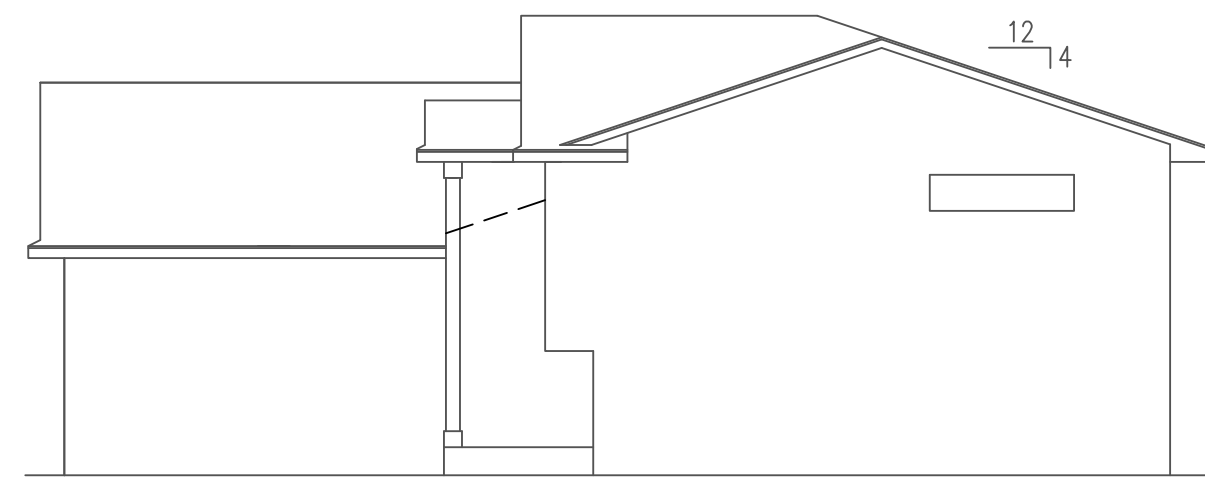
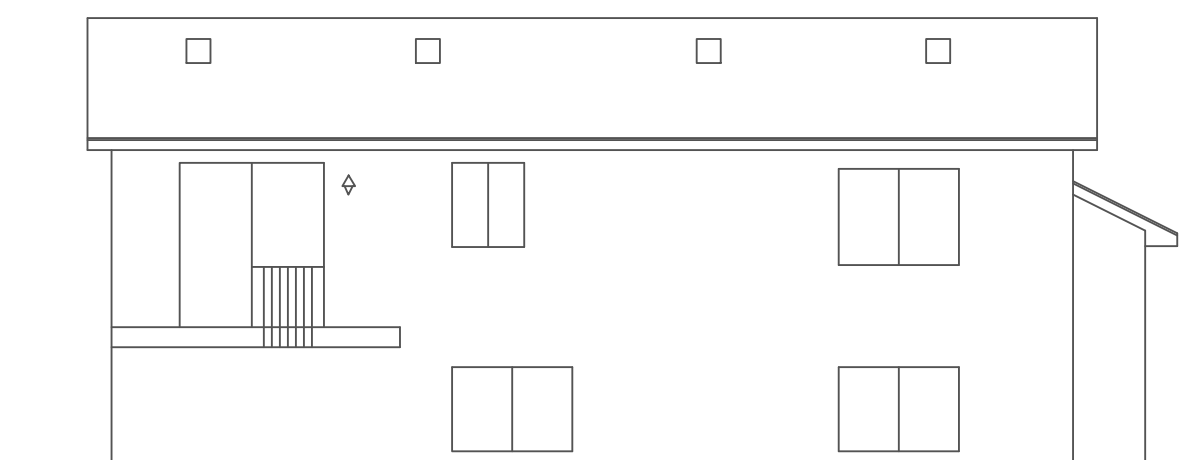


LEFT ELEVATION
SCALE=1/8"



RIGHT ELEVATION
SCALE=1/8"



REAR ELEVATION
SCALE=1/8"



FRONT ELEVATION
SCALE= 1/4"

GENERAL NOTES
1. DESIGNED TO 2000 IRC CODE
2. CENTRAL CIRCULATION SYSTEM
3. ADD 1/2" TO WINDOW OPENINGS FOR INSULATION

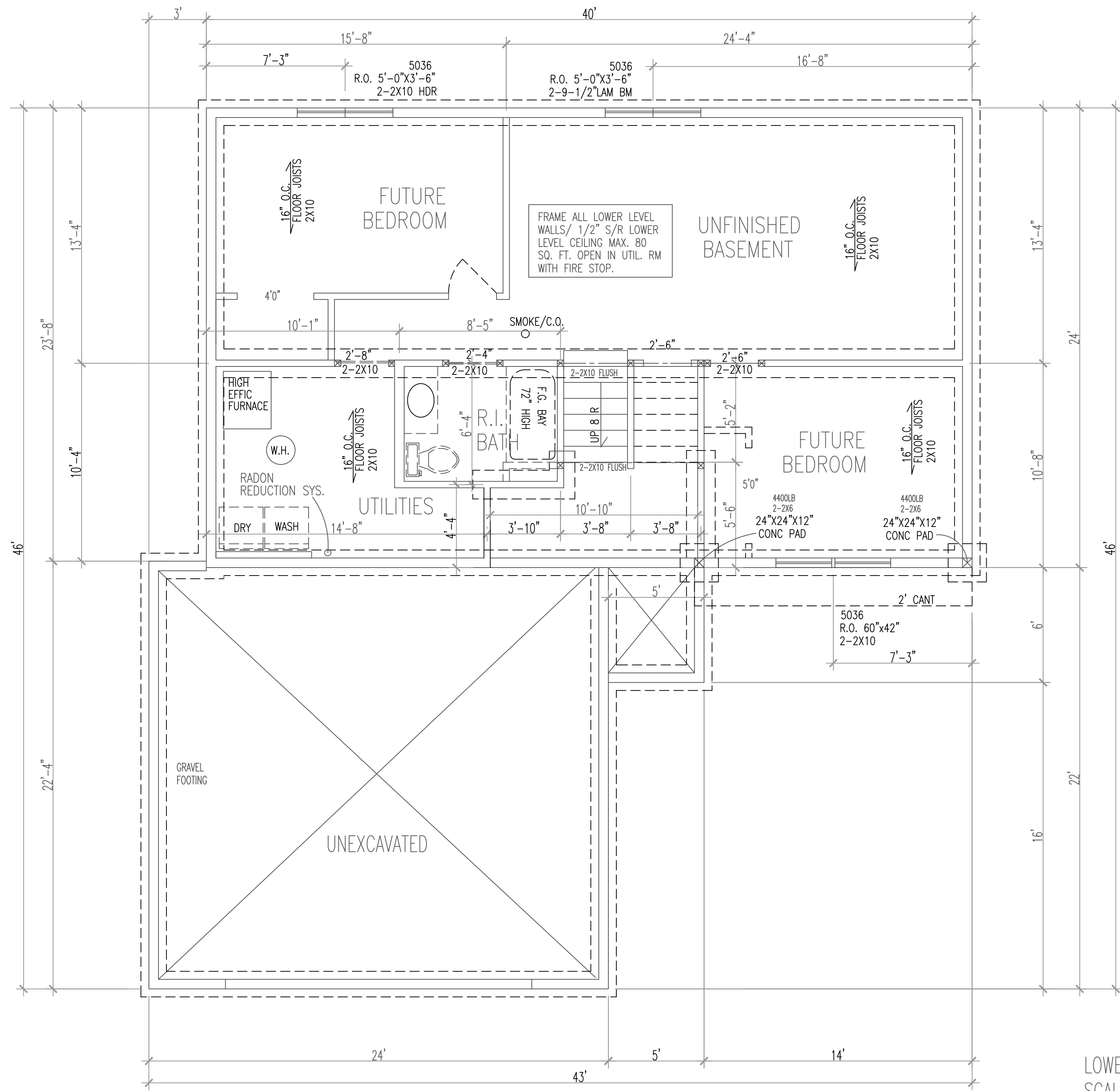
THESE PLANS ARE INTENDED BY BIGELOW ENTERPRISES INC. AS A GUIDE FOR BUILDERS WHO ARE TO BE USED IN CONFORMANCE WITH LOCAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. BIGELOW ENTERPRISES INC. MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THESE PLANS TO CORRECT ANY ERRORS OR OMISSIONS DISCOVERED AND REPORTED BY THE USER. BIGELOW ENTERPRISES INC. SHALL NOT BE RESPONSIBLE 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.

CONTRACTOR: BIGELOW / LENNON
OWNER: NORTHPOINTE MOD. #7-1

DATE	REV
10-03-23	
BY: B.B.	OF:



LOWER FLOOR PLAN
SCALE 1/4"=1'-0"
WOOD FOUNDATION

GENERAL NOTES
1. DESIGNED TO 2000 IRC CODE
2. CENTRAL CIRCULATION SYSTEM
3. ADD 1/2" TO WINDOW OPENINGS FOR INSULATION

THESE PLANS ARE INTENDED BY BIGELOW ENTERPRISES INC. AS A GUIDE FOR BUILDERS WHO ARE TO BE CONSULTED WITH REGARD TO CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. BIGELOW ENTERPRISES INC. WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS DISCOVERED AND REPORTED BY THE CONTRACTOR AND SPECIFICATIONS BY THE CONTRACTOR. BIGELOW ENTERPRISES INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR IMPROPER CONSTRUCTION THEREAFTER.

Buyer	Date
Buyer	Date
Sales Rep	Date

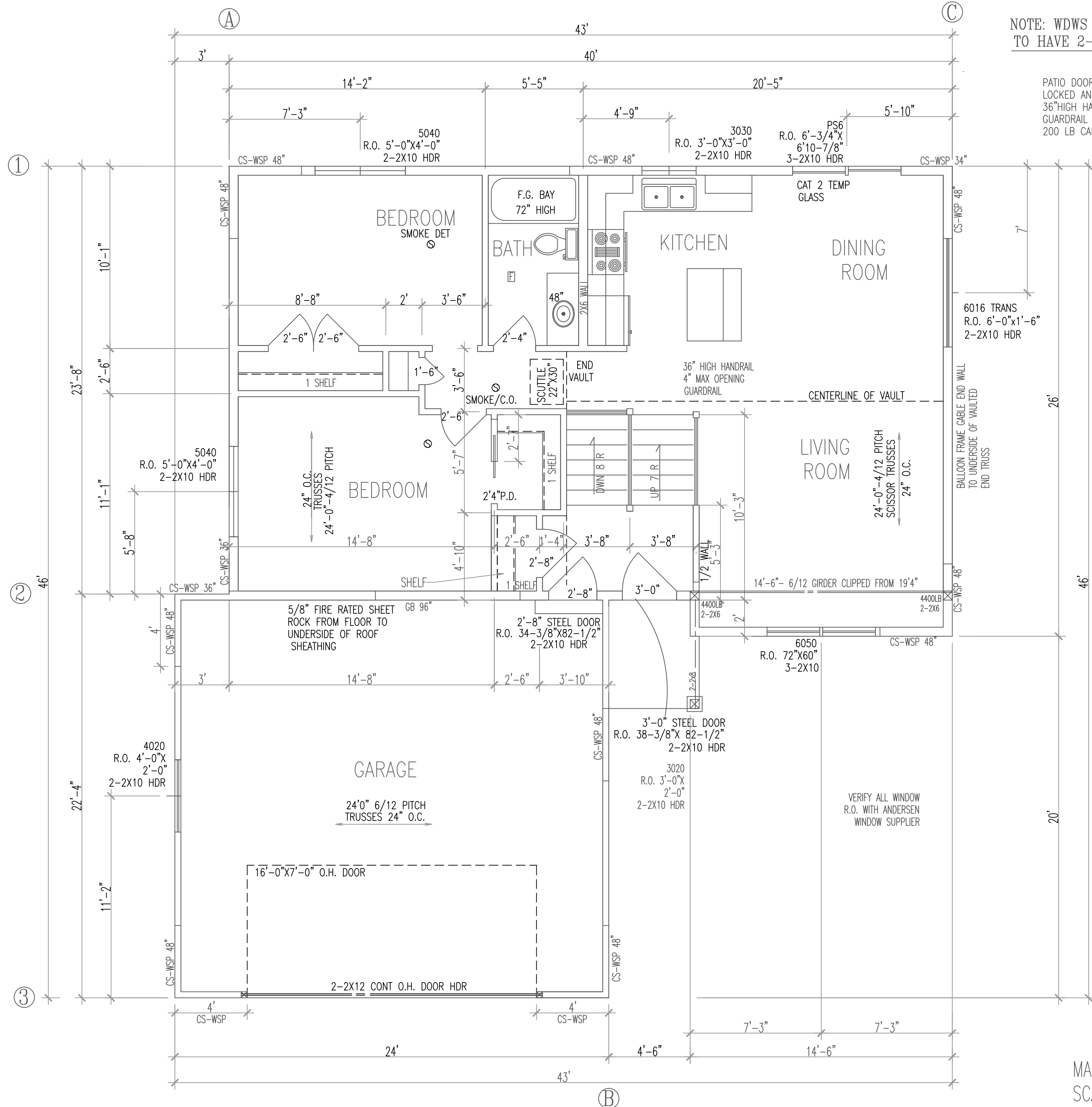
These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.

CONTRACTOR: BIGELOW / LENNON

OWNER: NORTHPOINTE MOD. #7-1

DATE	REV	BY	CHK
10-03-23		B.B.	

SHEET 10-03-23 OF 1



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

PATIO DOOR TO REMAIN LOCKED AND INOPERABLE W/ 36" HIGH HANDRAIL 4" MAX OPENING GUARDRAIL UNTIL DECK IS COMPLETE 200 LB CAPACITY

MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"
8'-1/8" PLATE

GENERAL NOTES
1. DESIGNED TO 2000 IRC CODE
2. CENTRAL CIRCULATION SYSTEM
3. ADD 1/2" TO WINDOW OPENINGS FOR INSULATION

THESE PLANS ARE INTENDED BY BIGELOW ENTERPRISES INC. AS A GUIDE FOR BUILDERS WHO ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. BIGELOW ENTERPRISES INC. WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS DISCOVERED AND REPORTED BY THE BUYER. BIGELOW ENTERPRISES INC. WILL NOT BE RESPONSIBLE 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.

CONTRACTOR: BIGELOW / LENNON
OWNER: NORTHPOINTE MOD. #7-1

DATE	REV
10-03-23	1

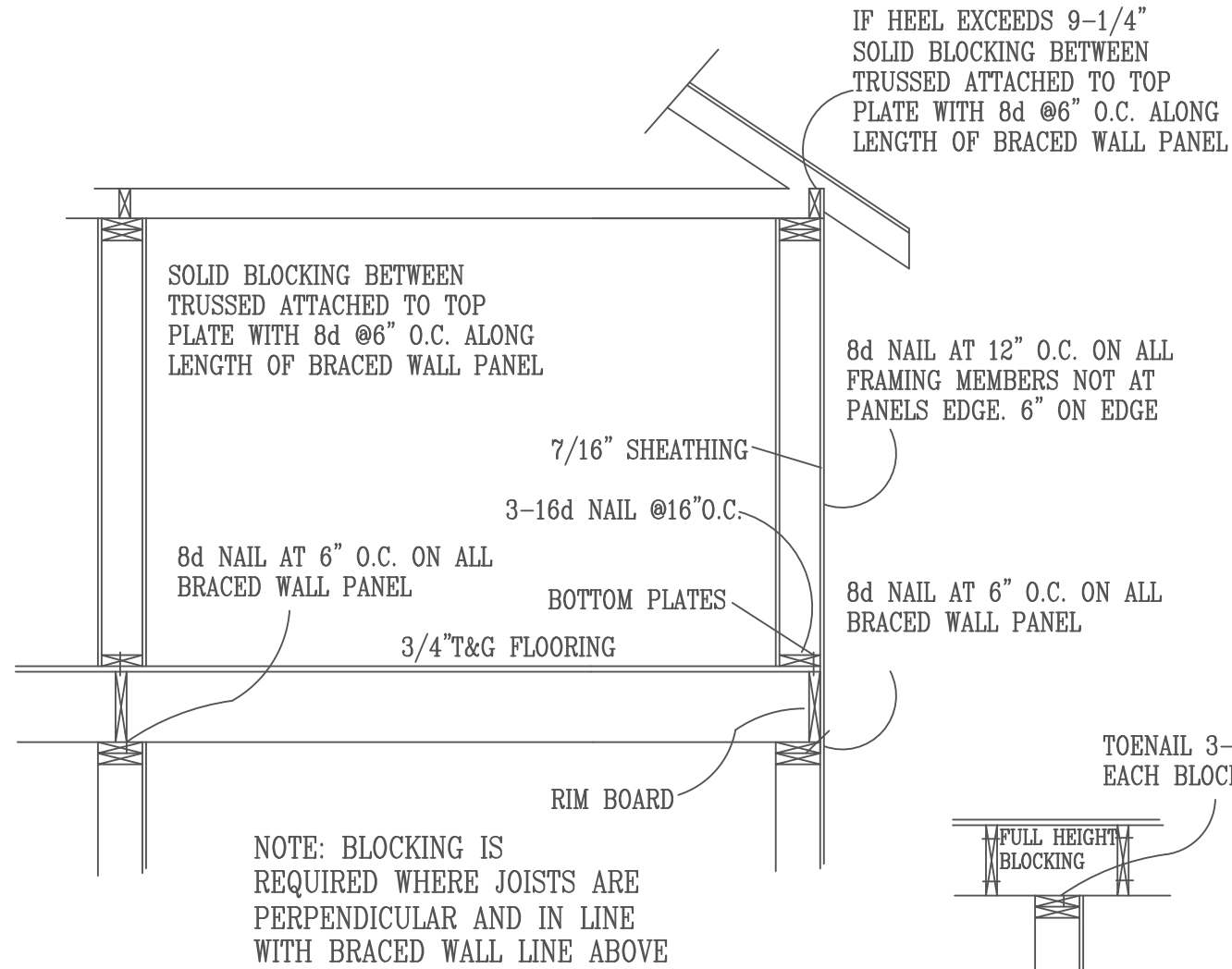
FILE NO: 2313928
SHEET NO: 989.00
BY: B.B.
CHECKED BY: OF

DISCRPTION: MAIN FLOOR

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90mph)									
BRACED WALL LINE	BRACING METHOD TABLE R602.10.4.1	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR	ROOF TO EAVE TOTAL	* ADJUSTMENT CALCULATION EXAMPLE			
						REQUIRED BRACING LENGTH	EXPOSURE X FACTOR	ROOF TO EAVE TOTAL	WALL HEIGHT X TOTAL
①	CS-WSP	24 FT.	4.1	1.0	0.70	0.90	1.3	3.4'	10.6'
②	GB	24 FT.	8.0'	1.0	0.70	0.90	1.3	6.5'	16.0'
③	CS-PF	20 FT.	3.5'	1.0	0.70	0.95	1.3	3.0'	4.0'

DISCRPTION: MAIN FLOOR

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90mph)									
BRACED WALL LINE	BRACING METHOD TABLE R602.10.4.1	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (FEET)	EXPOSURE FACTOR	ROOF TO EAVE TOTAL	* ADJUSTMENT CALCULATION EXAMPLE			
						REQUIRED BRACING LENGTH	EXPOSURE X FACTOR	ROOF TO EAVE TOTAL	WALL HEIGHT X TOTAL
A	CS-WSP	30 FT	5.0'	1.0	0.70	0.95	1.45	4.8'	8.0'
B	CS-WSP	40 FT.	6.0'	1.0	0.70	0.90	1.45	5.4'	7.0'
C	CS-WSP	30 FT	5.0'	1.0	0.70	0.95	1.45	4.8'	8.0'
D	CS-WSP	40 FT.	6.0'	1.0	0.70	0.90	1.45	5.4'	8.0'

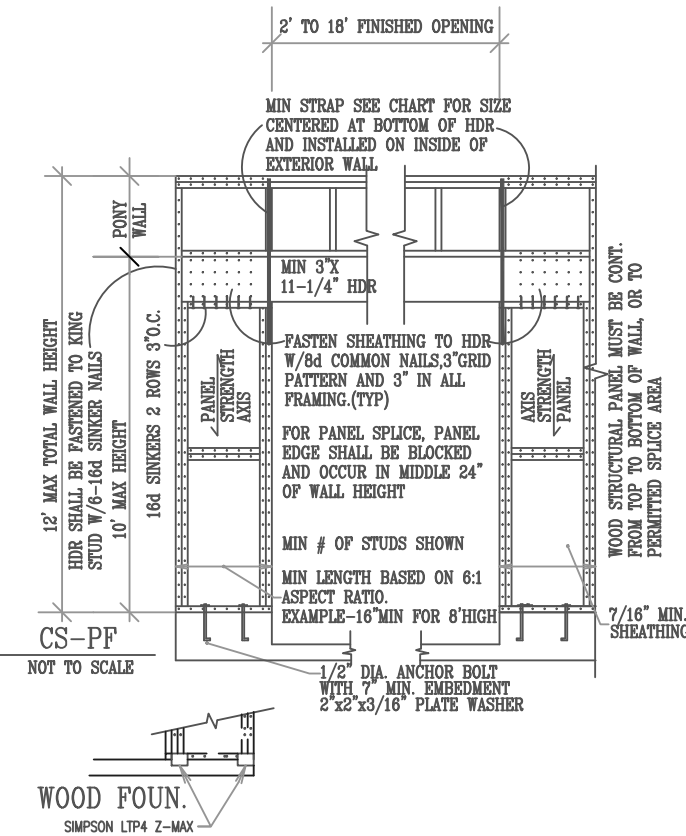


WALL BRACING NOTES: CS-WSP

- 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.

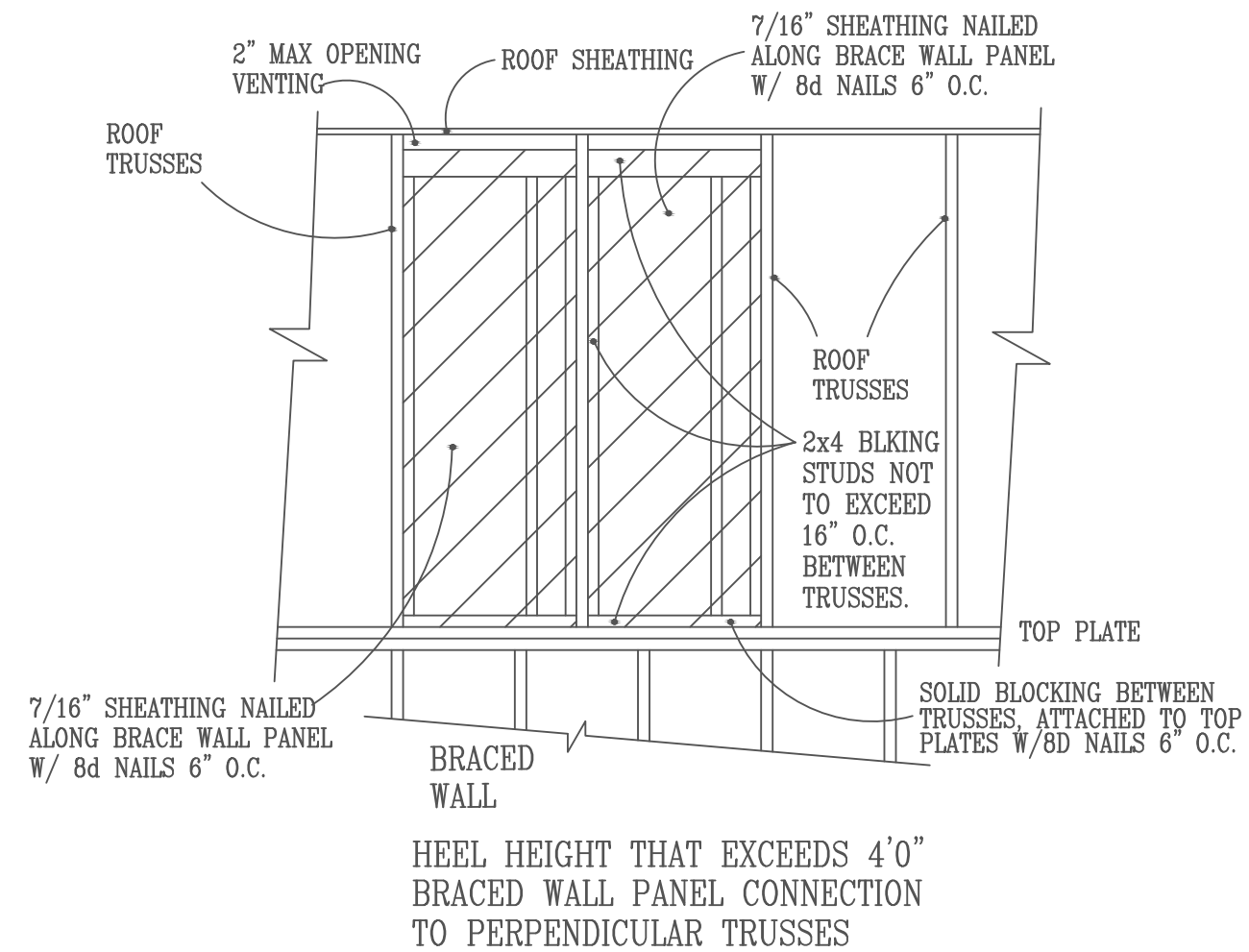
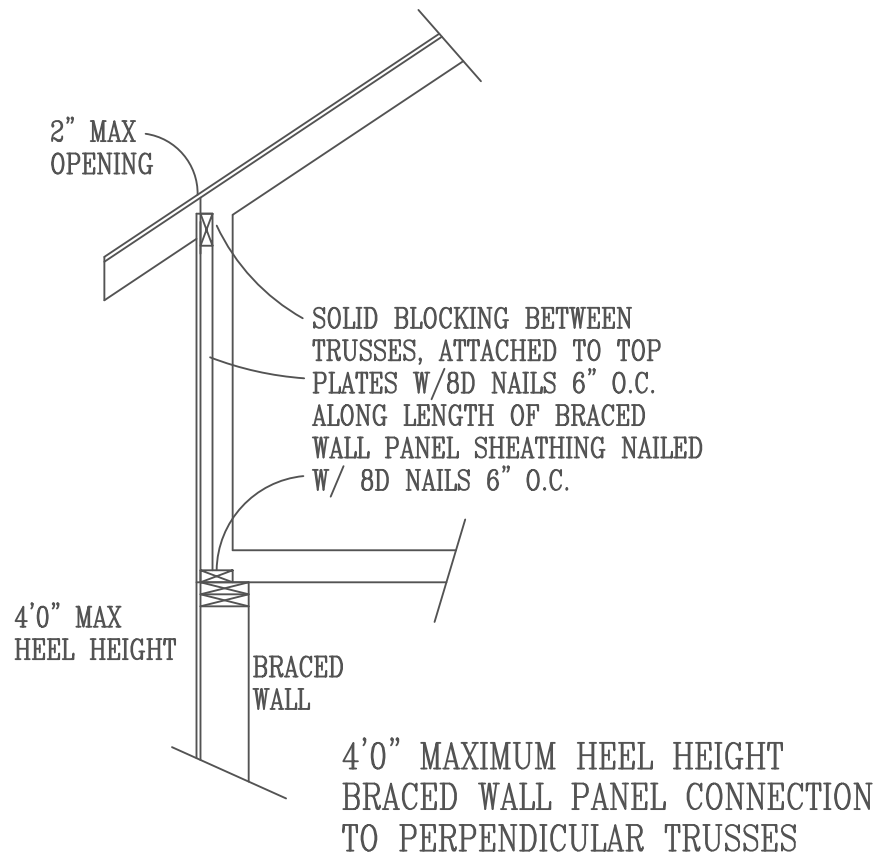
GB INTERIOR BRACED WALL

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



RADON REDUCTION SYSTEM:

HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONT. CRS OF SOLID MASONRY, OR 1 CRS MASONRY GROUDED SOLID OR SOLID CONC CM. AT OR ABOVE FINISHED GRADE TO PREVENT PASSAGE OF AIR FROM INTERIOR OF THE WALL INTO LIVING SPACE. WHERE BROCK 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 GASIGHT PIPE W/R-4 INSUL IN ALL UN-CONDITIONED AREA'S WHERE THE VENT PIPE IS SHALL BE EMBEDDED VERTICALLY INTO SUB SLAB AGGREGATED OR OTHER PERMIABLE MATERIAL. A "T" 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 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 MIN VERTICAL DISTANCE OF 36" RADON PIPES SHALL BE IDENTIFIED WITH ONE LABEL ON EACH FLOOR, LABEL SHALL READ(RADON REDUCTION SYSTEM)



TENSION STRAP CAPACITY FOR WIND PRESSURE REQ. FOR PFH,PG, 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	
			9	1000	1000	
			16	1000	2325	
	1	10	18	1200	2725	
			9	1000	1550	
			16	2025	3900	
	2	10	18	2400	DR	
			9	1200	2750	
			16	3200	DR	
	2	12	18	3850	DR	
			9	2350	DR	
			16	DR	DR	
4	12	9	1000	1750		
		16	2050	3550		
		18	2450	4100		
2X6 STUD GRADE	2	12	9	1500	2775	
			16	3150	DR	
			18	3675	DR	

GENERAL NOTES
1. DESIGNED TO 2000 IRC CODE
2. CENTRAL CIRCULATION SYSTEM
3. ADD 1/2" TO WINDOW OPENINGS FOR INSULATION

THESE PLANS ARE INTENDED BY BIGELOW ENTERPRISES INC AS A GUIDE FOR BUILDERS WHO ARE TO CONSTRUCT ACCORDING TO LOCAL CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. BIGELOW ENTERPRISES INC DOES NOT ASSUME RESPONSIBILITY FOR ANY ERRORS, OMISSIONS OR IMPROPER CONSTRUCTION THEREAFTER.

Buyer	Date	Date	Date
Buyer			
Sales Rep			

These plans have been reviewed and approved for construction as drawn. Additional changes will require a change order form.

CONTRACTOR: BIGELOW / LENNON
OWNER: NORTHPOINTE MOD. #7-1

DATE: F/S	REV: 313928	BY: B.B.	DATE: 10-03-23
SCALE: 1/8" = 1'-0"			

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 PUES 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
- 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 CHUTES 48" O.C.

GUARDRAILS

- 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 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 CANTEVERED FLOOR JOISTS AS REQUIRED.
- PROVIDE RIGID AIR BARRIER AT ALL PLUMBING AND MECHANICAL HEAT DUCT PENETRATIONS OF EXTERIOR WALLS, CEILING, 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 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. 6'6" UNDER BM.
- WINDOWS AND DOORS ARE TO BE SEALED TO PREVENT THE ENTRY OF OUTSIDE AIR. SEE MFG'S INSTALLATION.

FOUND. DRAINAGE

- 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.

FIREBLOCKING AND DRAFTSTOPS:

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

RADON REDUCTION SYSTEM:

- 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 IMMEDIATLY 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 W/R-4 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 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 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)

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.

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.

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 STAIRING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

EXTERIOR WALL:

- SIDING NOTED ON ELEVATIONS
- TYEAK 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.

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.

RADON VENT:

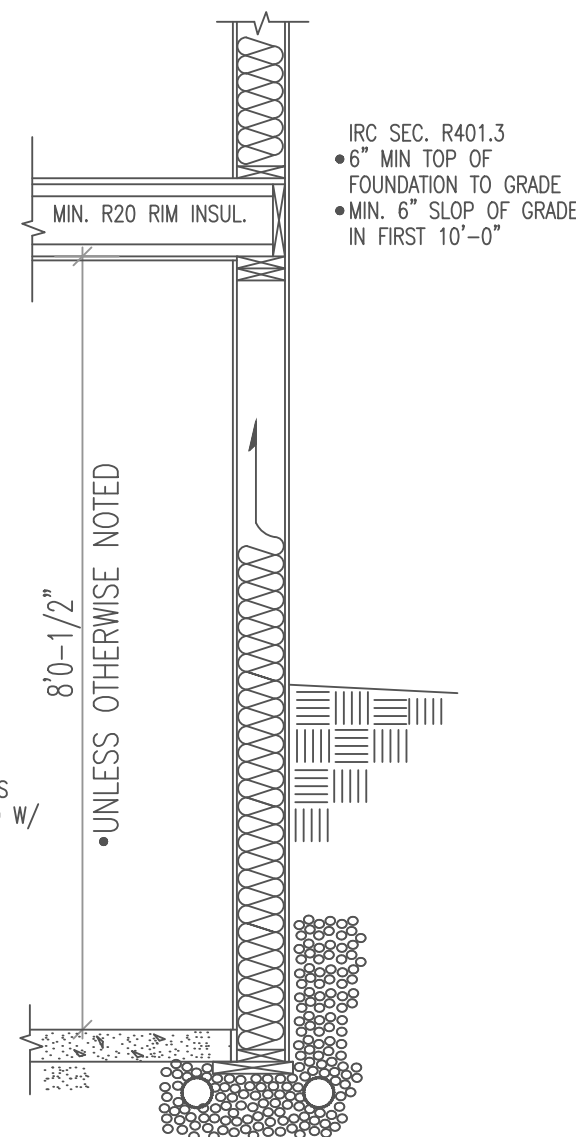
- HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONT. CRS OF SOLID MASONRY, OR 1 CRS MASONRY GROUTED SOLID,OR SOLID CONC BM, AT OR ABOVE FINISHED GRADE TO PREVENT PASSAGE OF AIR FROM INTERIOR OF THE WALL INTO LIVING SPACE. WHERE BRICK LEDGE IS INSTALLED, THE CRS IMMEDIATLY BELOW THAT 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 "T" 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 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)

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.

EMERGENCY ESCAPE WINDOWS: AND WINDOW WELL SPECS.

- 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.



KNEE WALL:

- 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/ SAINLESS STEEL NAILS
- GLUED AND CAULKED AT SEAMS
- 6 MIL POLY
- 20"X8" GRAVEL FOOTING
- PLY FACE GRAIN ACROSS STUDS MAXIMUM BACKFILL HIGHT 48"

GARAGE WALL:

- SIDING NOTED ON PLAN
- TYEAK OR TYPAR HOUSE WRAP
- 7/16" OSB WALL SHEATHING
- 2X4 STUDS 16" O.C.
- 2X4 TRTD BOTTOM PLATE
- 20 MIN. FIRE RATED DR. BETWEEN GARAGE AND HOUSE

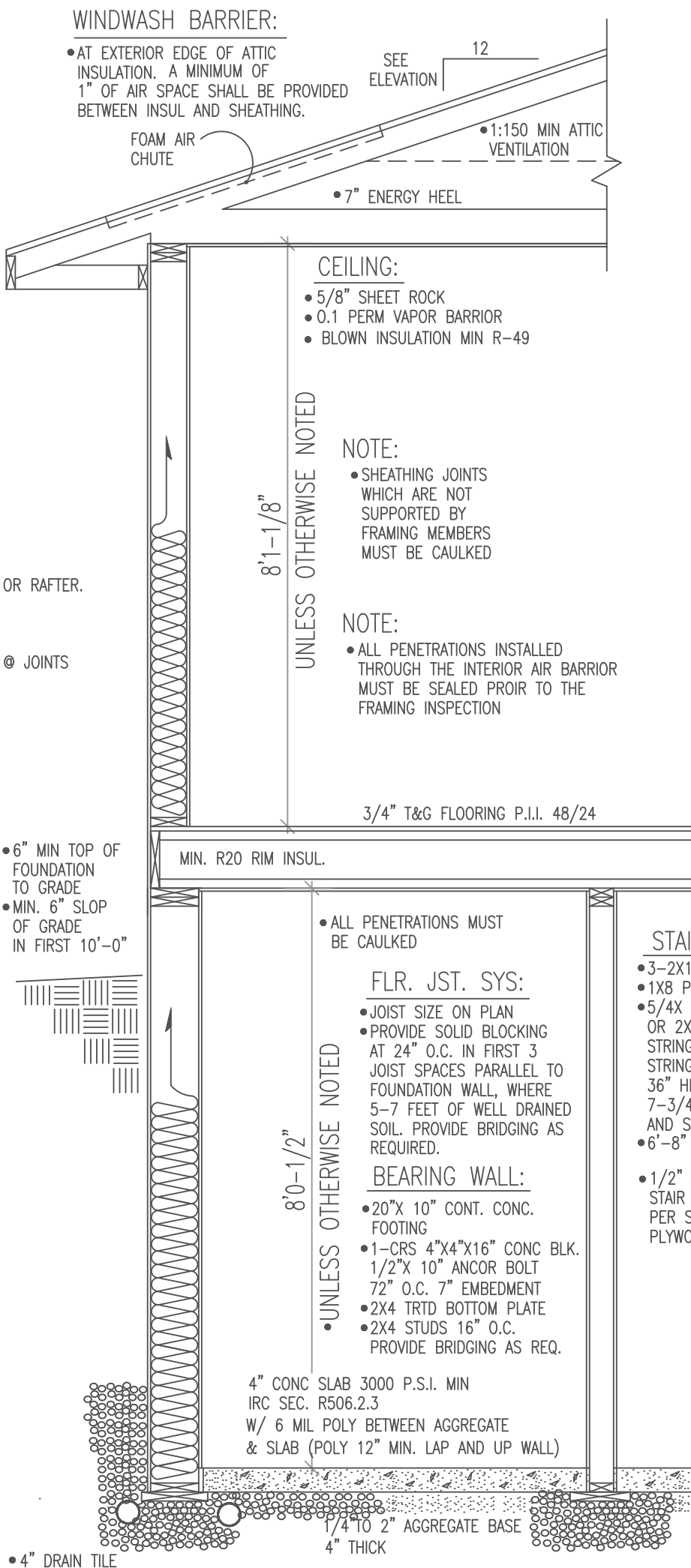
GARAGE FOUNDATION:

- 2X10 .60 TRTD FOOTING PLATE
- 2X6 .60 TRTD BTM PLATE
- 2X6 .60 TRTD WALL STUDS @ 24" O.C. SEE MAIN FOUNDATION FOR DETAILS

4" SLAB

- 2X4 WALL 24" O.C. STUDS SLAB SUPPORT NOT CONT

WHEN SCISSOR TRUSSES ARE USED THE GABLE END FRAME SHALL MATCH THE PROFILE OF THE SCISSOR TRUSSES ADJACENT TO IT FOR PROPER BOTTOM CHORD PLANE BRACING TO BE INSTALLED



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.
- 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.

FLR. JST. SYS:

- JOIST SIZE ON PLAN
- 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:

- 20"X 10" CONT. CONC. FOOTING
- 1-CRS 4"X4"X16" CONC BLK. 1/2"X 10" ANCOR BOLT 72" O.C. 7" EMBEDMENT
- 2X4 TRTD BOTTOM PLATE
- 2X4 STUDS 16" O.C. PROVIDE BRIDGING AS REQ.

LANDINGS I

- 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 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:

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

WALKOUT FOUNDATION:

- 20"X 10" CONT FOOTING
- W/ 2-1/2" REROD CONT. (OPTIONAL)
- 6-CRS 8" CONC BLOCK
- 1-CRS 4"X6"X16"CONC BLOCK
- #4 REROD 48" O.C. VERTICAL
- 1/2"X10" ANCHOR BOLT 48" O.C. IN COMMON FULLY GROUDED CORES.
- 2X6 TRTD SILL PLATE
- 6" SILL SEAL
- MIN 40 BAR DIA. LAP ALL VERTICAL REINFORCEMENT

FULL BSMNT. FOUNDATION:

- 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"

R.	.54	19/32" TRTD PLY (R. 9.44) 2x6 STUDS @ 16" O.C.
R.	19.00	5-1/2" F.G. INSUL.
R.	.06	6 MIL. POLY V.B.
R.	.45	1/2" GYP. BD.
R.	.85	AIR FILMS
R.	21.57	TOTAL FOUNDATION
R.	.54	19/32" TRTD PLY (R. 9.44) 2x6 STUDS @ 16" O.C.
R.	25.00	8" F.G. INSUL.
R.	.06	6 MIL. POLY V.B.
R.	.45	1/2" GYP. BD.
R.	.85	AIR FILMS
R.	27.57	TOTAL FOUNDATION

GENERAL NOTES
 1. DESIGNED TO 2000 IRC CODE
 2. ADD 1/2" TO WINDOW OPENINGS FOR INSULATION

THESE PLANS ARE INTENDED BY BIGELOW ENTERPRISES INC AS A GUIDE FOR BUILDERS WHO ARE TO BE USED IN CONSTRUCTION STANDARDS AND LOCAL CODES AND PRACTICES. BIGELOW ENTERPRISES INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS DISCOVERED AND REPORTED BY THE USER. BIGELOW ENTERPRISES INC. SHALL NOT BE RESPONSIBLE 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.

CONTRACTOR: **BIGELOW / LENNON**

OWNER: **NORTHPOINTE MOD. #7-1**

DATE: **10-03-23**

FILE # **F/S 313928**

DATE **B.B.**