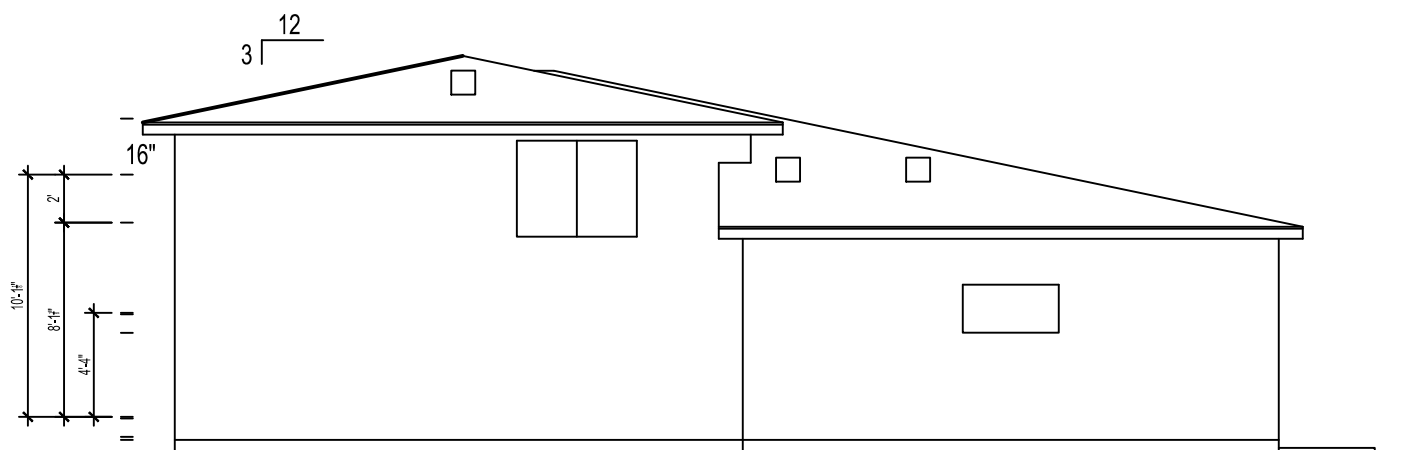
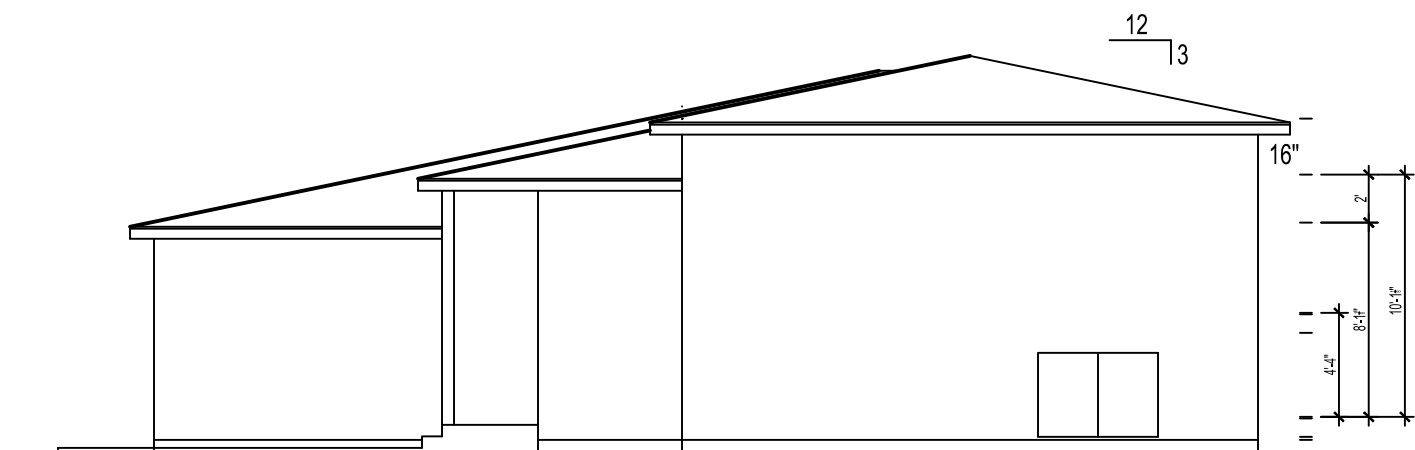
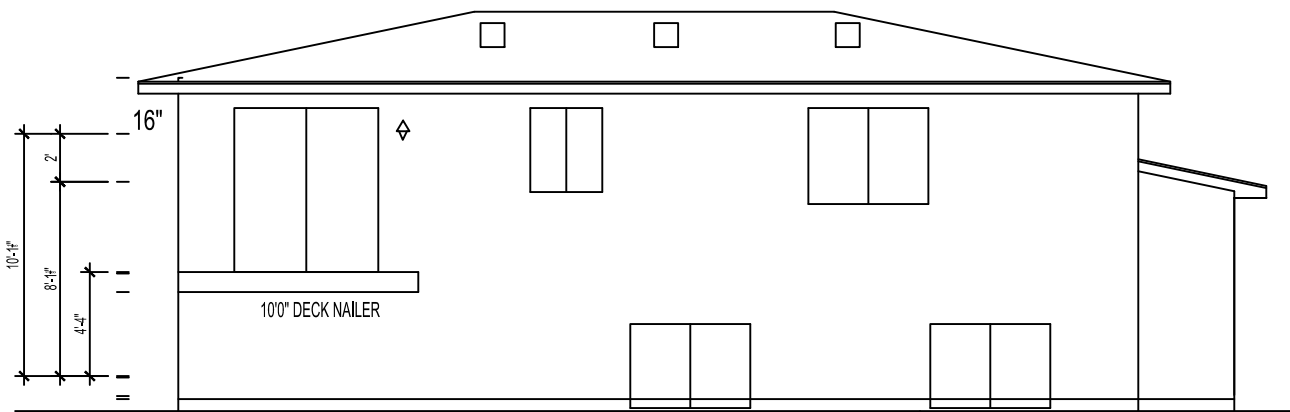




SIDE ELEVATION
SCALE=1/8"



SIDE ELEVATION
SCALE=1/8"

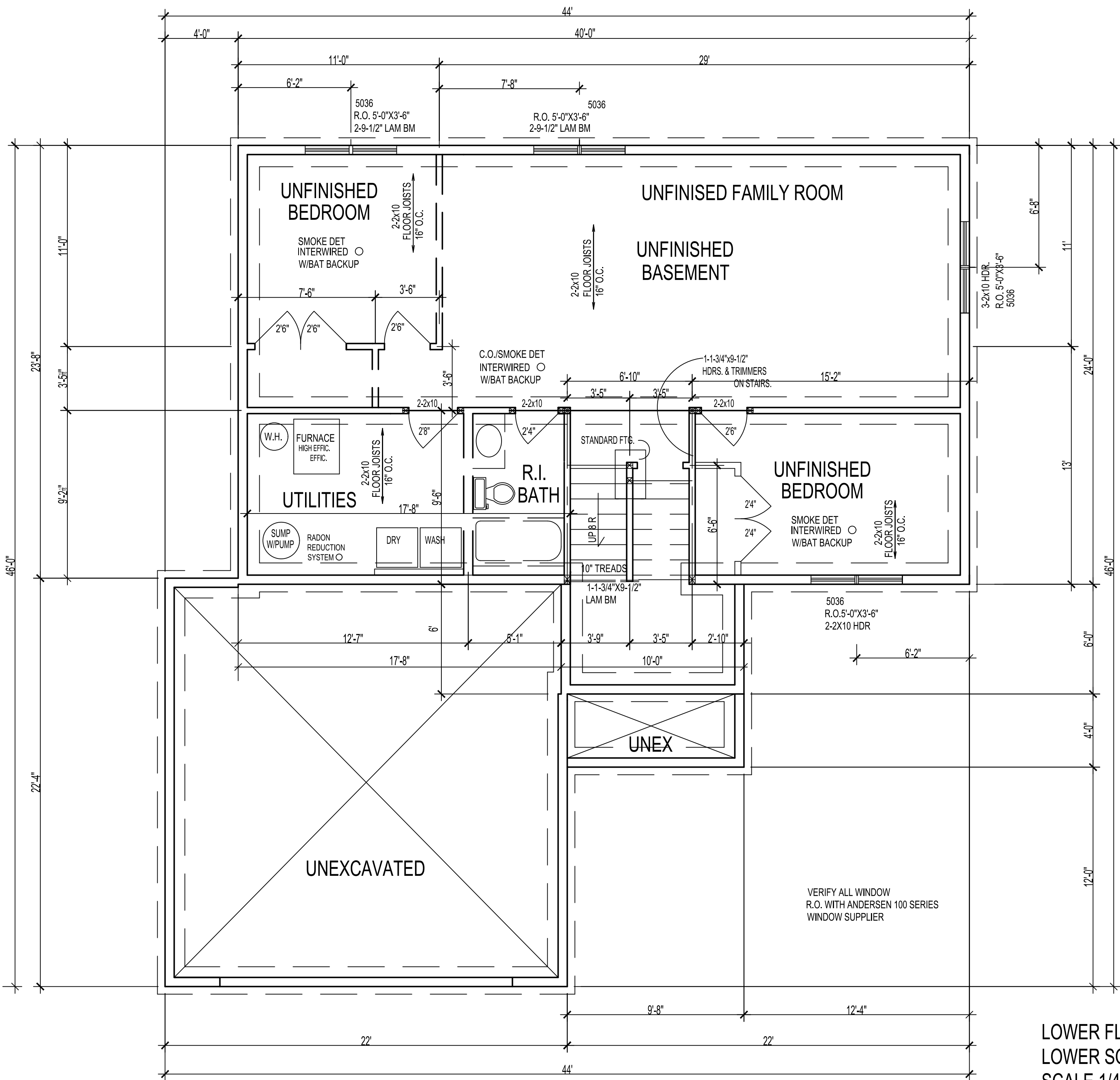


REAR ELEVATION
SCALE=1/8"



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

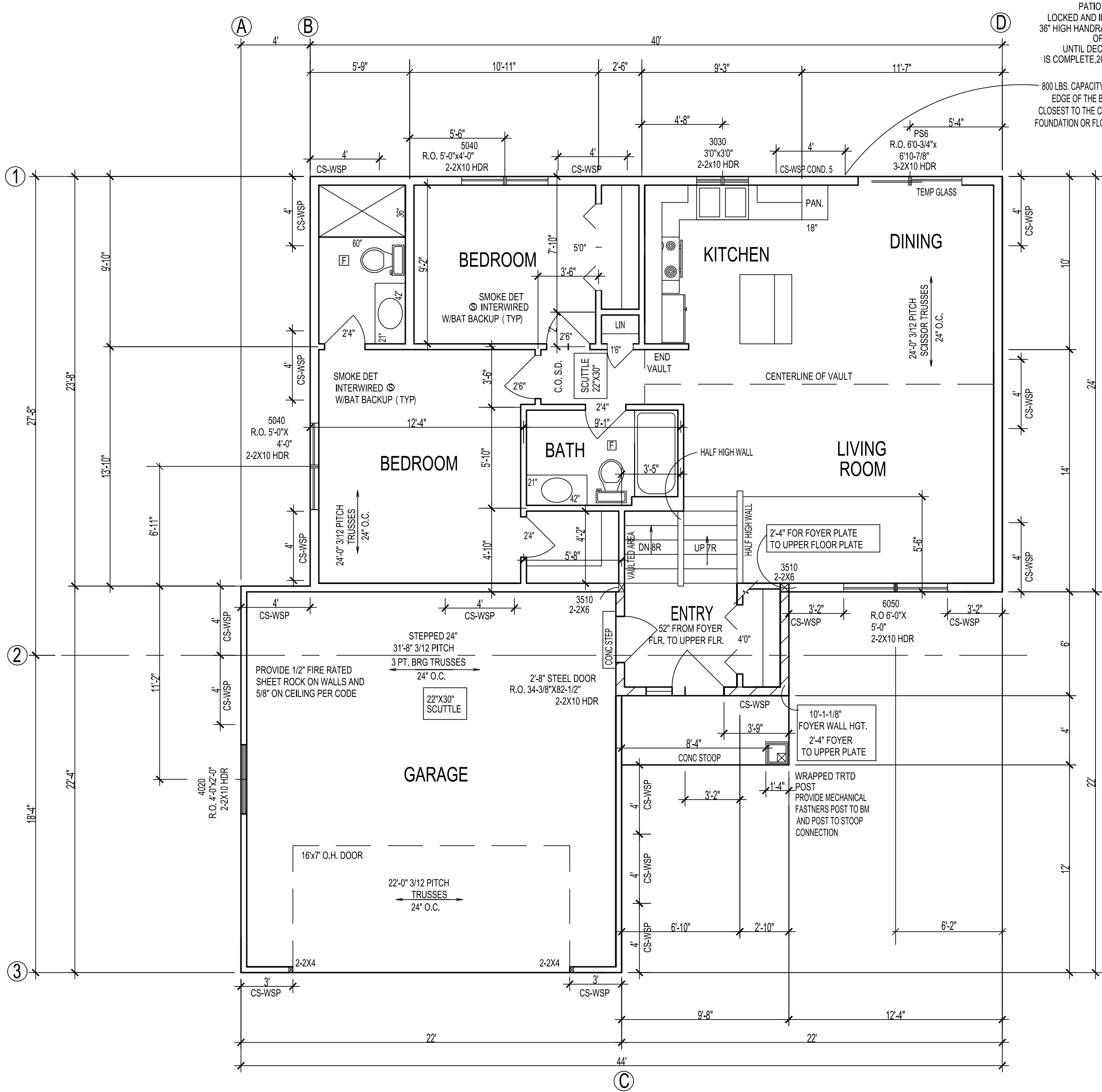
CONTRACTOR: BIGELOW HOMES		BIGELOW HOMES <i>Tradition. Excellence.</i> 4131 26th St. NW Suite 2 Rochester, MN 55901 (507-529-1161)		These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.		BUYER:		DATE:		THESE PLANS ARE INTENDED BY BIGELOW ENTERPRISES INC. AS A GUIDE FOR BUILDERS WHO ARE KNOWLEDGEABLE ABOUT NORMAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. BIGELOW ENTERPRISES INC. WILL REVISE 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.	
OWNER: Oscar Meadows Lot 5 Blk 4						BUYER:		DATE:			
Drawn By: GFV		SALES REP.				DATE:					
SHEET # 1 OF 5											



DASHED WALLS ARE FUTURE
SOLID WALLS AND BUILT
WITH NO S/ROCK

LOWER FLOOR PLAN
LOWER SQ.FT. = 1020.0
SCALE 1/4"=1'-0"

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.
PLAN #	DATE:			BUYER:	DATE:	
GV151	06.22.26			Drawn By:	GFV	
OWNER: Oscar Meadows Lot 5 Blk 4						
SHEET #		OF				
2		5				



PATIO DOOR TO REMAIN
LOCKED AND INOPERABLE WITH
36" HIGH HANDRAIL 4" MAX O.C.
OPENING GUARDRAIL
UNTIL DECK CONSTRUCTION
IS COMPLETE, 200 LB CAPACITY

800 LBS. CAPACITY FASTENED TO THE
EDGE OF THE BRACED WALL PANEL
CLOSEST TO THE CORNER AND TO THE
FOUNDATION OR FLOOR FRAMING BELOW

VERIFY ALL WINDOW
R.O. WITH ANDERSEN 100 SERIES
WINDOW SUPPLIER

MAIN FLOOR PLAN
MAIN FL. SQ.FT. = 1020.0
GARAGE SQ.FT. = 483.0
SCALE 1/4"=1'-0"
8'-1 1/8" PLATE

CONTRACTOR: BIGELOW HOMES	Oscar Meadows Lot 5 Blk 4		
	PLAN #	GV151	
	DATE:	06.22.26	
	Drawn By:	GFV	
OWNER:		Oscar Meadows Lot 5 Blk 4	
SHEET #		3	5
These plans have been reviewed and approved for construction as shown. Additional changes will require a change order form.			
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.			

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

- 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 PLIES 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

EAVE SYSTEM:

- 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.

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

- 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 3000 P.S.I.
- PLAIN CONCRETE- 2000 P.S.I.
- REROD- 18 GRASS 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 CANTEVELED 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.) DUROC OR 5/8" W.R. GYP. TO 7/2" 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.
- MINIMUM BSMNT CEILING HGTS. 7'0" MIN. 6"6" UNDER BM.
- 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 VEELS 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 AIR CM, 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 WALLS, MOISTURE, OR AIR FROM THE EXTERIOR GRADE SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK. CRS 1" ABS PVC, OR EQUIVALENT GASTIGHT PIPE W/ R4 INSUL. IN ALL UN-CONDITIONED AREA'S WHERE THE VENT PIPE IS SHALL BE EMBEDDED VERTICALLY INTO SUB SLAB AGGREGATED OR OTHER PERMEABLE MATERIAL. A "T" FITTING WITH 10" OR 12" SECTION OF PERFORATED PIPE CONNECTED TO EACH SIDE OF 10" SECTION OF PERFORATED PIPE TO EXTERIOR. PRE-CAST CONCRETE 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 FAN. MIN 24" DIA. CENTERED ON AXIS OF VENT STACK A MINIMUM DISTANCE FROM EXTERIOR WALL. 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 HANDRAIL.
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 TO THE FLIGHT.
LOWEST RISER BE RETURNED OR TERMINATE IN NEVEL 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.
EXCEPTIONS.
HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEVEL POST AT A TUN.
THE USE OF A VOLUTE, TURNOUT OR STAIRING 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
- 4 MIL POLY PERM VAPOR BARRIER TAPED @ JOINTS
- 1/2" SHEET ROCK
- 2-2X12 HDRS ON ALL OPENINGS
UNLESS OTHERWISE NOTED.

- PROTECT RADIANT FLOOR BARRIER FROM PLUMBING AND MECHANICAL HEAT DUCT PENETRATIONS OF EXTERIOR WALLS, CEILING, AND FLOORS.
- 16"X16" PLUMBING ACCESS PANELS
- PROVIDE A N.R. AIR BARRIER TO THE INSIDE SURFACE OF EXTERIOR ENVELOPE BEHIND TUB AND SHOWER UNITS. (1/2" AWW PLWYD), DUCOR OR 5/8" W.R. GYP. TO 7/2" 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 ROOF OPENINGS FOR INSULATION
- MINIMUM BSMT CEILING HGTS. 70". MIN. 6" UNDER BM
- 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.**

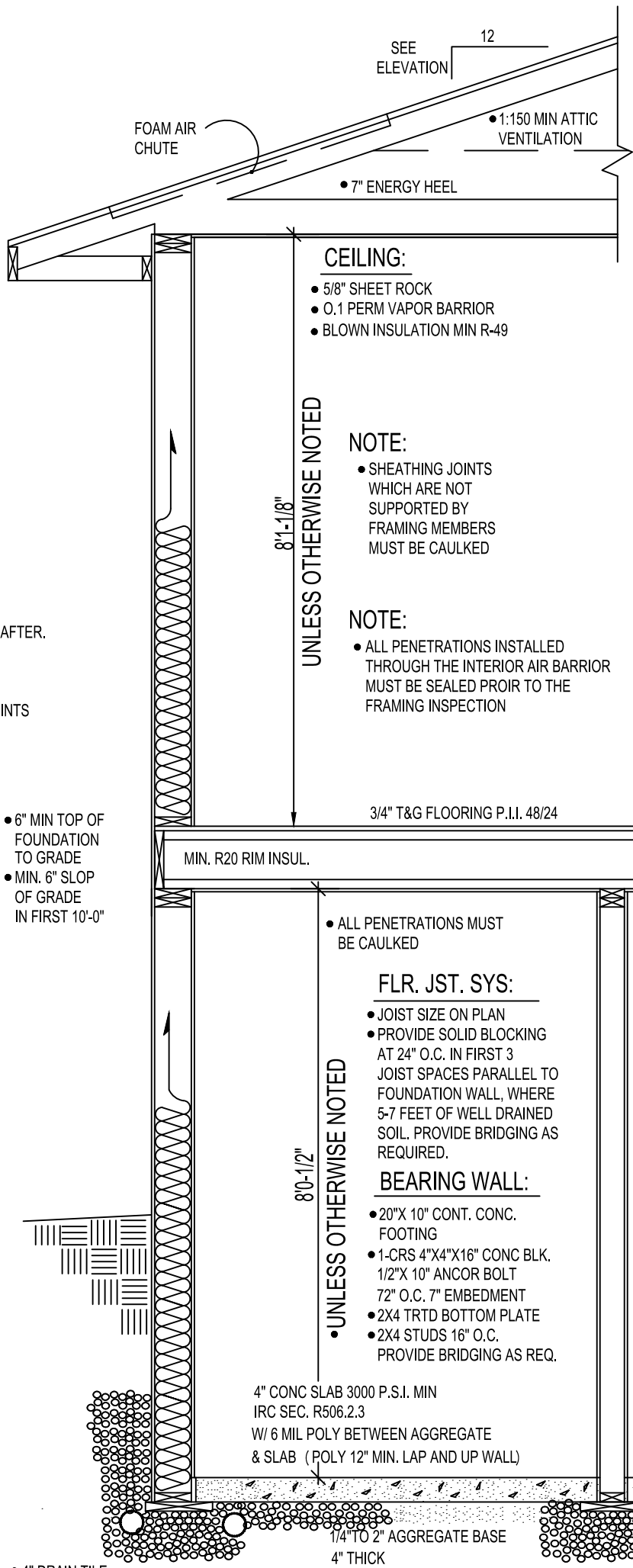
- PROVIDE IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILINGS AND FLOOR VEELS AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

HOLLOW BLOCK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CEMENT CRS OF SOLID MASONRY, OR 1 CRS MASONRY GROUTED SOLID OR SOLID CONC AIR CM, 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 WALLS, MOISTURE, OR AIR FROM THE EXTERIOR GRADE SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK. CRS 1" ABS PVC, OR EQUIVALENT GASTIGHT PIPE W/ R4 INSUL. IN ALL UN-CONDITIONED AREA'S WHERE THE VENT PIPE IS SHALL BE EMBEDDED VERTICALLY INTO SUB SLAB AGGREGATED OR OTHER PERMEABLE MATERIAL. A "T" FITTING WITH 10" OR 12" SECTION OF PERFORATED PIPE CONNECTED TO EACH SIDE OF 10" SECTION OF PERFORATED PIPE TO BE INSTALLED IN 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 FAN. MIN 24" DIA. CENTERED ON AXIS OF VENT STACK A MINIMUM DISTANCE OF 12" FROM ANY OTHER VERTICAL PIPES. RADON PIPES SHALL BE IDENTIFIED WITH ONE LABEL ON EACH FLOOR, LABEL 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.

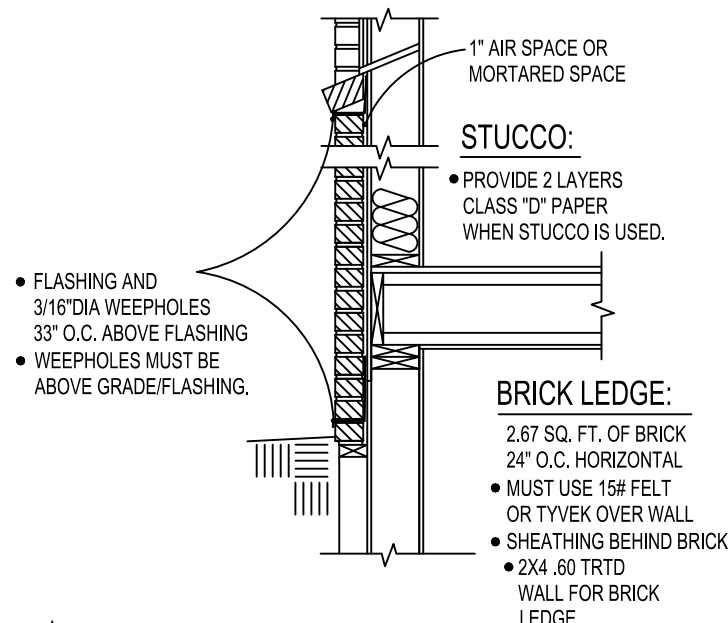
- AT EXTERIOR EDGE OF ATTIC INSULATION. A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN INSUL AND SHEATHING.



- 2X10 .60 TRTD FTG PLATE
- 2X6 .60 TRTD BOTTOM PLATE
- 2X6 .60 TRTD WALL 16"O.C. STUDS
- 19/32" .60 TRTD CDX PLY NAILED W/ STAINLESS STEEL NAILS
- GLUED AND CAULKED AT SEAMS
- 6 MIL POLY
- 20"X8" GRAVEL FOOTING
- PLY FACE GRAIN ACROSS STUDS
- MAXIMUM BACKFILL HIGHT 48"

HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CNT. 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 GASTIGHT PIPE SHALL BE EMBEDDED VERTICALLY TO SUB SLAB AGGREGATED OR GRAVEL. PERIMETER DRAIN SHALL BE INSTALLED WITH ONE (1) SECTION OF PERFORATED PIPE CONNECTED TO EACH SIDE OF "T" OR "3" PIPE SHALL BE INSERTED INTO INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED 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 ROOF. RADON PIPES SHALL PROVIDE ENOUGH SPACE AROUND PIPE FOR FAN, MAKE SURE CENTERED ON AXIS OF VENT STACK A MIN. CLEARANCE. RADON PIPES SHALL BE IDENTIFIED WITH ONE LABEL, ON EACH FLOOR, LABEL SHALL READ (RADON REDUCTION SYSTEM)

- 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 WORK.
- 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 STEEP FLASHING BEGINS.

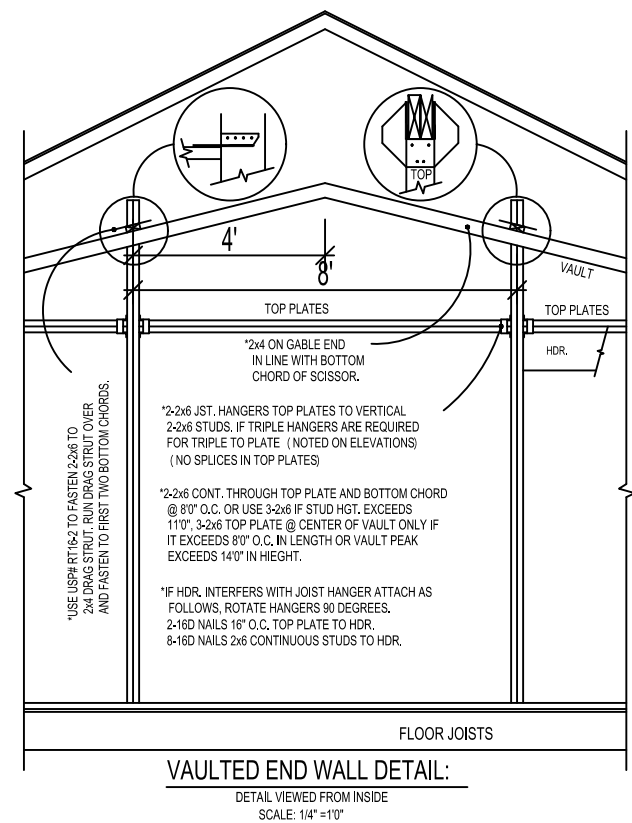
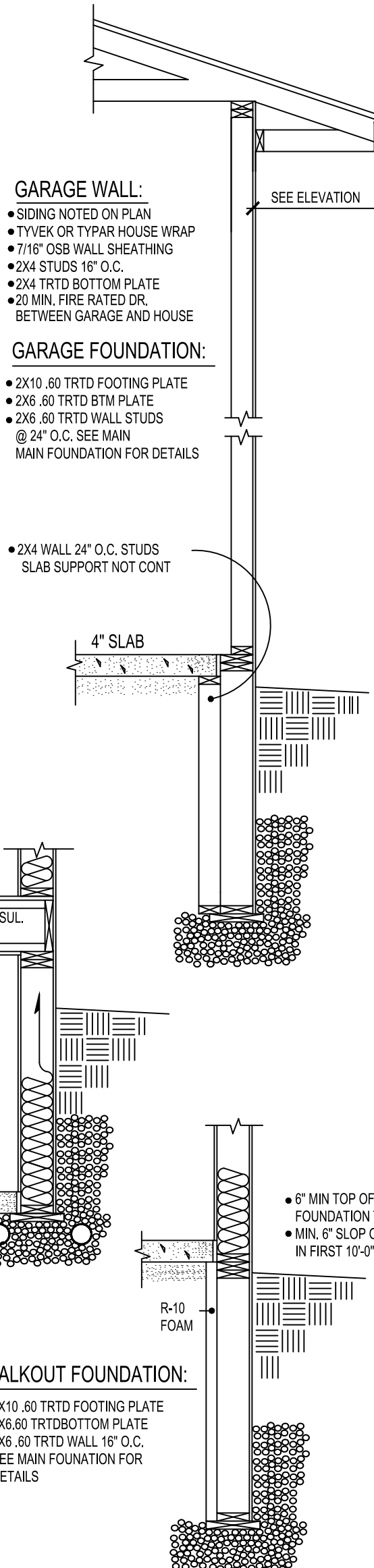


- 3-2X12 STRINGERS D-FIR
- 1X8 PINE RISERS
- 5/4X 10" PARTIAL BOARD TREADS
OR 2X10 HEM FIR SECURED TO
STRINGERS W/4-16d CC NAILS PER
STRINGER. PROVIDE HANDRAIL 34"-38" HIGH
36" HIGH GUARDRAIL W/4" MAX OPENINGS.
7-3/4" MAX RISE, 10" MIN RUN. 5/8" S.R. WALLS
AND SOFFIT OF ENCLOSED UNUSEABLE UNDERSTAIRS.
- 6"-8" MIN HEADROOM.

STAIR HEADER W/4-8d CC NAILS
PER STRINGER, STRINGERS SECURED TO
PLYWOOD W/4-16d CC NAILS PER STRINGER

- 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 3'-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.

- 2X10 .60 TRTD FOOTING PLATE
- 2X6.60 TRTDBOTTOM PLATE
- 2X6 .60 TRTD WALL 16" O.C.
- SEE MAIN FOUNDATION FOR DETAILS



2X10 .60 TRTD FOOTING PLATE
2X8 .60 TRTD BOTTOM PLATE
2X8 .60 TRTD WALL STUDS 12" O.C.
19/32" .60 TRTD CDX PLY NAILED W/
SAINLESS STEEL NAILS
GLUED AND CAULKED AT SEAMS
6 MIL POLY
20"X8" GRAVEL FOOTING
PLY FACE GRAIN ACROSS STUDS
MAXIMUM BACKFILL HIGHT 86"

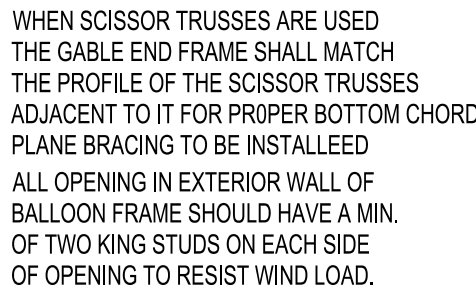
2X10 .60 TRTD FOOTING PLATE
2X6 .60 TRTD BTM PLATE
2X6 .60 TRTD WALL STUDS 24" O.C.
SEE MAIN FOUNDATION FOR DETAILS
PROVIDE METAL FLASHING
BETWEEN CONCRETE
STOOP AND RIM.

CONTRACTOR:		BIGELOW HOMES		These plans have been reviewed and approved for construction as Drawn. Additional changes will require a change order form.		BUYER:		DATE:	
OWNER:		Oscar Meadows Lot 5 Blk 4				BUYER:		DATE:	
Drawn By:		GFV				SALES REP.		DATE:	
SHEET #		4		OF					
		5							

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90mph)							* ADJUSTMENT CALCULATION EXAMPLE		
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	REQUIRED BRACING LENGTH		PROVIDED BRACING LENGTH
							ROOF TO EAVE TOTAL	WALL HEIGHT TOTAL	
①	CS-WSP	28 FT.	4.7"	1.0	1.0	0.90	1.3	5.49'	12'-0"
②	CS-WSP	28 FT.	4.7"	1.0	1.0	0.90	1.3	5.5'	18'-0"
③	CS-WSP	20 FT.	3.5"	1.0	1.0	0.95	1.3	4.32'	6'-0"

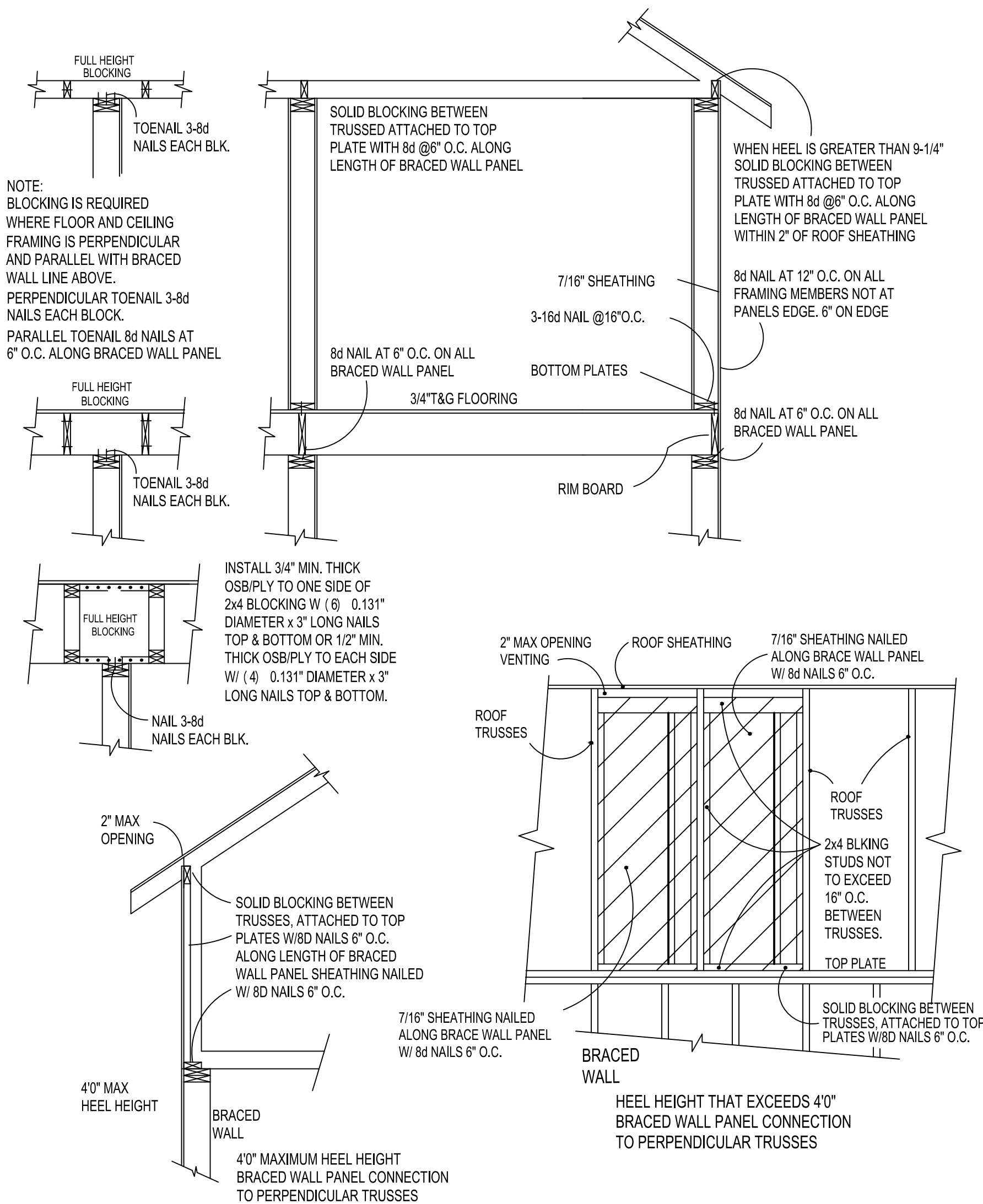
BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90mph)							*ADJUSTMENT CALCULATION EXAMPLE			
BRACED WALL LINE	BRACING METHOD TABLE R602.10.4.1	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR CONDITION	ROOF TO EAVE TOTAL	WALL HEIGHT TOTAL	NUMBER BRACED WALL LINES	REQUIRED BRACING LENGTH (FEET)	PROVIDED BRACING LENGTH	
					EXPOSURE X FACTOR	ROOF TO EAVE TOTAL	WALL HEIGHT TOTAL	NUMBER BRACED LINES	REQUIRED BRACING LENGTH	
(A)	CS-WSP	32 FT.	5.2'	1.0	1.0	0.90	1.45	6.8'	12'-0"	
(B)	CS-WSP	40 FT.	6.0'	1.0	1.0	0.90	1.45	7.83'	12'-0"	
(C)	CS-WSP	32 FT.	5.2'	1.0	1.0	0.90	1.45	6.8'	12'-0"	
(D)	CS-WSP	40 FT.	6.0'	1.0	1.0	0.90	1.45	7.83'	12'-0"	

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



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/ 3/16" 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.

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



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:

PLAN # **GV151**
 DATE: **06.22.26**
 Drawn By: **GFV**
 SHEET # **5** OF **5**