**

SHEET # **2** OF **5**



CONTRACTOR: BIGELOW HOMES		OWNER: PINE PRAIRIE MODEL	
PLAN # GV146	DATE: 06.16.26	SHEET # 3 OF 5	
DRAWN BY: GFV			
SALES REP. DATE:			
BUYER: DATE:			
BUYER: DATE:			
SALES REP. DATE:			
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BIGELOW HOMES <i>Tradition. Excellence.</i> 4131 26th St. NW Suite 2 Rochester, MN 55901 (507-529-1161)			
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AT EXTERIOR EDGE PF ATTIC INSULATION. A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND SHEATHING.

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

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

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-21
6 MIL POLY PERM VAPOR BARRIER TAPED @ JOINTS.
1/2" SHEET ROCK.
2-2X10 HDRS ON ALL OPENINGS
UNLESS OTHERWISE NOTED.

115 MPH WIND LOAD.
FLOOR 40LB LL- 10LB DL=50 TL.
ROOF 35LB LL- 17LB DL=52 TL.
FOOTING - MIN 3000 P.S.I. AIR ENTRAINED CONC.
FOUNDATION - MIN 3000 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" ANWW PL.WD.).
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 INSULATION
WINDOWS AND DOORS ARE TO BE SEALED TO PREVENT
THE ENTRY OF OUTSIDE AIR. SEE MFG'S INSTALLATION
MINIMUM BSMST CEILING HGT. 70", MIN. UNDER BEAM 6'

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

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.

HALLOW 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 AGGREGATE 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 FLOOR, LEVEL SHALL READ (RADON REDUCTION SYSTEM).

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.

PROVIDE TYPE 1 OR TYPE 2 HANDRAIL.
HANDRAILS HAVE MINIMUM AND MAXIMUM
HEIGHTS OF 34" TO 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 STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

GUARDS ARE TO WITHSTAND
A 200 lb. LOAD IN ANY
DIRECTION TABLE: IRC R301.5

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 NOSING 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.
EXCEPTIONS:

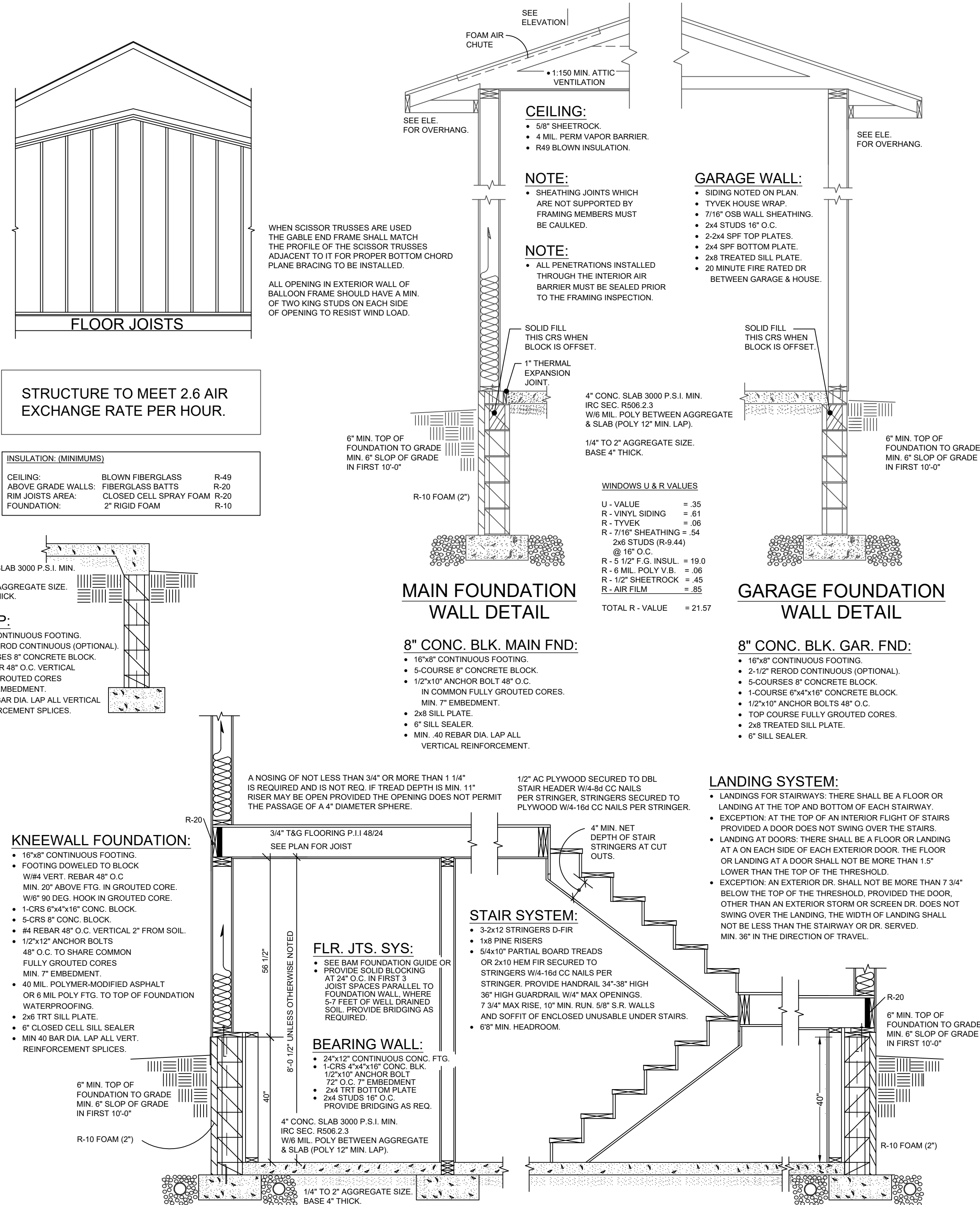
THE TRIANGULAR OPENINGS FORMED BY THE RISER
TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE
OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE
THAT A SPHERE 6" CANNOT PASS THROUGH.

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 PANE 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.

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 HG.T. OF NOT MORE
THAN 44" ABOVE OR BELOW GROUND LEVEL.
MINNESOTA RULES, 1309.0310, SEC R310.1.
MIN. CEILING HG.T. 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.
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44"
BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH
A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE
WINDOW IN THE FULLY OPEN POSITION.
THE LADDER OR STAIRS SHALL BE PERMITTED TO ENCR OACH A
MAXIMUM OF 6 INCHES.
LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12"
AND SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE
SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE
FULL HEIGHT OF THE WINDOW WELL.

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



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DATE: _____
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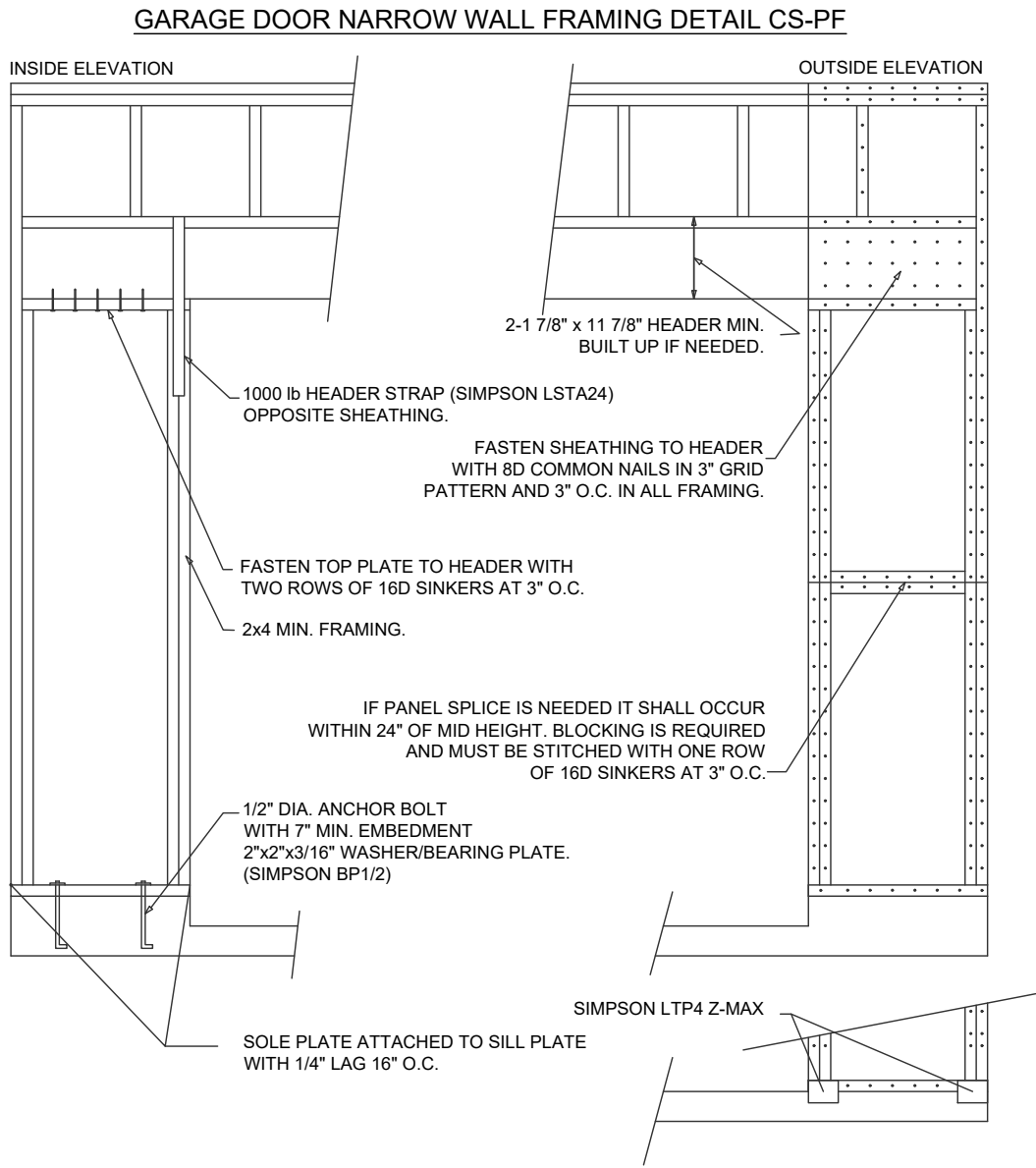
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16.26
GFV

IN#	G
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PL	DA	Dr	
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FOR BLOCK

DESCRIPTION: MAIN FLOOR

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	46.0 FT.	4.7 FT.	1.0	1.0	0.90	1.3	5.49 FT.	11.0 FT.
2	CS-WSP	56.0 FT.	4.7 FT.	1.0	1.0	0.90	1.3	5.5 FT.	17.5 FT.
3	CS-WSP	20.0 FT.	3.5 FT.	1.0	1.0	0.95	1.3	4.32 FT.	6.0 FT.

DESCRIPTION: MAIN FLOOR

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	22.0 FT.	5.2 FT.	1.0	1.0	0.90	1.45	6.8 FT.	8.0 FT.
B	CS-WSP	27.0 FT.	6.0 FT.	1.0	1.0	0.90	1.45	7.82 FT.	12.0 FT.
C	CS-WSP	14.0 FT.	5.2 FT.	1.0	1.0	0.90	1.45	6.8 FT.	8.0 FT.
D	CS-WSP	28.0 FT.	6.0 FT.	1.0	1.0	0.90	1.45	7.83 FT.	12.0 FT.

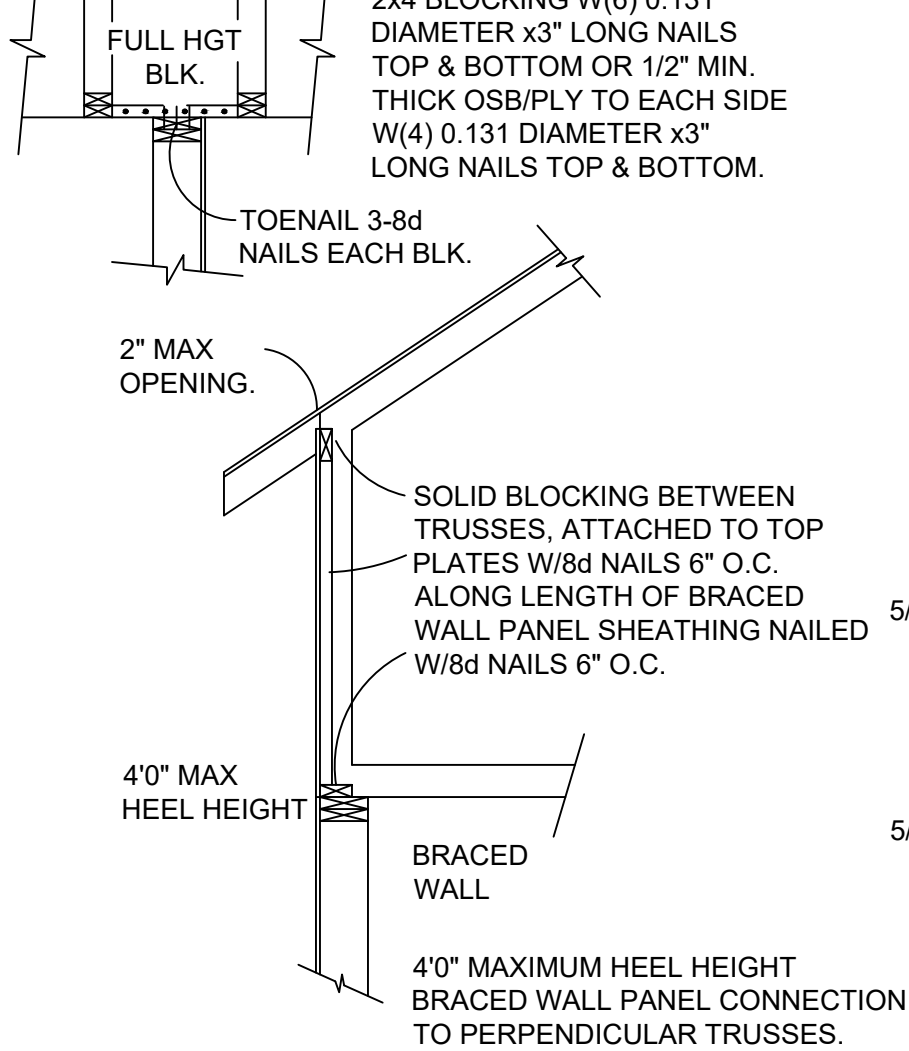
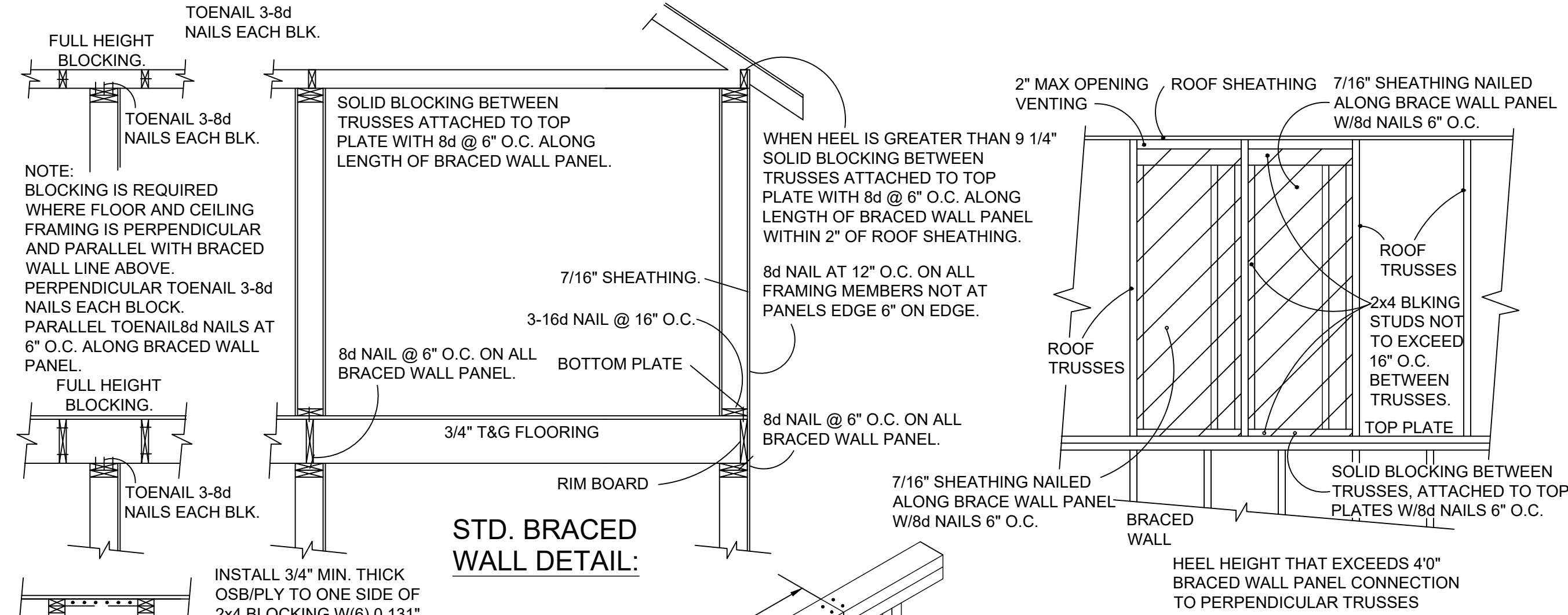
DESCRIPTION: LOWER FLOOR

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	48.0 FT.	4.25 FT.	1.0	.94	0.90	1.0	3.5 FT.	14.5 FT.
2	CS-WSP	48.0 FT.	4.25 FT.	1.0	.94	0.90	1.0	3.5 FT.	17.5 FT.

DESCRIPTION: LOWER FLOOR

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	27.0 FT.	4.4 FT.	1.0	.94	0.90	1.0	3.7 FT.	22.0 FT.
B	CS-WSP	27.0 FT.	4.4 FT.	1.0	.94	0.90	1.0	3.7 FT.	27.0 FT.

A&B TO FULL FOUNDATION WALL.



BLOCKING DETAIL TALL HEEL:

TABLE 602.10.6.4									
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG, AND CS-									
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONYWALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS)a					
				Ultimate Design Wind Speed Valt (mph)					
				Exposure B		Exposure C		Exposure D	
				110	115	130	110	115	130
2 x 4 No.2 Grade	0	10	18	1000	1000	1000	1000	1000	1050
			9	1000	1000	1000	1000	1000	1750
			16	1000	1025	2050	2075	2500	3550
			18	1000	1275	2375	2400	2850	DR
	2	10	9	1000	1000	1475	1500	1675	3125
			16	1775	2175	3525	3550	4125	DR
			18	2075	2500	3950	3975	DR	DR
			9	1150	1500	2650	2675	3175	DR
	2	12	16	2875	3375	DR	DR	DR	DR
			18	3425	3975	DR	DR	DR	DR
			9	2275	2750	DR	DR	DR	DR
			12	3225	3775	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1000	1000	1700	1700	2025	3050
			16	1825	2150	3225	3225	3675	DR
			18	2200	2550	3750	3750	DR	DR
			9	1450	1750	2700	2725	3125	DR
	4	12	16	2050	2400	DR	DR	DR	DR
			18	3350	3800	DR	DR	DR	DR
			9	1450	1750	2700	2725	3125	DR
			12	3225	3775	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s

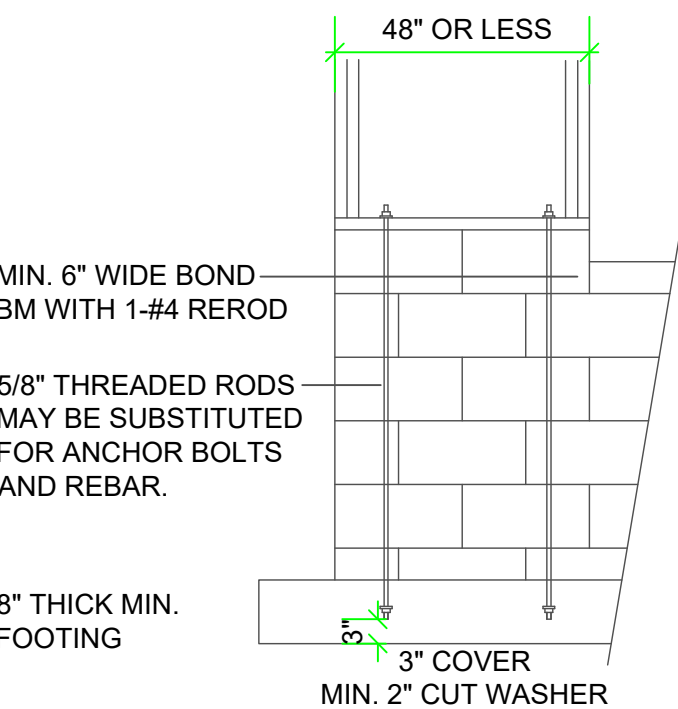
DR = Design Required

a. Straps shall be installed in accordance with manufacturer's recommendations.

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.

BLOCKING DETAIL TALL HEEL



STEM WALL REINFORCING:

REQ. IF 4'-0" OR LESS.
NOT TO SCALE.

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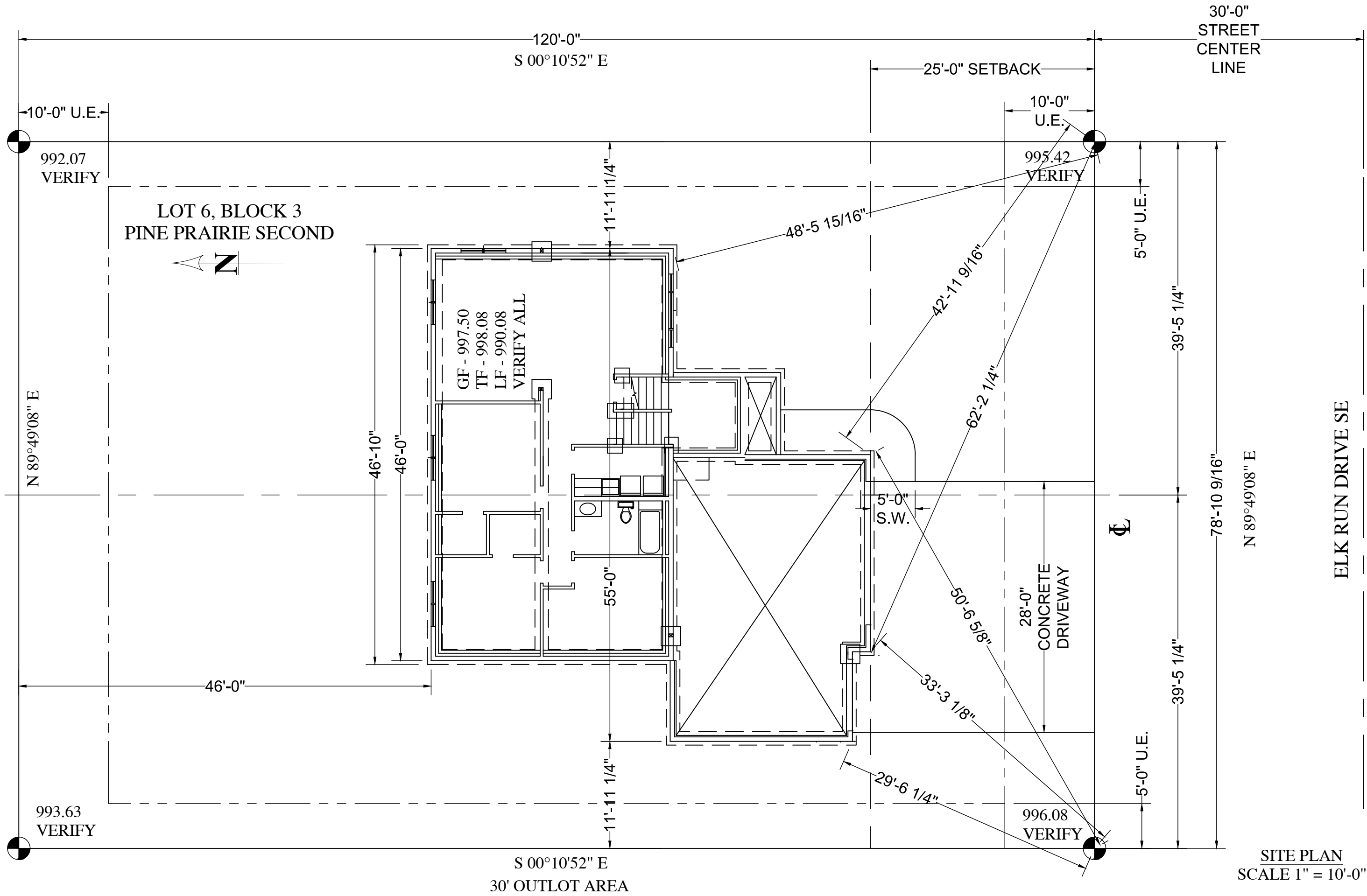
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BIGELOW HOMES
Tradition. Excellence.
4131 26th St. NW Suite 2
Rochester, MN 55901 (507-529-1161)

BIGELOW HOMES
PINE PRAIRIE MODEL
LOT 6, BLK 3

CONTRACTOR: GV146 DATE: 06.16.26 Drawn By: GFV OF 5 SHEET # 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 shown. Additional changes will require a change order form.	BUYER: BUYER: SALES REP.	DATE: DATE: 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 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.
PLAN #	GV146					
DATE:	06.16.26					
Drawn By:	GFV					
OWNER: PINE PRAIRIE MODEL		LOT 6, BLK 3				
SHEET #	1					
	OF	1				