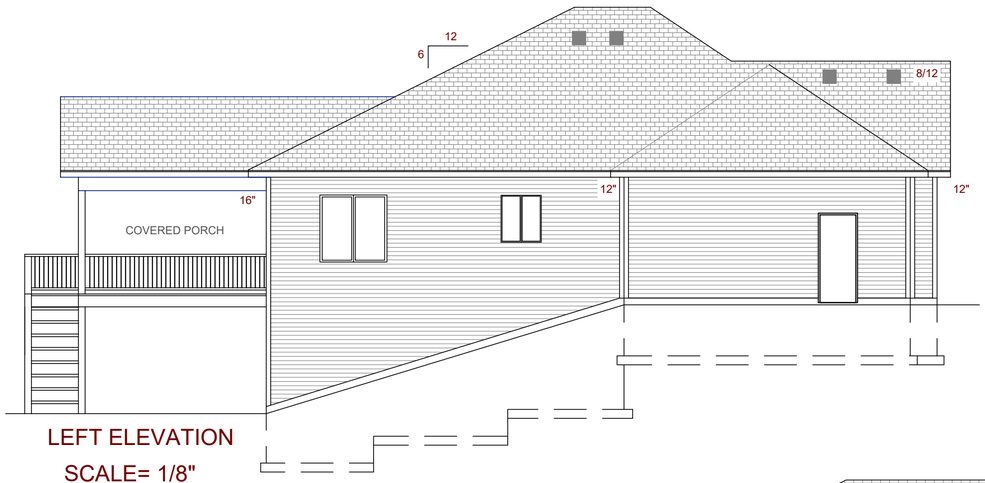
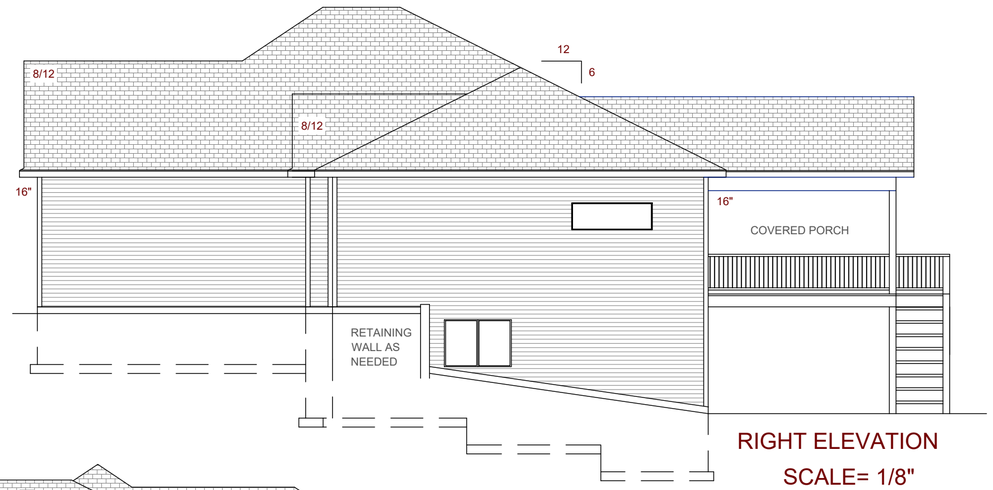


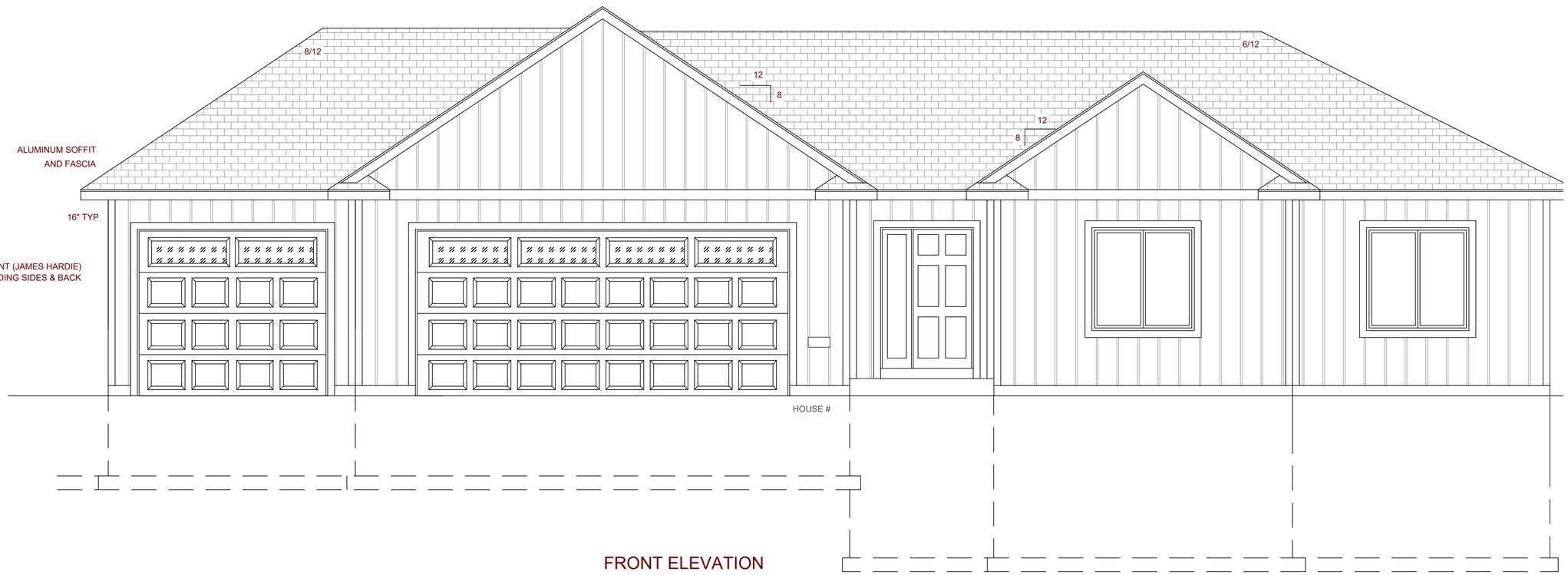
LEFT ELEVATION
SCALE= 1/8"



RIGHT ELEVATION
SCALE= 1/8"



REAR ELEVATION
SCALE= 1/8"



FRONT ELEVATION
SCALE= 1/4"

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

CONTRACTOR: BIGELOW HOMES

OWNER: Eagle Meadows-Model
Lot 9, Block 2

PLAN #	DATE:	Drawn By:	SHEET #
GV163	11.12.26	GFV	1 OF 5

DOUBLE RIM
14" DIA. 12" THK. CONC. PAD
4'-0"
14'-0"
2-2x12 TRT. BEAM
6x6 .60 TRT. POST TYPICAL
26" DIA. 12" THK. CONC. PAD
PROVIDE MECHANICAL FASTENER POST TO BEAM CONNECTION.
2x10 TRT. JOISTS 16" O.C.
14'x14' CONC. PATIO
58'-0"
30'-10"
9'-9"
2'-7"
14'-10"
8'-8"
12'-4"
28'-4"
18'-10" CS PANEL - PANEL
5036 SL. R.O. 5'0"x 3'6" 2-2x10 HDR.
PS6 TEMP GL. R.O. 6'0-3/4"X 6'10-7/8" 3-2X10 HDR
CS-WSP 48"
CS-WSP 82"
2x8 EXTERIOR WALL 16" O.C.
18" ENG. FLOOR TRUSSES @ 16" O.C.
GAS FIREPLACE INSTALLED PER MFG'S SPECS.
FINISHED FAMILY AREA
F.G. BAY Min. 72" Hgt
BATH
LIN.
2'-6" RH
2'4" LH
6'0" DD
FINISHED BEDROOM
FIREX FXWIA INTERWIRED W/ BAT. BACKUP.
26"x26"x12" CONC. PAD
48" OF OPEN RAILING 36" HIGH HANDRAIL 4" MAX OPENING
2-1-3/4"x 11-7/8" ENGINEERED LAM HDR
17'-11" CLEAR SPAN
2-2x10
2'8" LH
UP 14 R
W.H.
FURN.
AIR-AIR EXCHANGER
5'-0" DD
FINISHED OFFICE
PROVIDE 1/2" FIRE RATED ROCK ON UNDERSIDE OF STAIRWAY.
PROVIDE 1-1-3/4"x9-1/2" LAM HDRS & TRIMMERS ON STAIRS.
UTILITY
14'-11"
10'-1"
RETAINING WALL AS NEEDED
TYPICAL FOOTING 18"x8" UNLESS NOTED DIFFERENT
UNEXCAVATED
STEM WALL
OMIT 1-CRS. 6" CONC. BLOCK AT DOOR OPENINGS
LOWER FLOOR PLAN
LOWER SQ.FT. = 1591.0
12 COURSE BASEMENT
SCALE 1/4"=1'-0"

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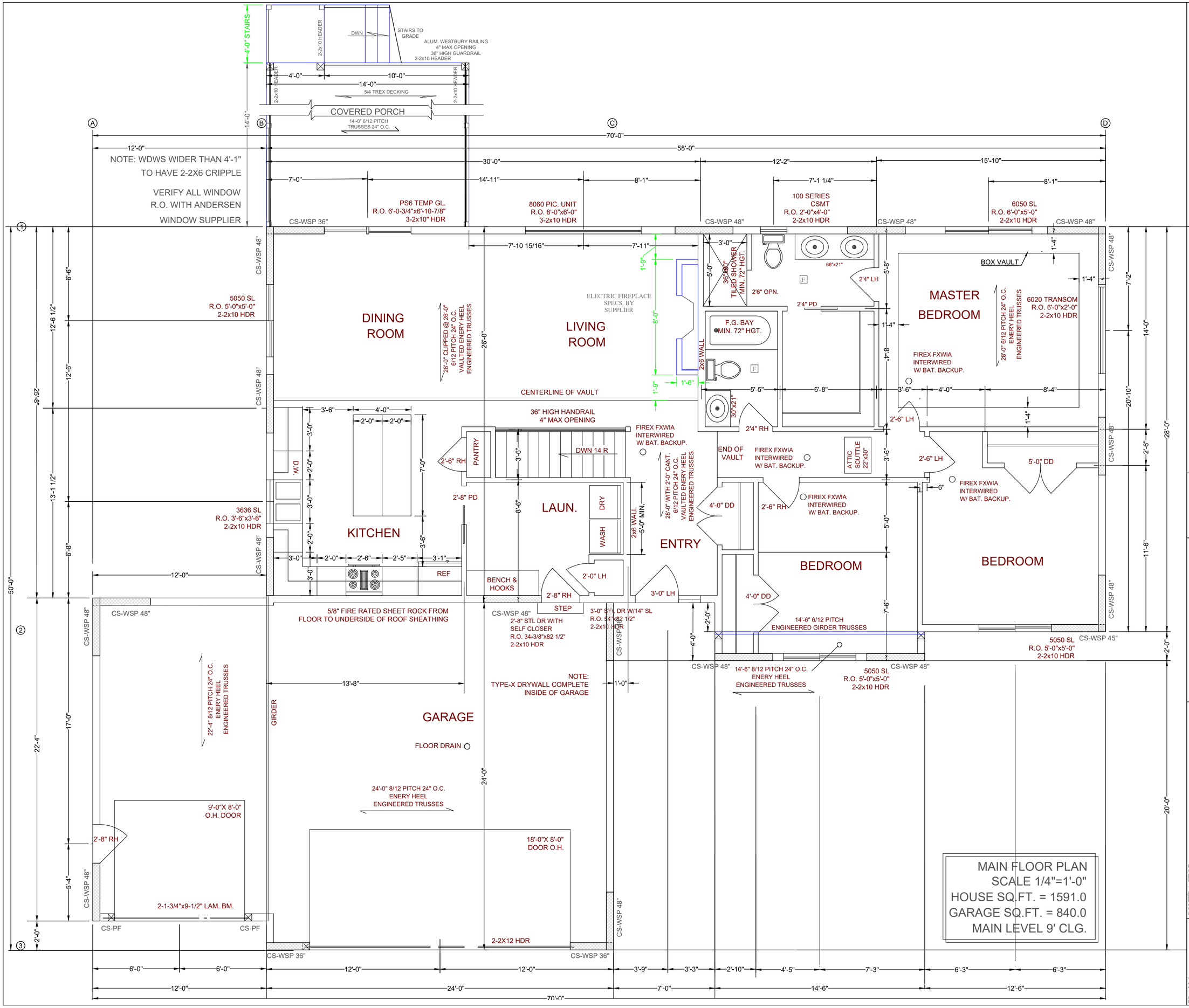
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PLAN # GV163
DATE: 11.12.26
Drawn By: GFV
SHEET # 2 OF 5



MAIN FLOOR PLAN
SCALE 1/4"=1'-0"
HOUSE SQ.FT. = 1591.0
GARAGE SQ.FT. = 840.0
MAIN LEVEL 9' CLG.

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Drawn By: GFV
SHEET # 3 OF 5

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

GENERAL NOTES:

115 M[H 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 3000 P.S.I.
PLAIN CONCRETE - 2000 P.S.I.
REBAR - 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. 7'0", MIN. UNDER BEAM 6'6".

ENG PRODUCTS:

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:

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 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 FLOOR, LEVEL SHALL READ (RADON REDUCTION SYSTEM).

FOAM PLASTIC:

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.

FOAM PROTECTION:

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.

HANDRAILS:

PROVIDE TYPE 1 OR TYPE 2 HANDRAIL.
HANDRAILS HAVING 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.

EXCEPTIONS:

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.

GUARDRAIL:

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 OS 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.

TEMPERED GLASS:

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.

EMERGENCY ESCAPE WINDOWS: AND WINDOW WELL SPECS. IRC SEC, R310.2.1

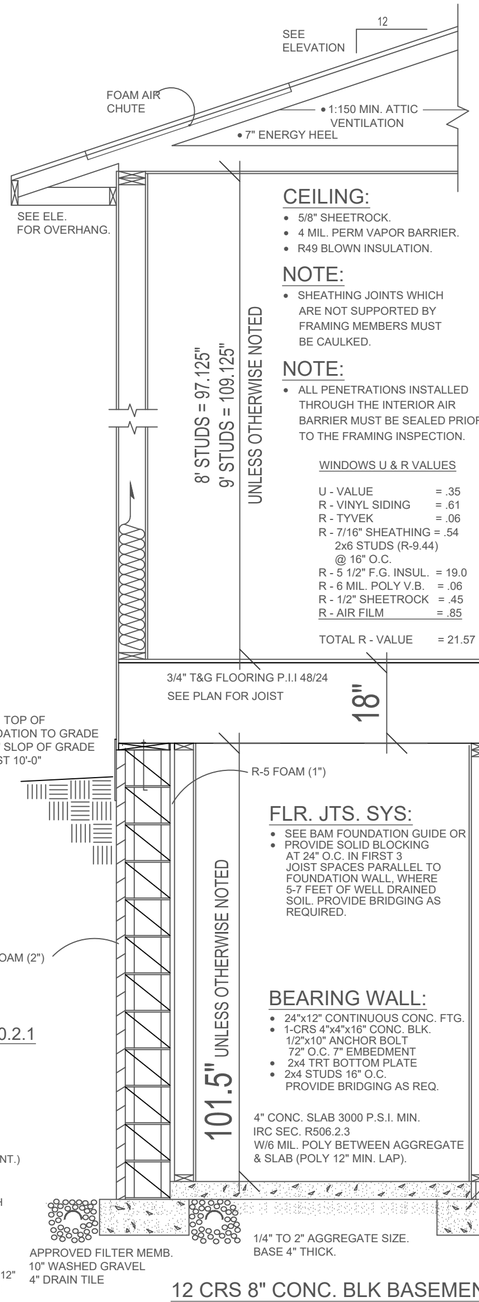
5 SQ.FT. MIN 20" WIDE MIN. 24" HIGH CLEAR OPENING.
WINDOWS PERMITTED AT GRADE LEVEL. GRADE LEVEL IS DEFINED AS THE WINDOW HAVING A SILL HGT. OF NOT MORE THAN 44" ABOVE OR BELOW GROUND LEVEL.
MINNESOTA RULES, 1309.0310, SEC R310.1
MIN. CEILING HGT. 36" MAINTAINED ABOVE EXTERIOR GRADE FROM EXTERIOR WALL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

FIREBLOCKING AND DRAFTSTOPS:

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

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



CEILING:

- 5/8" SHEETROCK.
- 4 MIL. PERM VAPOR BARRIER.
- R49 BLOWN INSULATION.

NOTE:

- SHEATHING JOINTS WHICH ARE NOT SUPPORTED BY FRAMING MEMBERS MUST BE CAULKED.

NOTE:

- ALL PENETRATIONS INSTALLED THROUGH THE INTERIOR AIR BARRIER MUST BE SEALED PRIOR TO THE FRAMING INSPECTION.

WINDOWS U & R VALUES

U - VALUE = .35
R - VINYL SIDING = .61
R - TYVEK = .06
R - 7/16" SHEATHING = .54
2x6 STUDS (R-9.44) @ 16" O.C.
R - 5 1/2" F.G. INSUL. = 19.0
R - 6 MIL. POLY V.B. = .06
R - 1/2" SHEETROCK = .45
R - AIR FILM = .85

TOTAL R - VALUE = 21.57

FLR. JTS. SYS:

- SEE BAM FOUNDATION GUIDE OR
- PROVIDE SOLID BLOCKING AT 24" O.C. IN FIRST 3 JOIST SPACES PARALLEL TO FOUNDATION WALL, WHERE 5-7 FEET OF WELL DRAINED SOIL, PROVIDE BRIDGING AS REQUIRED.

BEARING WALL:

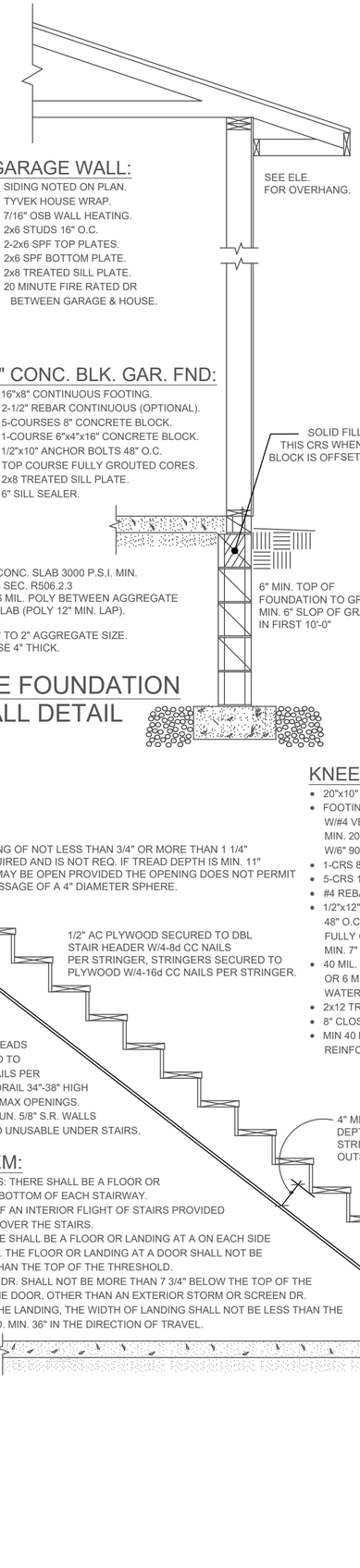
- 24"x12" CONTINUOUS CONC. FTG.
- 1-CRS 4"x4"x16" CONC. BLK. 1/2"x10" ANCHOR BOLT 72" O.C. 7" EMBEDMENT
- 2x4 TRT BOTTOM PLATE
- 2x4 STUDS 16" O.C. PROVIDE BRIDGING AS REQ.

4" CONC. SLAB 3000 P.S.I. MIN. IRC SEC. R506.2.3 W/6 MIL. POLY BETWEEN AGGREGATE & SLAB (POLY 12" MIN. LAP).

1/4" TO 2" AGGREGATE SIZE. BASE 4" THICK.

12 CRS 8" CONC. BLK BASEMENT:

- 20"x10" CONTINUOUS FOOTING.
- 12-CRS 10" CONC. BLOCK.
- #6 REBAR 48" O.C. VERTICAL.
- 1/2"x10" ANCHOR BOLTS 48" O.C TO SHARE FULLY GROUTED CORES MIN. 7" EMBEDMENT.
- 2x12 .40 TRT SILL PLATE
- 8" CLOSED CELL SILL SEALER.
- 40-MIL POLYMER-MODIFIED ASPHALT WATERPROOFING OR
- 6 MIL POLY FROM FOOTING TO GRADE
- MIN. 40 BAR DIA. LAP ALL VERTICAL REINFORCEMENT.



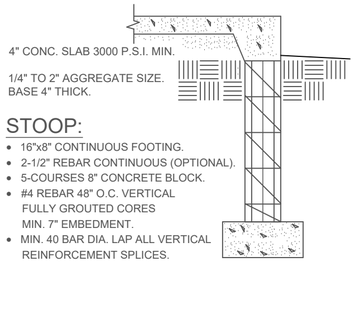
GARAGE WALL:

- SIDING NOTED ON PLAN.
- TYVEK HOUSE WRAP.
- 7/16" OSB WALL HEATING.
- 2x6 STUDS 16" O.C.
- 2-2x6 SPF TOP PLATES.
- 2x6 SPF BOTTOM PLATE.
- 2x8 TREATED SILL PLATE.
- 20 MINUTE FIRE RATED DR BETWEEN GARAGE & HOUSE.

8" CONC. BLK. GAR. FND:

- 16"x8" CONTINUOUS FOOTING.
- 2-1/2" REBAR 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.

GARAGE FOUNDATION WALL DETAIL



STOOP:

- 16"x8" CONTINUOUS FOOTING.
- 2-1/2" REBAR CONTINUOUS (OPTIONAL).
- 5-COURSES 8" CONCRETE BLOCK.
- #4 REBAR 48" O.C. VERTICAL FULLY GROUTED CORES MIN. 7" EMBEDMENT.
- MIN. 40 BAR DIA. LAP ALL VERTICAL REINFORCEMENT SPLICES.

KNEEWALL FOUNDATION:

- 20"x10" CONTINUOUS FOOTING.
- FOOTING DOWELED TO BLOCK W/#4 VERT. REBAR 48" O.C MIN. 20" ABOVE FTG. IN GROUTED CORE. W/6" 90 DEG. HOOK IN GROUTED CORE.
- 1-CRS 8"x4"x16" CONC. BLOCK.
- 5-CRS 10" CONC. BLOCK.
- #4 REBAR 48" O.C. VERTICAL 2" FROM SOIL.
- 1/2"x12" ANCHOR BOLTS 48" O.C. TO SHARE COMMON FULLY GROUTED CORES MIN. 7" EMBEDMENT.
- 40 MIL. POLYMER-MODIFIED ASPHALT OR 6 MIL POLY FTG. TO TOP OF FOUNDATION WATERPROOFING.
- 2x12 TRT SILL PLATE.
- 8" CLOSED CELL SILL SEALER
- MIN 40 BAR DIA. LAP ALL VERT. REINFORCEMENT SPLICES.

A NOSING OF NOT LESS THAN 3/4" OR MORE THAN 1 1/4" IS REQUIRED AND IS NOT REQ. IF TREAD DEPTH IS MIN. 11" RISER MAY BE OPEN PROVIDED THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

1/2" AC PLYWOOD SECURED TO DBL STAIR HEADER W/4-8d CC NAILS PER STRINGER, STRINGERS SECURED TO PLYWOOD W/4-16d CC NAILS PER STRINGER.

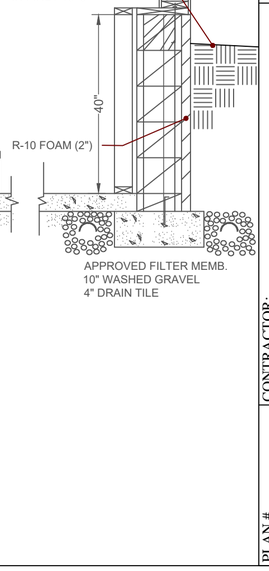
STAIR SYSTEM:

- 3-2x12 STRINGERS D-FIR
- 1x8 PINE RISERS
- 5/4x10" 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 UNUSABLE UNDER STAIRS.
- 6'8" MIN. HEADROOM.

LANDING SYSTEM:

- LANDINGS FOR STAIRWAYS: THERE SHALL BE A FLOOR 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.
- LANDING AT DOORS: THERE SHALL BE A FLOOR OR LANDING AT A ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR 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.

4" MIN. NET DEPTH OF STAIR STRINGERS AT CUT OUTS.



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

CONTRACTOR: BIGELOW HOMES
OWNER:
Eagle Meadows-Model
Lot 9, Block 2

PLAN # GV163
DATE: 11.12.26
Drawn By: GFV
SHEET # 4 OF 5

DESCRIPTION: MAIN FLOOR

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

ADJUSTMENT CALCULATION EXAMPLE
REQUIRED BRACING LENGTH x EXPOSURE FACTOR x ROOF TO EAVE TOTAL x WALL HEIGHT TOTAL x NUMBER OF BRACED LINES = REQUIRED BRACING LENGTH

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	56.0 FT.	10.0 FT.	1.0	1.0	0.95	1.45	13.5 FT.	15.0 FT.
2	CS-WSP	66.0 FT.	10.5 FT.	1.0	1.0	0.95	1.45	14.5 FT.	20.0 FT.
3	CS-WSP	32.0 FT.	5.1 FT.	1.0	1.0	0.95	1.45	7.0 FT.	8.0 FT.

DESCRIPTION: MAIN FLOOR

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A	CS-WSP	21.0 FT.	3.5 FT.	1.0	1.0	0.95	1.60	5.5 FT.	8.0 FT.
B	CS-WSP	47.0 FT.	7.4 FT.	1.0	1.0	0.95	1.60	11.25 FT.	14.0 FT.
C	CS-WSP	21.0 FT.	3.5 FT.	1.0	1.0	0.95	1.60	5.5 FT.	8.0 FT.
D	CS-WSP	28.0 FT.	5.5 FT.	1.0	1.0	0.95	1.60	9.2 FT.	12.0 FT.

DESCRIPTION: LOWER FLOOR

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

ADJUSTMENT CALCULATION EXAMPLE
REQUIRED BRACING LENGTH x EXPOSURE FACTOR x ROOF TO EAVE TOTAL x WALL HEIGHT TOTAL x NUMBER OF BRACED LINES = REQUIRED BRACING LENGTH

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	56.0 FT.	10.0 FT.	1.0	1.0	0.95	1.45	13.75 FT.	16.0 FT.

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 Vult (mph)					
				110	115	130	110	115	130
				Exposure B			Exposure C		
2 x 4 No.2 Grade	0	10	18	1000	1000	1000	1000	1000	1050
	1	10	9	1000	1000	1000	1000	1000	1750
			16	1000	1025	2050	2075	2500	3950
			18	1000	1275	2375	2400	2850	DR
	2	10	9	1000	1000	1475	1500	1875	3125
			16	1775	2175	3525	3550	4125	DR
			18	2075	2500	3950	3975	DR	DR
	2	12	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	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
	4	12	9	1450	1750	2700	2725	3125	DR
			16	2050	2400	DR	DR	DR	DR
			18	3350	3800	DR	DR	DR	DR

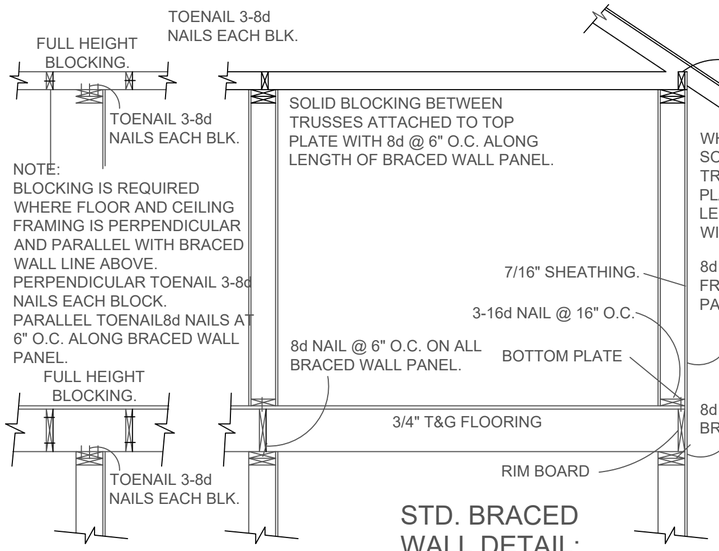
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s

DR = Design Required

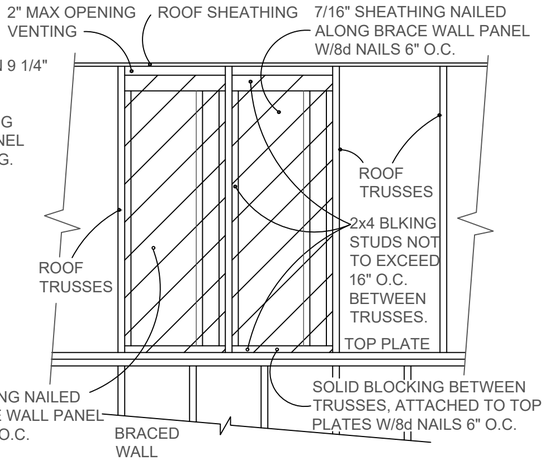
a. Straps shall be installed in accordance with manufacturer's recommendations.

WALL BRACING NOTES: CS-WSP

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.

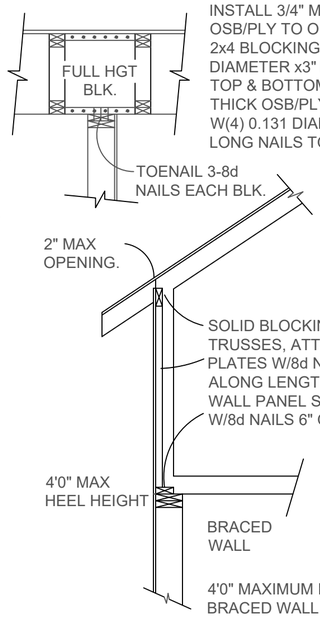


STD. BRACED WALL DETAIL:



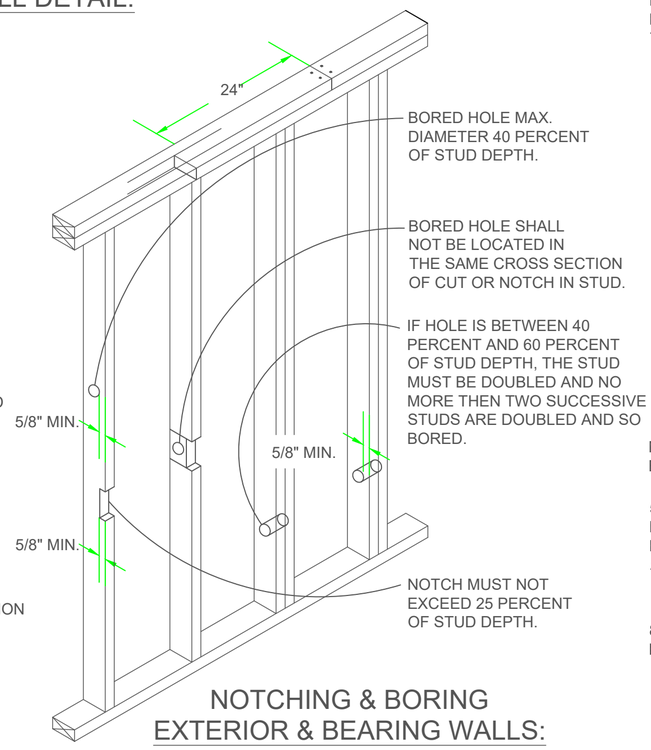
HEEL HEIGHT THAT EXCEEDS 4'0" BRACED WALL PANEL CONNECTION TO PERPENDICULAR TRUSSES

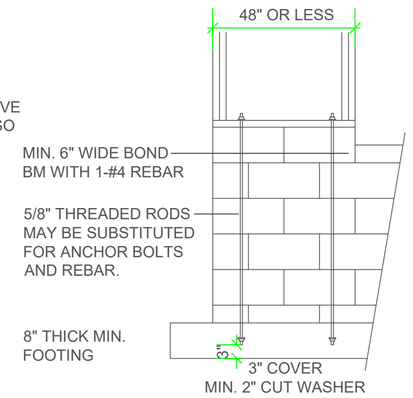
BLOCKING DETAIL TALL HEEL



INSTALL 3/4" MIN. THICK OSB/PLY TO ONE SIDE OF 2x4 BLOCKING W(6) 0.131" DIAMETER x3" LONG NAILS TOP & BOTTOM OR 1/2" MIN. THICK OSB/PLY TO EACH SIDE W(4) 0.131 DIAMETER x3" LONG NAILS TOP & BOTTOM.

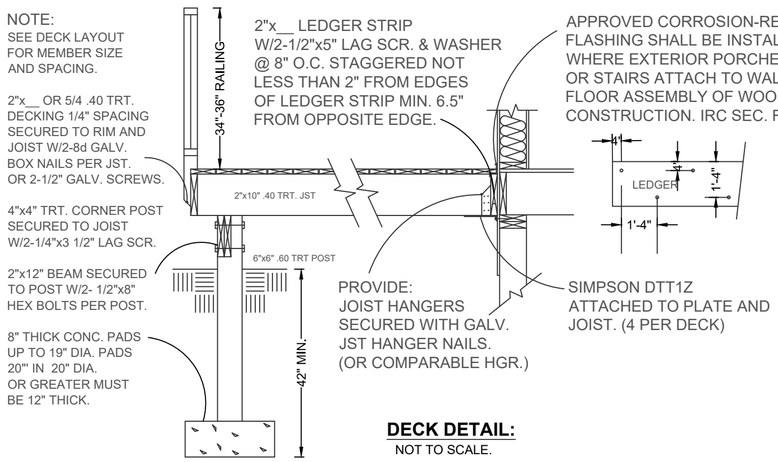
NOTCHING & BORING EXTERIOR & BEARING WALLS:





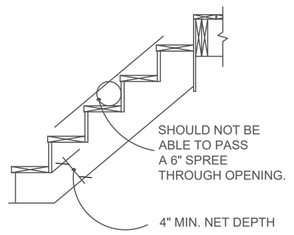
STEM WALL REINFORCING:
REQ. IF 4'-0" OR LESS.
NOT TO SCALE.

BLOCKING DETAIL TALL HEEL:



DECK DETAIL:
NOT TO SCALE.

1/2" .60 TRT. PLY SECURED TO RIM JST. W/4-8d GALV. BOX NAILS PER STRINGER.
2x12 .40 TRT. STRINGERS 18" O.C. SECURED TO .60 TRT. PLYWOOD W/4-16d GALV. BOX NAILS PER STRINGER.
7 3/4" MAX RISER
CLOSED OR 4" MAX. OPENING.
2x10 .40 TRT. TREADS SECURED TO STRINGERS W/4-16d GALV. BOX NAILS OR
(5/4 .40TRT. TREADS SECURED TO STRINGERS W/4-16d GALV. BOX NAILS)



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 as Drawn. Additional changes will require a change order form.

BIGELOW HOMES
Tradition. Excellence.
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PLAN # GV163
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SHEET # 5 OF 5