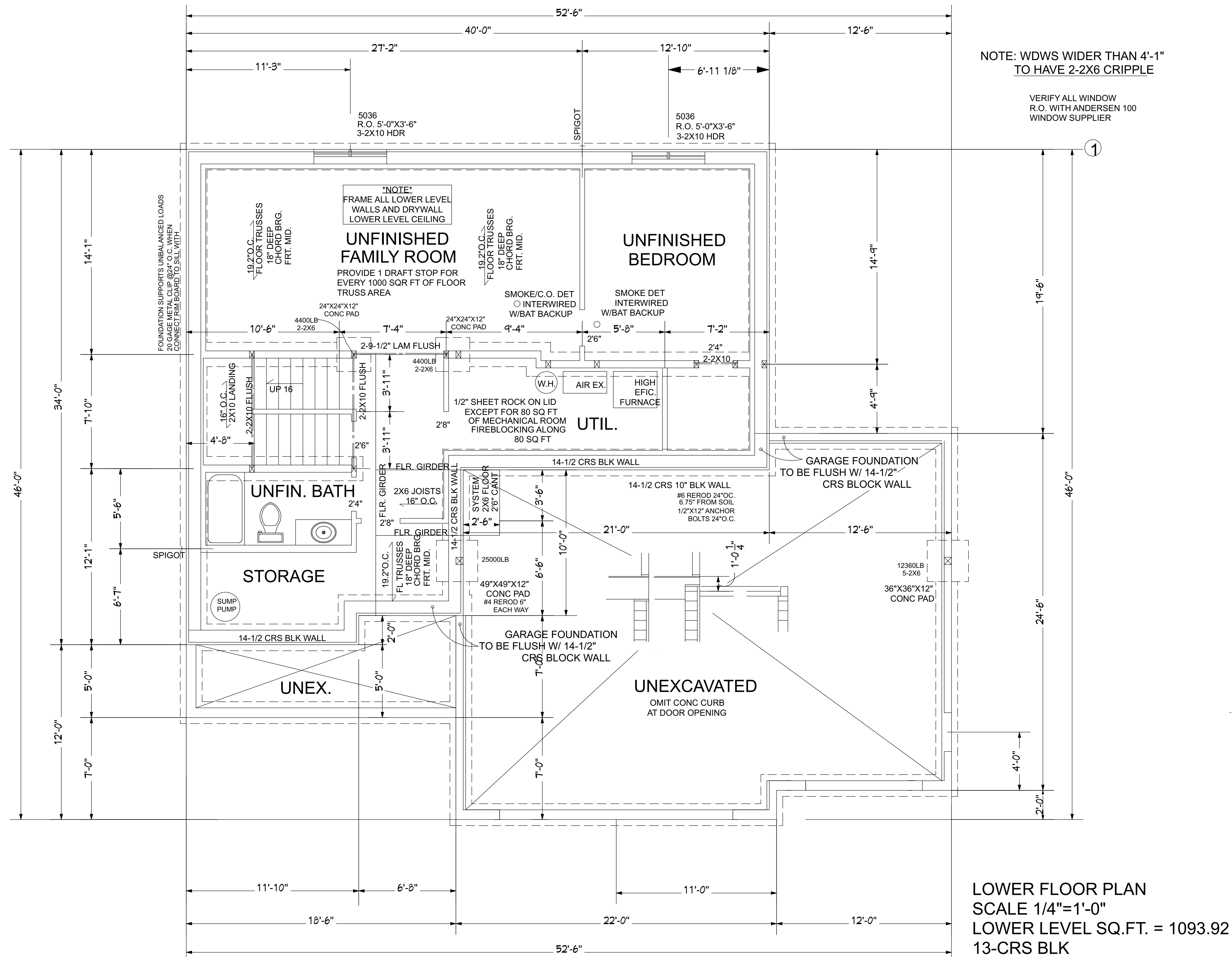

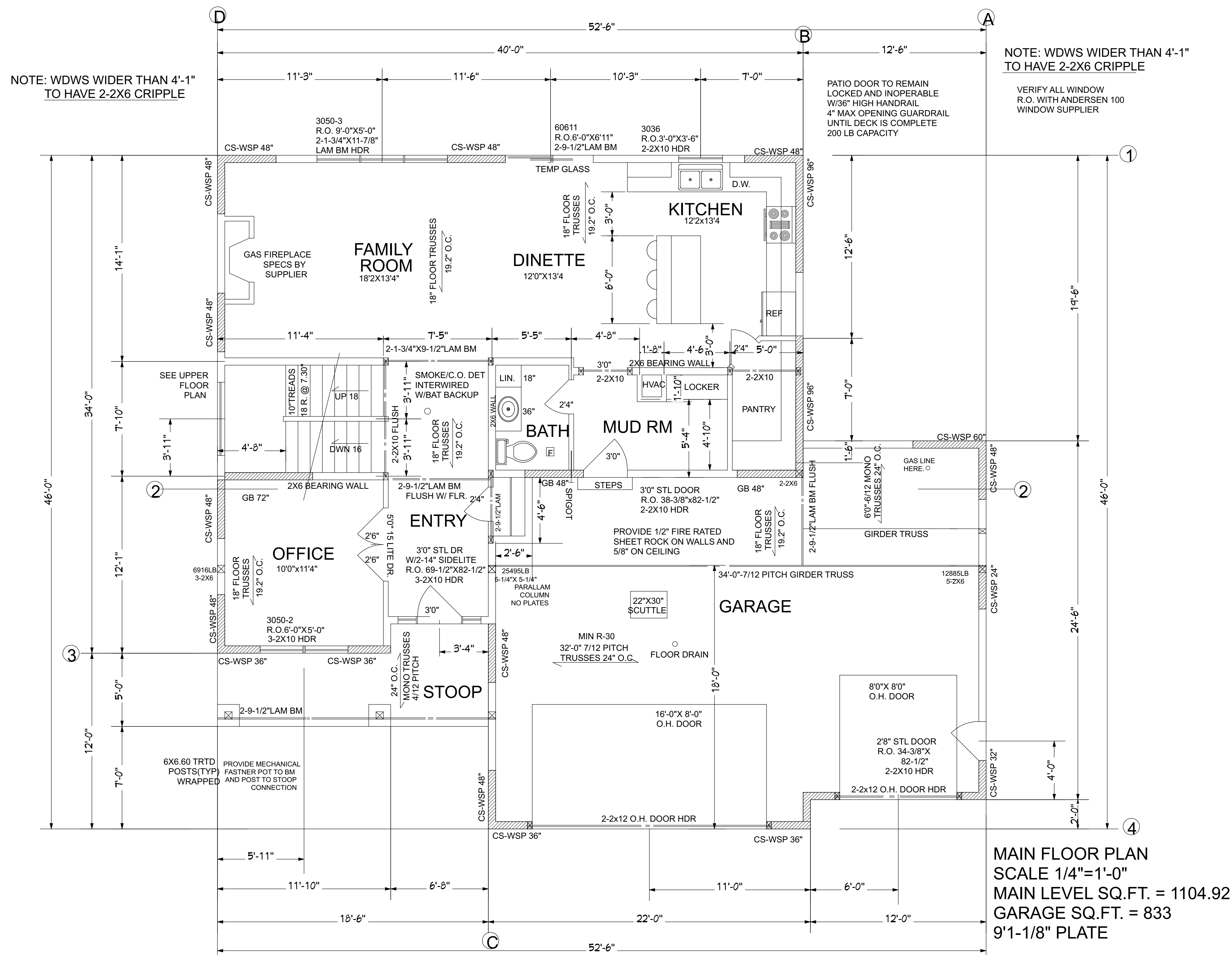


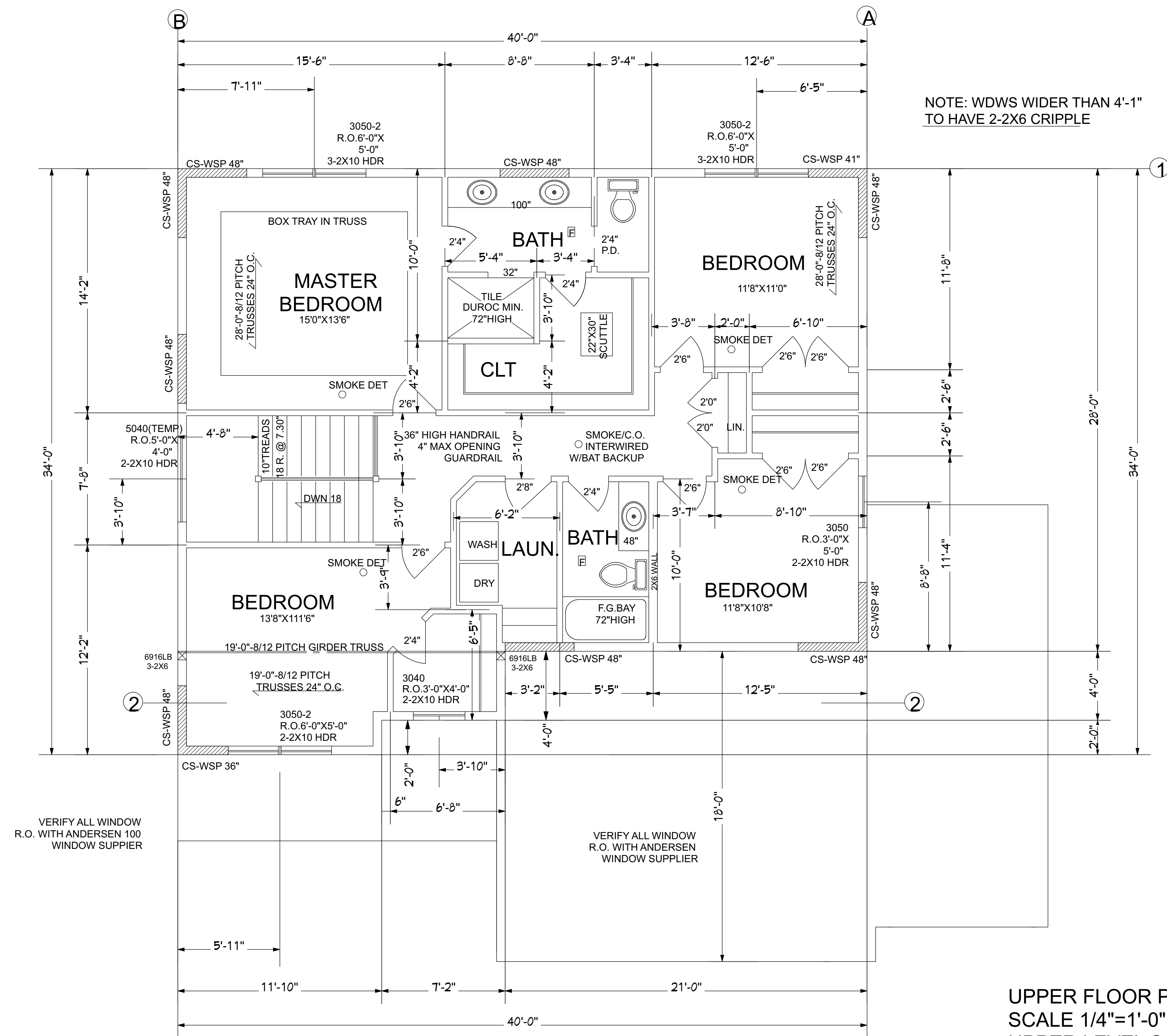
Plan #: GV023		Plan In:		CONTRACTOR: BIGELOW HOMES	BIGELOW HOMES	These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.	Buyer:	Date	These plans are intended by Bigelow Enterprises INC. as a guide for builders who are knowledgeable about 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.
S.Q. FT.		Rough:							
REV. 0									
By: GFV		OWNER: Komet Acres Lot 4 Block 1							
Sheet: OF: 1 6		Final: 06.05.24		4057 28th Street NW Suite 100 Rochester MN 55901 (507-529-1161)		Sales Rep.		Date	




Plan #:	GV023	CONTRACTOR:		 <p>BIGELOW HOMES</p> <p><i>Tradition. Excellence.</i></p> <p>4057 28th Street NW Suite 100 Rochester MN 55901 (507-529-1161)</p>	<p>These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.</p>	<p>Buyer:</p>	<p>Date</p>
Sq. Ft.		<p>BIGELOW HOMES</p>					
REV.	0	<p>OWNER:</p>					
By:	GFV	<p>Komet Acres Lot 4 Block 1</p>		<p>Sales Rep.</p>	<p>Date</p>		
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Plan 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Plan #:		CONTRACTOR:		<div><div><div>BIGELOW</div><div>HOMES</div></div><div><div>Tradition. Excellence.</div><div>4057 28th Street NW Suite 100</div><div>Rochester MN 55901 (507-529-1161)</div></div></div>	These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.	Buyer:	Date
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GV023		Komet Acres Lot 4 Block 1					
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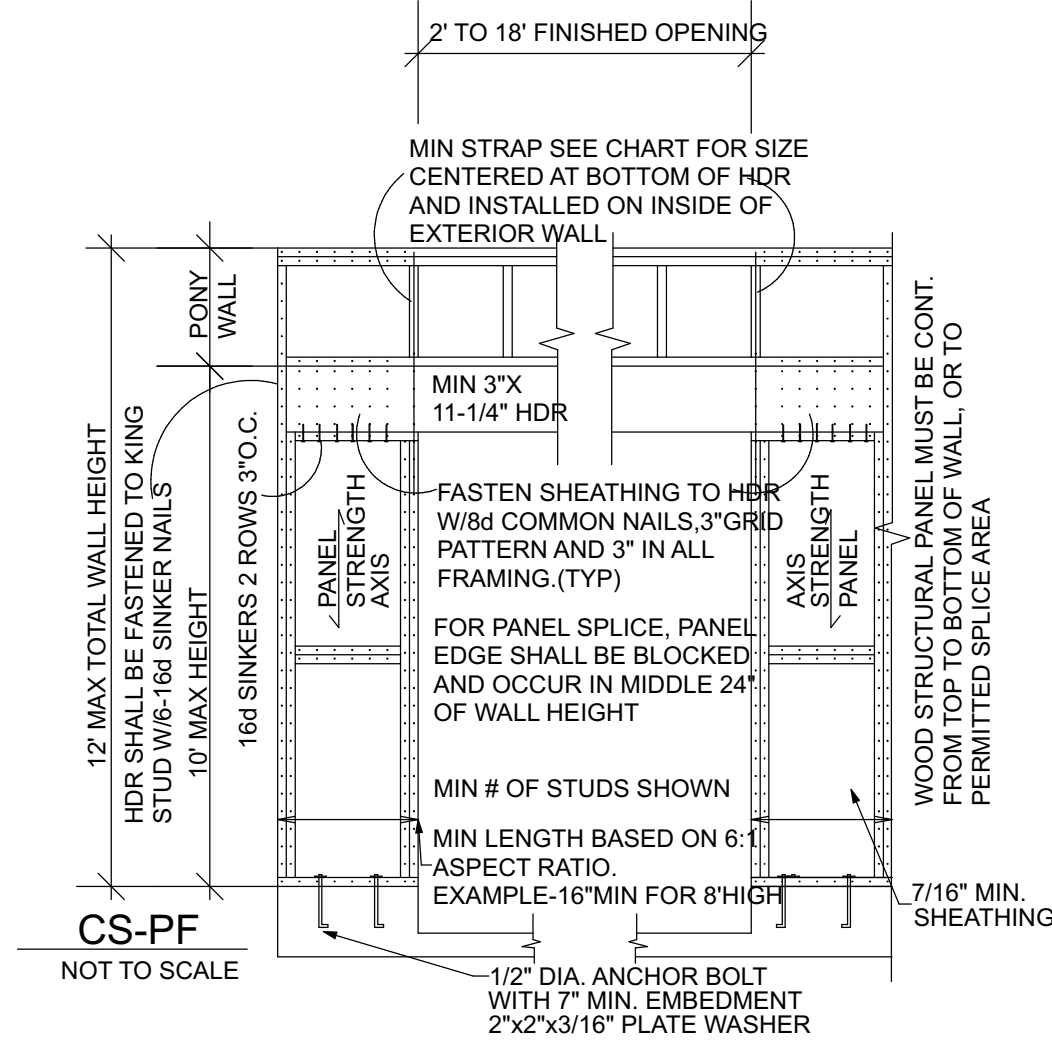
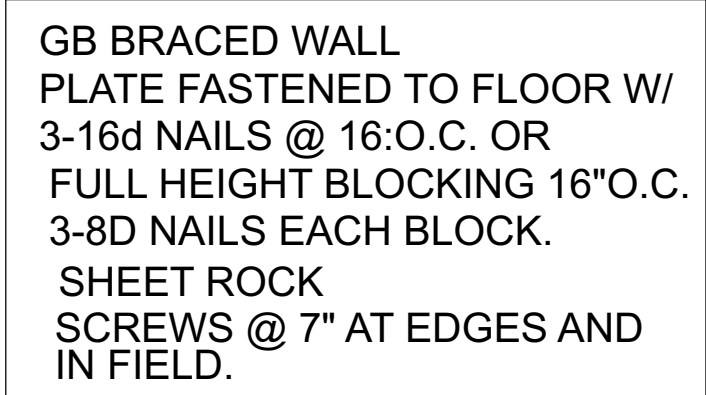
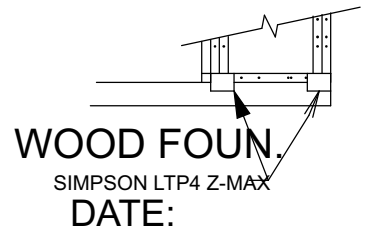
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BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90mph)						* ADJUSTMENT CALCULATION EXAMPLE			
BRACED WALL LINE	BRACING METHOD TABLE R602.10.4.1	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR	ROOF TO EAVE CONDITION	REQUIRED EXPOSURE		REQUIRED BRACING	
						LENGTH	X EAVE	X TOTAL	LENGTH
①	CS-WSP	31 FT.	5.1'	1.0	0.88	0.90	1.0	4.0'	11.5'
②	CS-WSP	31 FT.	5.1'	1.0	0.88	0.90	1.0	4.0'	10.5'

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	ROOF TO EAVE CONDITION TOTAL	REQUIRED EXPOSURE BRACING X FACTOR LENGTH	ROOF TO EAVE X FACTOR TOTAL	WALL X HIGH X TOTAL BRACED LENGTH	REQUIRED BRACING LENGTH
A	CS-WSP	40 FT	6.0'	1.0	0.88	0.90	1.0	4.7'	8.0'
B	CS-WSP	40 FT	6.0'	1.0	0.88	0.90	1.0	4.7'	12.0'

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 CATEGORY	ROOF TO EAVE CONDITION	REQUIRED EXPOSURE TO WIND	REQUIRED ROOF TO EAVE	REQUIRED WALL HEIGHT	REQUIRED BRACING LENGTH
						BRACING X FACTOR	X EAVE	X HEIGHT	BRACING X FACTOR
①	CS-WSP	23 FT.	7.25'	1.0	0.94	0.95	1.45	9.3'	12.0'
②	GB	23 FT.	14.65'	1.0	0.94	0.95	1.45	18.9'	19.0'
③	CS-WSP	11 FT.	3.8'	1.0	0.91	0.95	1.45	4.7'	5.0'
④	CS-WSP	21 FT.	3.45'	1.0	1.0	1.05	1.45	5.2'	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	ROOF TO EAVE CONDITION TOTAL	REQUIRED EXPOSURE BRACING X FACTOR	ROOF TO WALL EAVE X TOTAL	WALL HEIGHT X TOTAL	NUMBER BRACED LINES	REQUIRED BRACING LENGTH
						REQUIRED EXPOSURE BRACING X FACTOR	ROOF TO WALL EAVE X TOTAL	WALL HEIGHT X TOTAL	NUMBER BRACED LINES	REQUIRED BRACING LENGTH
A	CS-WSP	32 FT.	5.2'	1.0	1.0	1.05	1.45	7.9'	8.67'	
B	CS-WSP	40 FT.	12.0'	1.0	0.94	0.95	1.45	15.5'	16.0'	
C	CS-WSP	32 FT.	5.2'	1.0	1.0	1.05	1.45	7.9'	8.0'	
D	CS-WSP	40 FT.	12.0'	1.0	0.94	0.95	1.45	15.5'	16.0'	



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 CAPACITY REQ. 90 MPH WIND	
				EXPOSURE B	EXPOSURE C
2X4 NO.2 GRADE	O	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

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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.

4057 28th Street NW Suite 100
Rochester MN 55901 (507-529-1161)

Komet Acres Lot 4 Block 1

by: GFV	
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Final: 06.05.24

HANDRAILS:

PROVIDE TYPE 1 OR TYPE 2 HANDAIL 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 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 TUN. THE USE OF A VOLUTE, TURNOUT OR STARING 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 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.

GENERAL NOTES:

- * 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 5000 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 CANTILEVERED 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.
- * MINIMUM BSMNT CEILING HGTS. 7'0" MIN
- * WINDOWS AND DOORS ARE TO BE SEALED TO PREVENT THE ENTRY OF OUTSIDE AIR. SEE MFG'S INSTALLATION.

RADON VENT:

HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONT. CRS OF SOLID MASONRY, OR 1 CRS MASORY 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 IMMEDIATLY BELOW THAT LEDGE SHALL BE SEALED. JOINTS CRACKS, OR OTHER OPENINGS AROUND PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONARY WALL. WOOD FOUNDATION WALS 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 PERMIABLE MATERIAL AT IT FITTING WITH ONE 10" 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 REQ FAN, MIN 24"DIA. CENTERED ON AXIS OF VENT STACK A MIN VERTICAL DISTANCE OF 36" RADON PIPES SHALL BE IDENTIFIED WTH ONE LABEL ON EACH FLOOR, LABEL SHALL READ(RADON REDUCTION SYSTEM)

ROOF SYSTEM:

- * 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.
- * 20 YEAR 3 TAB ASPHALT SHINGLES
- * PROVIDE STEEL SUPPLEMENTAL UPLIFT BRACKETS FOR ALL TRUSSES.
- * PROVIDE CLIPS AS REQUIRED FOR ROOF SHEATHING
- * NEW ROOF COVERINGS SHALL NOT BE INSTALLED WITHOUT FIRST REMOVING EXISTING ROOF COVERINGS WHEN THE EXISTING ROOF HAS TWO OR MORE APPLICATIONS OF ANY TYPE OF ROOF COVERING.

EAVE SYSTEM:

- * 2X6 SUBFASCIA
- * ALUMINUM FASCIA
- * 2X4 LOOKOUTS 24" O.C.
- * ALUMINUM SOFFIT W/CANT VENT
- * AIR CHTUES 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-R20
- * 4 MIL POLY PERM VAPOR BARRIER TAPED @ JOINTS
- * 1/2" SHEET ROCK
- * 2-2X12 HDRS ON ALL OPENINGS UNLESS OTHERWISE NOTED.

FIREBLOCKING AND DRAFTSTOPS:

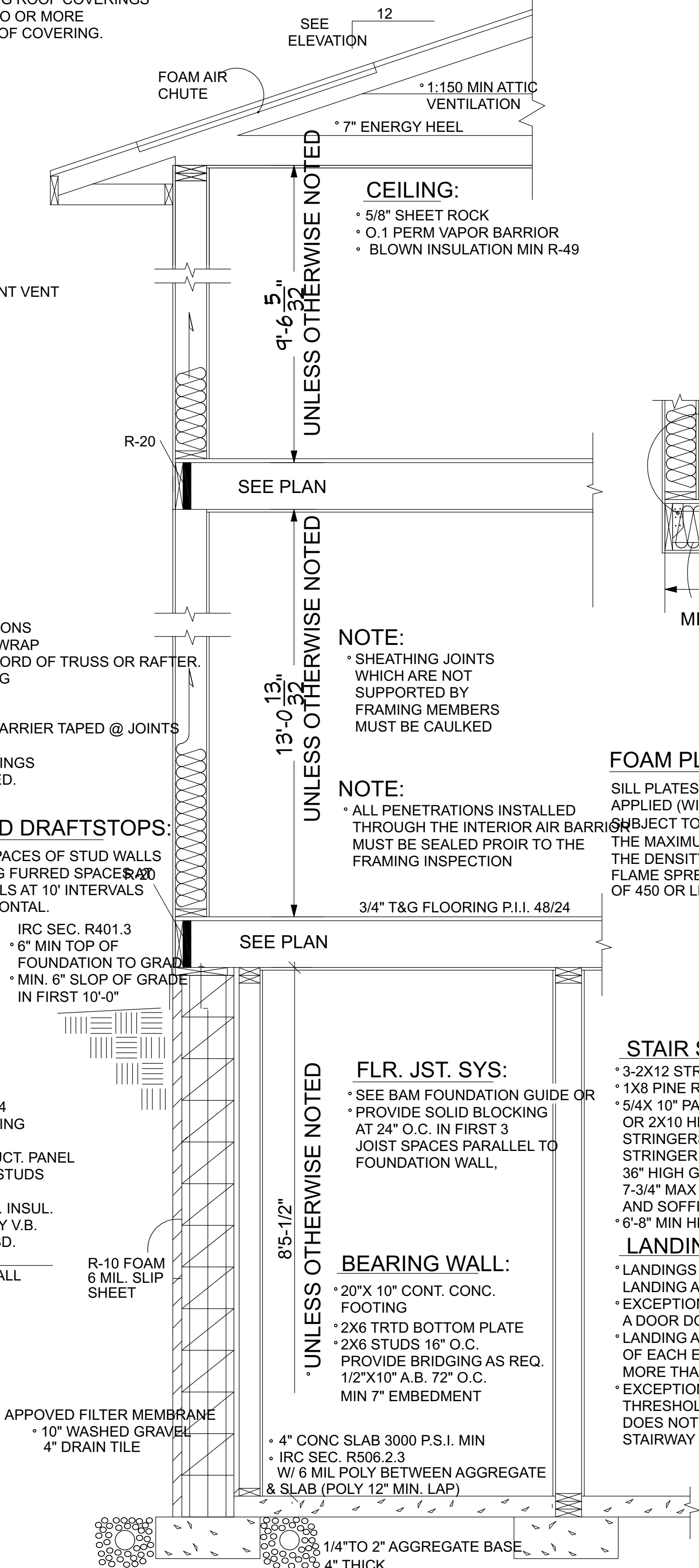
- * PROVIDE IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AND CEILINGS AND FLOOR VEVELS AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

WINDWASH BARRIER:

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

ENG. PRODUCTS

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.



13 CRS. BSMNT:

- * 20"x10" CONC FOOTING
- * 13-CRS 10" CONC BLOCK
- * #6 REROD 32" O.C. VERTICAL ,6-3/4" FROM SOIL SIDE FACE OF WALL
- * 1/2"x10" ANCHOR BOLTS 32" O.C. TO SHARE FULLY GROUTED CORES. MIN 7" EMBEDMENT
- * 2X12 ,40 TRTD SILL PLATE
- * 10" CLOSED CELL SILL SEAL
- * 40-MIL POLYMER-MODIFIED ASPHALT OR
- * 6 MIL POLY FROM FOOTING TO TOP FOUND.
- * WATERPROOFING MIN 40 BAR DIA. LAP ALL VERTICAL REINFORCEMENT.

FOAM PLASTIC

SILL PLATES & HEADERS. FOAM PLASTIC SHALL BE PERMITTED TO BE SPRAYED OR APPLIED (WITHOUT THERMAL BARRIER) TO A SILL PLATE AND HEADER (RIM JOIST) 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.

STAIR SYSTEM:

- * 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.

LANDINGS

- * 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 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.

WALKOUT FOUNDATION

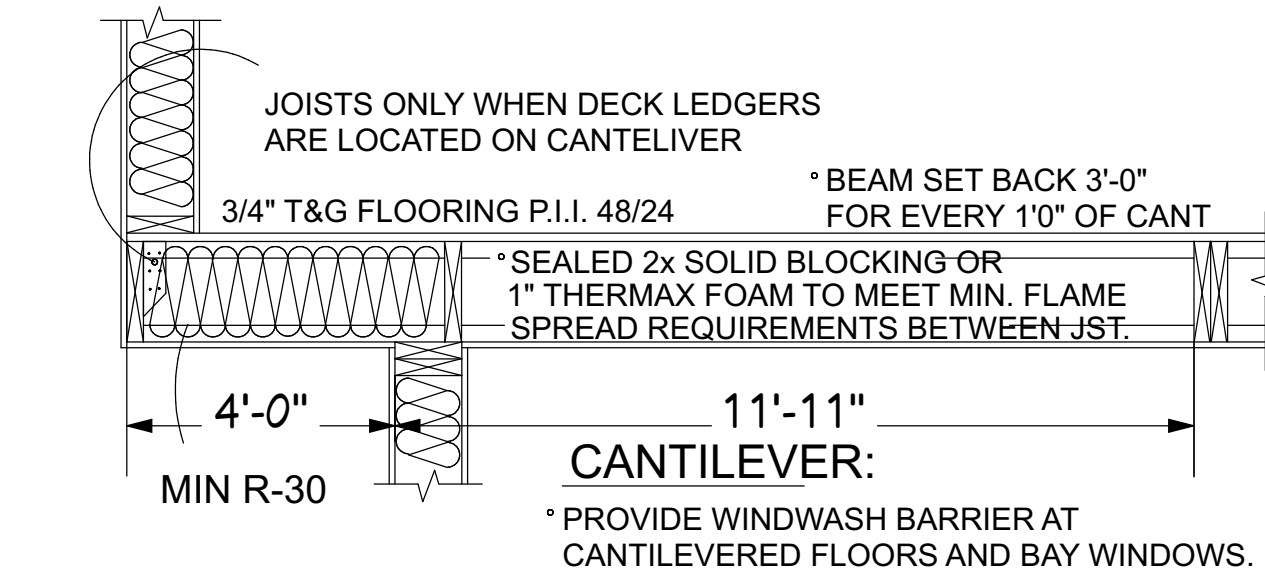
- * 20"x10" CONT FOOTING
- * 5-CRS 10" CONC BLOCK
- * 1-CRS 6"x4"x16" CONC BLOCK
- * #4 REROD 48" O.C. VERTICAL
- * 1/2"x10" ANCHOR BOLT 48" O.C. IN COMMON FULLY GROUTED CORES. MIN 7" EMBEDMENT
- * 2X6 TRTD SILL PLATE
- * 6" SILL SEAL
- * MIN 40 BAR DIA. LAP ALL VERTICAL REINFORCEMENT

EMERGENCY ESCAPE WINDOWS: AND WINDOW WELL

- * 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.

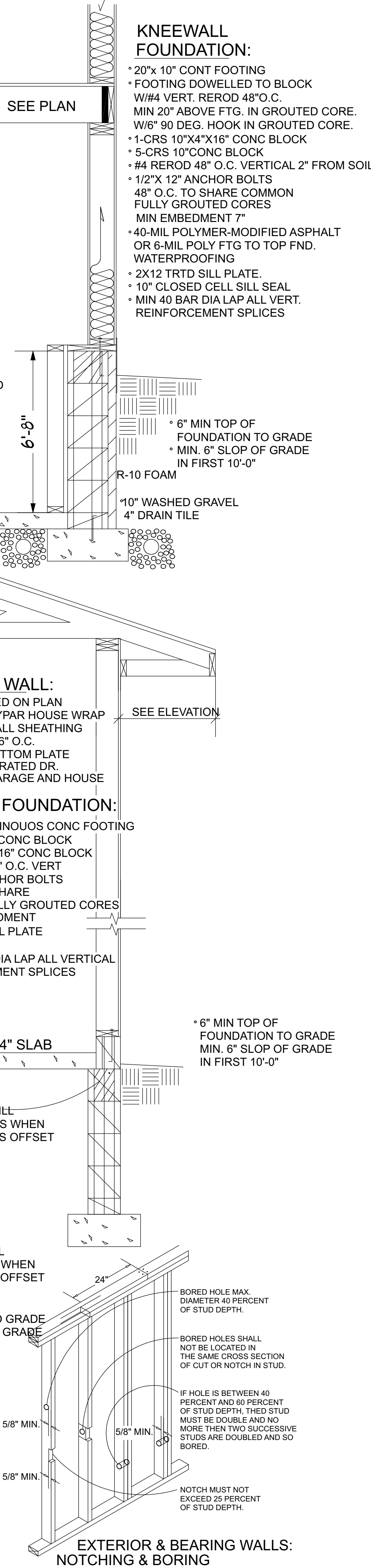
FLASHING & COUNTERFLASHING IRC SEC. R703.8

- * 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.



STOOP

- * 18"x10" CONTINUOUS CONC FOOTING
- * 2-#4 REROD CONC
- * 2-CRS 8" CONC BLOCK
- * #4 REROD 48" O.C. VERT FULLY GROUTED CORES MIN 7" EMBEDMENT
- * MIN 40 BAR DIA LAP ALL VERTICAL REINFORCEMENT SPLICES



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Date	Buyer:	Date	Buyer:	Date	Sales Rep.	CONTRACTOR: BIGELOW HOMES	OWNER: Komet Acres Lot 4 Block 1
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