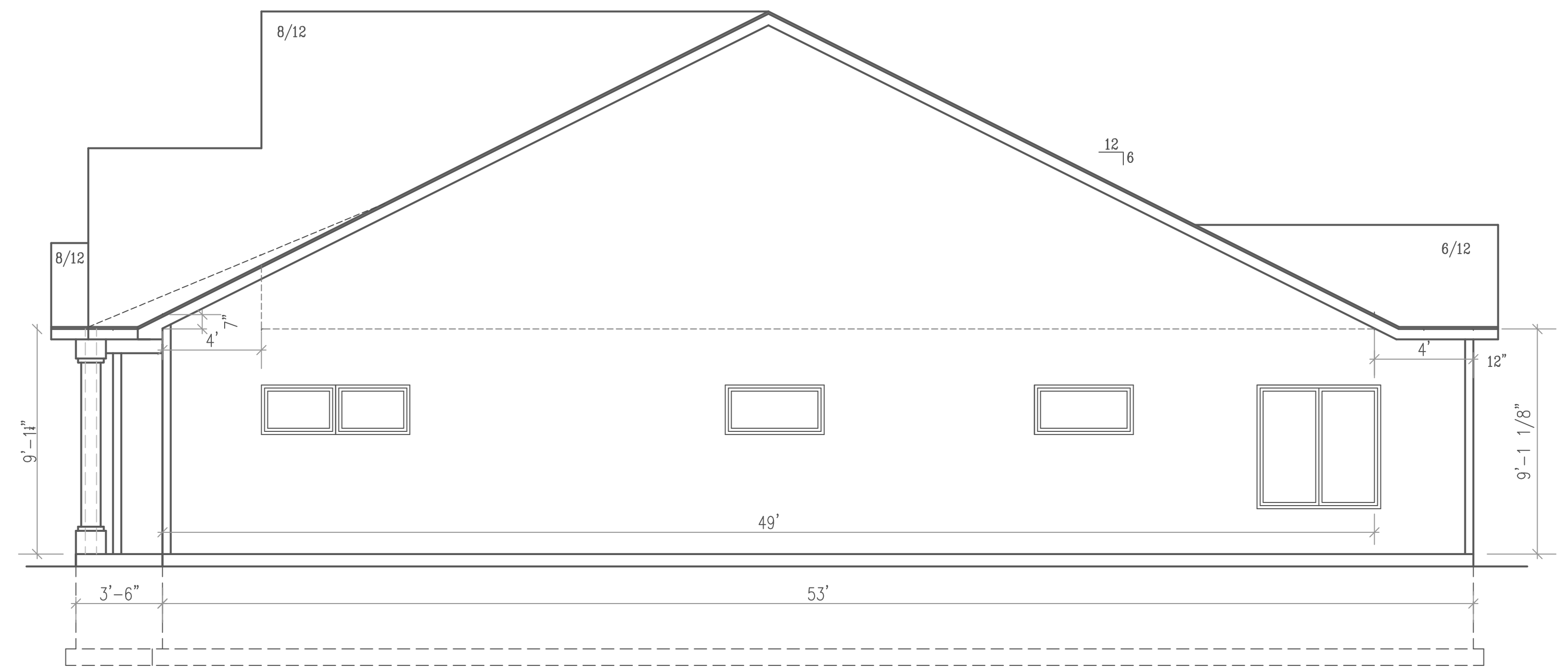
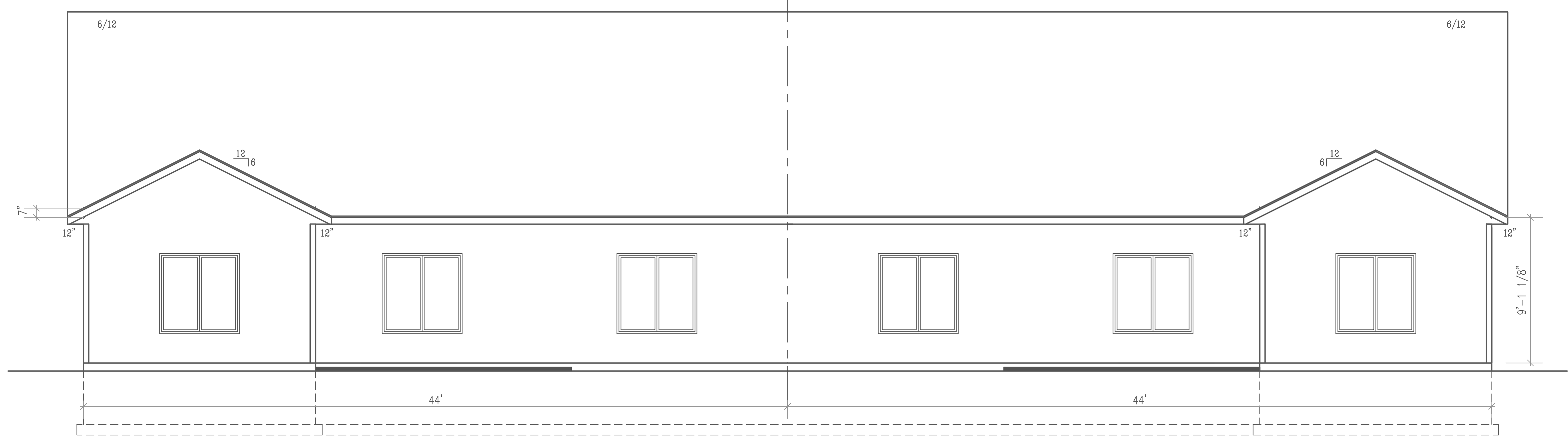


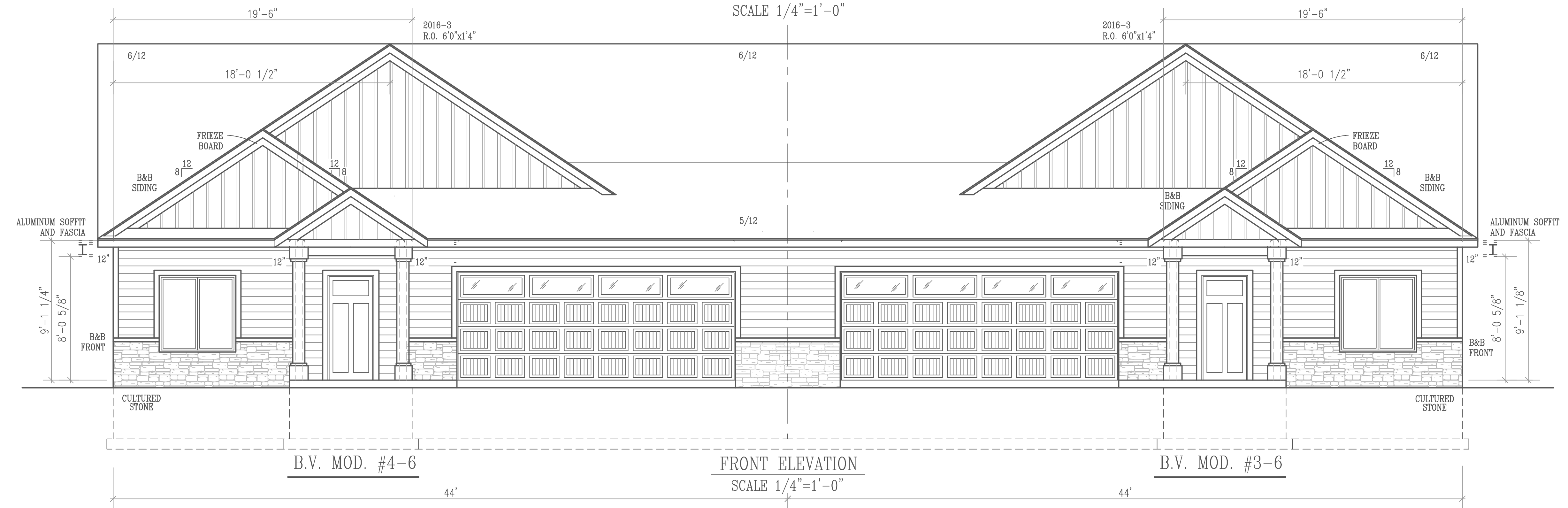
LEFT ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"



REAR ELEVATION
SCALE 1/4"=1'-0"



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

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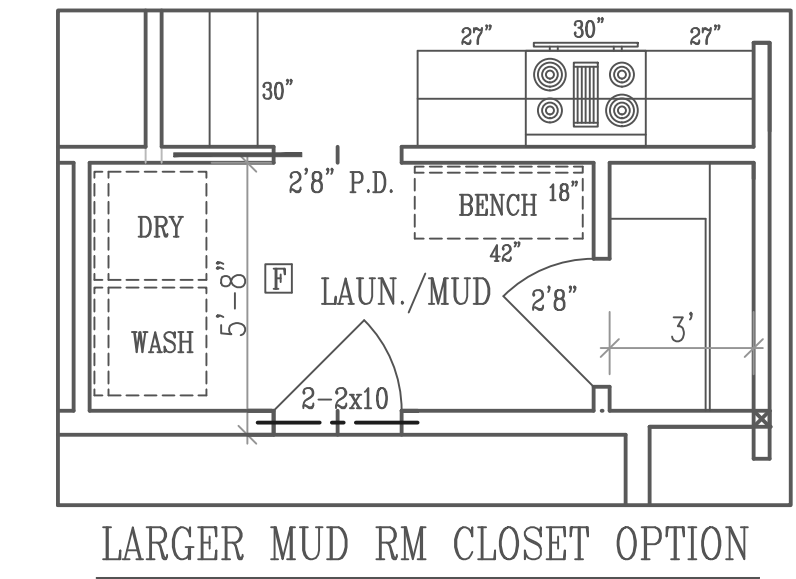
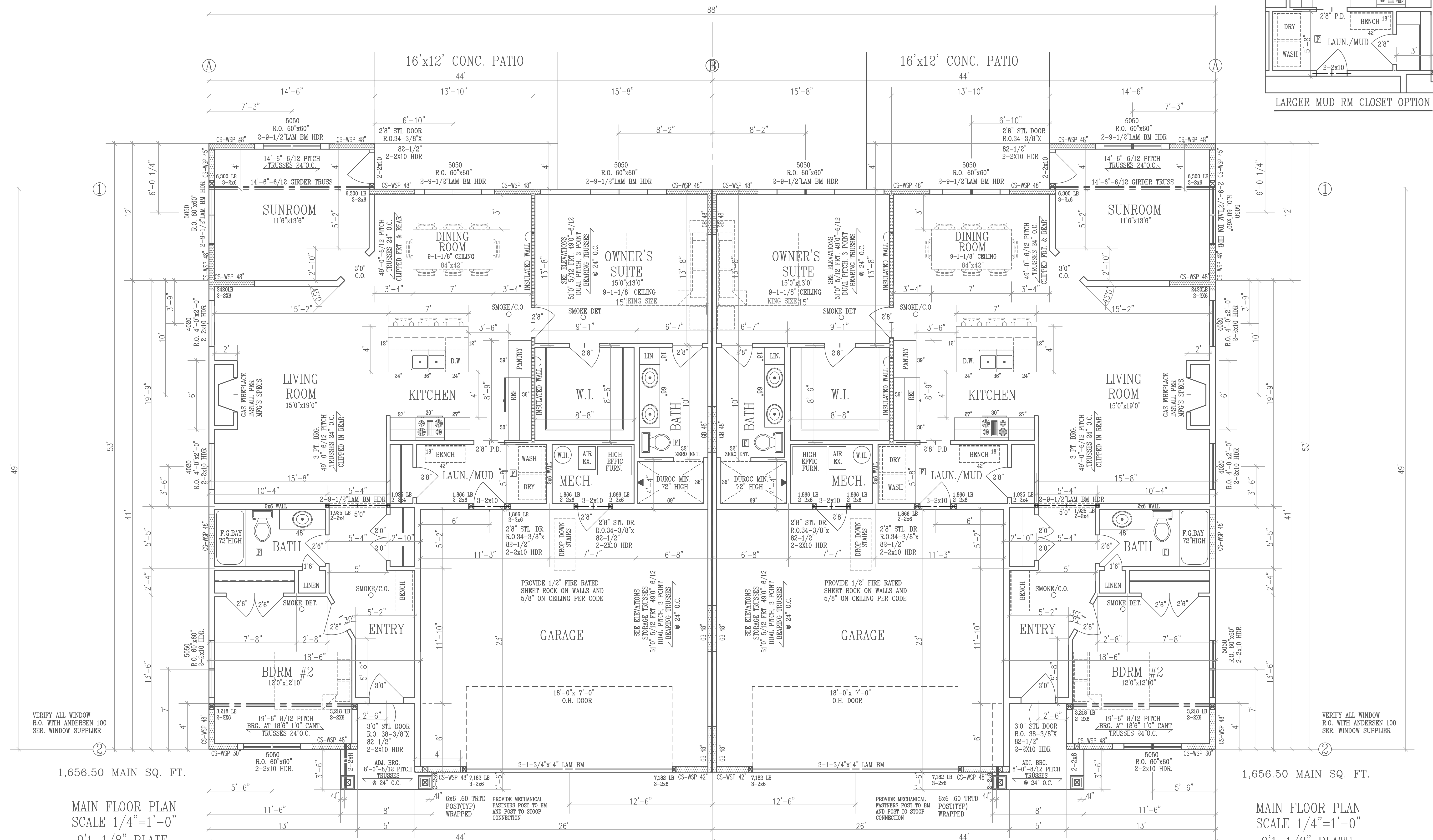
PROGRESSIVE PLAN
DESIGN LLP
RESIDENTIAL ARCHITECTURE
714 County Rd 3 NW Byron MN 55920
progressiveplandesign@gmail.com (507) 775-6677

CONTRACTOR: _____ Date: _____
OWNER: B.V. T/H MOD. #4-6, #3-6
BIGELOW HOMES

DRAWN BY:	B.B.
DATE:	12-10-25
SQ. FT.:	NOTED
JOB NUM.:	2514994
SCALE:	NOTED
SHEET:	1/4"=1' 24/36

DISCRPTION: MAIN FLOOR									
BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<115mph)									
BRACED WALL LINE	BRACING METHOD TABLE	BRACED WALL LINE SPACING (FEET)	REQUIRED BRACING FACTOR CONDITION	ROOF TO GATE TOTAL	WALL HEIGHT TOTAL	ADJUSTMENT CALCULATION EXAMPLE			
						WIND SPEED	EXPOSURE	ROOF TO GATE TOTAL	WIND SPEED
①	CS-WSP	49 FT.	7.35'	1.0	1.09	0.95	1.0	7.61'	20.0'
②	CS-WSP	49 FT.	7.35'	1.0	1.09	0.95	1.0	7.61'	14.0'

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1,656.50 MAIN SQ. FT.
 MAIN FLOOR PLAN
 SCALE 1/4"=1'-0"
 9'1-1/8" PLATE

1,656.50 MAIN SQ. FT.
 MAIN FLOOR PLAN
 SCALE 1/4"=1'-0"
 9'1-1/8" PLATE

B.V. MOD. #4-6

B.V. MOD. #3-6

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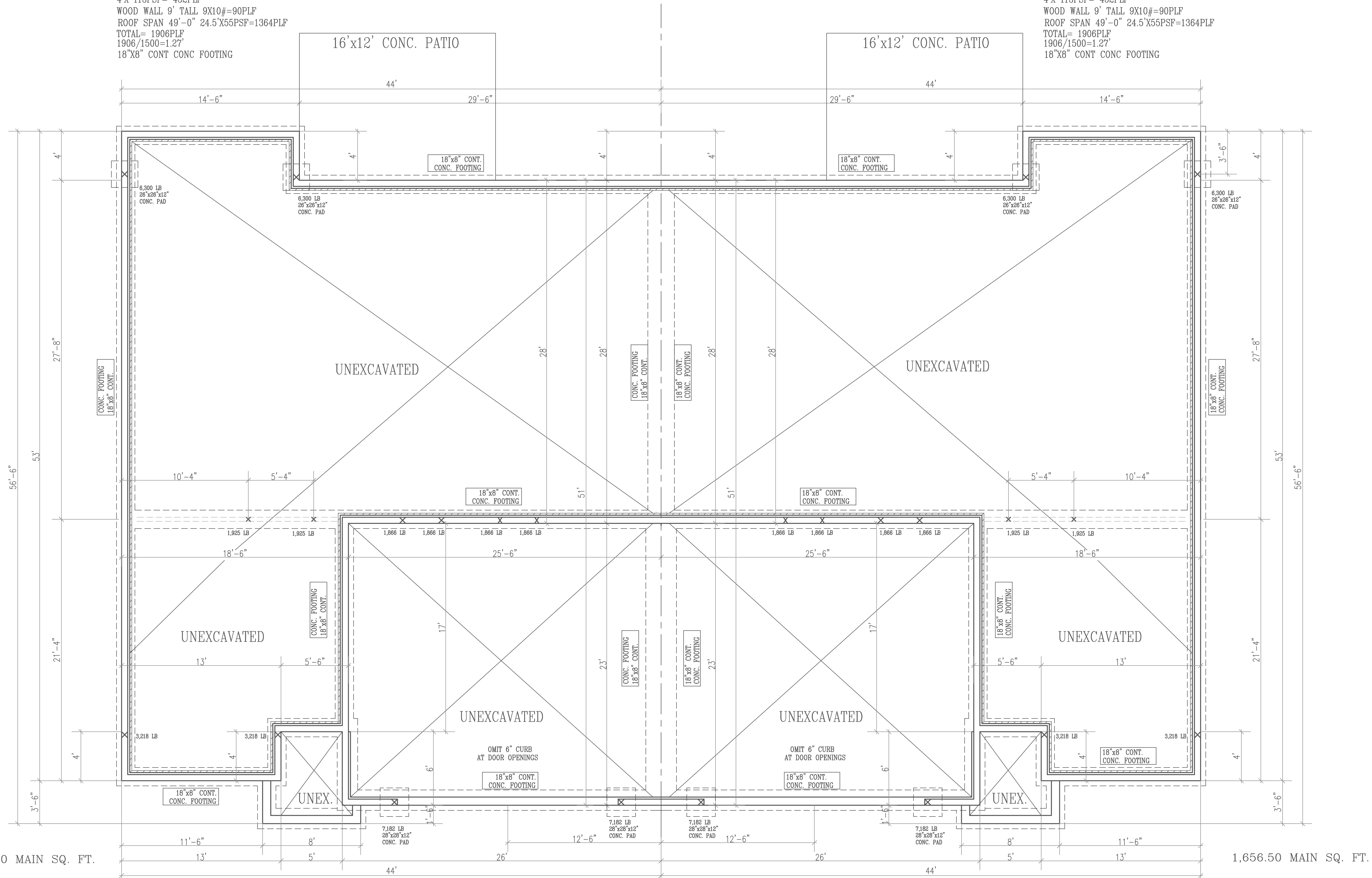
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 OWNER: B.V. T/H MOD. #4-6, #3-6

DATE: 12-10-25
 SHEET: 2514994
 SCALE: NOTED
 SHEET: NOTED

1/4"=1'-0" 24x36

HOUSE FOOTINGS REAR/FRONT
 POURED WALL 4' TALL @ 113#SF
 4'X 113PSF= 452PLF
 WOOD WALL 9' TALL 9X10#=90PLF
 ROOF SPAN 49'-0" 24.5'X55PSF=1364PLF
 TOTAL= 1906PLF
 1906/1500=1.27
 18"x8" CONT CONC FOOTING

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1,656.50 MAIN SQ. FT.

1,656.50 MAIN SQ. FT.

FOUNDATION PLAN
 SCALE 1/4"=1'-0"

B.V. MOD. #4-6

B.V. MOD. #3-6

FOUNDATION PLAN
 SCALE 1/4"=1'-0"

PROGRESSIVE PLAN
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 SCALE: NOTED
 SHEET: 1/4"=1' 24/36

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 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

REQ. TENSION STRAP CAPACITY FOR WIND PRESSURE REQ. FOR PPH/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. 115MPH WIND	10000 SUBSTRATE EXPOSURE B	10000 SUBSTRATE EXPOSURE C	
2X4 NO.2 GRADE	0	10	18	1000	1000			
			9	1000				
			16	1025	2500			
		1	10	18	1000	2850		
				9	1000	1875		
				16	2175	4125		
	2	10	18	2500	DR			
			9	1500	3175			
			16	3375	DR			
		2	12	18	3975	DR		
				9	2750	DR		
				12	3775	DR		
2X6 STUD GRADE	2	12	9	1000	2025			
			16	2150	3675			
			18	2550	DR			
	4	12	9	1750	3125			
			16	2400	DR			
			18	3800	DR			

GUARDRAIL

- 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.
- 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 406 LL-106 DL= 50 TL
- ROOF 336 LL-176 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.
- FINISHES- MIN 5000 P.S.I.
- PLAN CONCRETE- 2000 P.S.I.
- RECORD- MIN GRADE 60
- FOOTINGS TO BEAR ON ORIGINAL SOIL.
- WOOD FRAMING 2X4, 2X6 STD #2 GRADE OR BETTER
- BRACING AT CENTERLINE OF SPACE.
- PROVIDE SOLID BLOCKING AT FLOOR JOISTS 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" FLOORING ACCESS PANEL
- PROVIDE A M.R. AIR BARRIER AT THE INSIDE SURFACE OF EXTERIOR ENVELOPE BEHIND TUB AND SHOWER UNITS, (1/2" AWV PLYWD.) BURDQ OR 5/8" W.R. GYS. 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 ESCAPE CEILING HGT. 7'0" MIN. 6'8" UNDER SM.
- WINDOWS AND DOORS ARE TO BE SEALED TO PREVENT THE ENTRY OF OUTSIDE AIR. SEE MFG'S INSTALLATION.

FIREBLOCKING AND DRAFTSTOPS:

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

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 CONT.)
- 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 ENCRANCH 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

- 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.

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

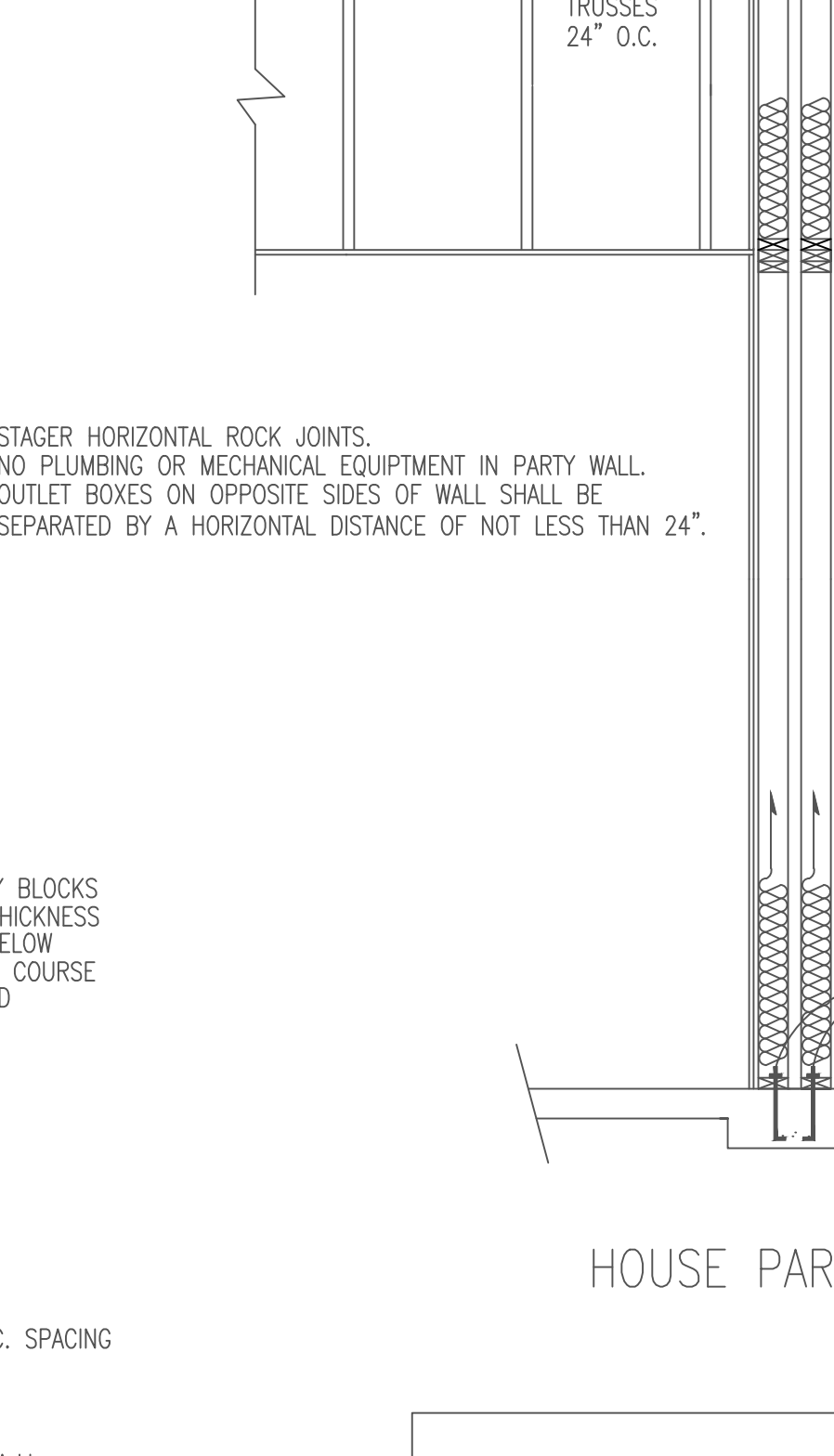
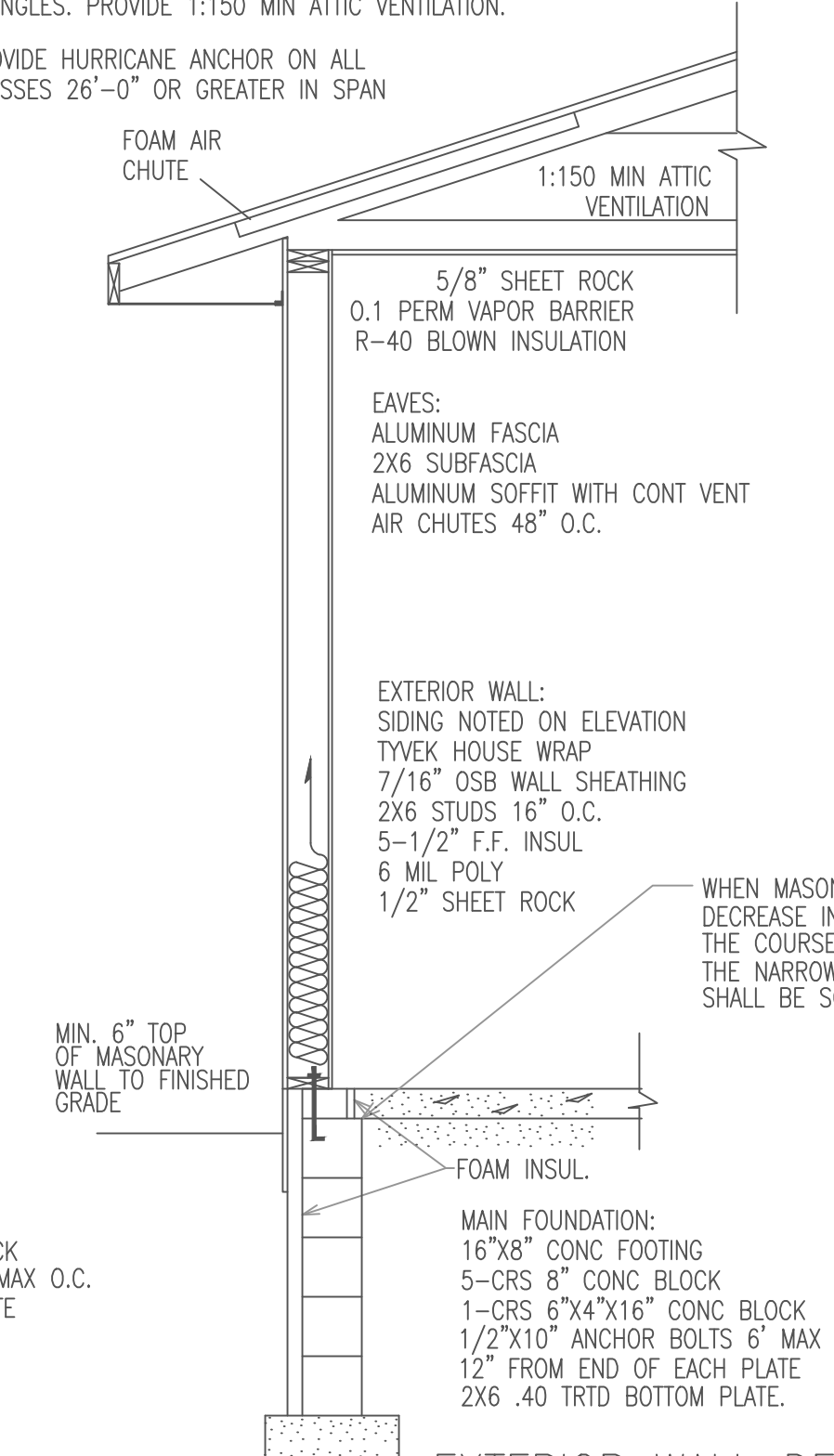
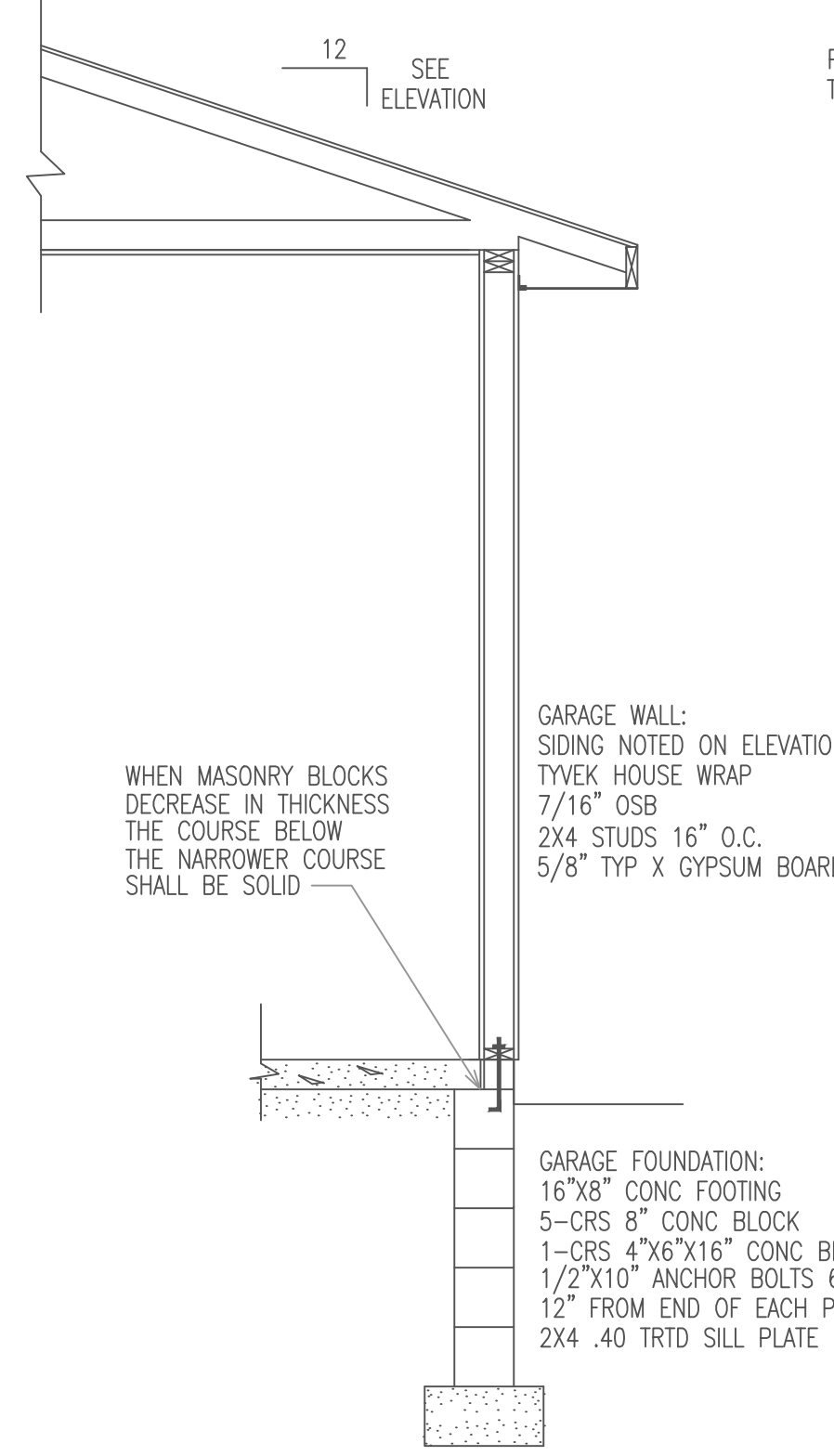
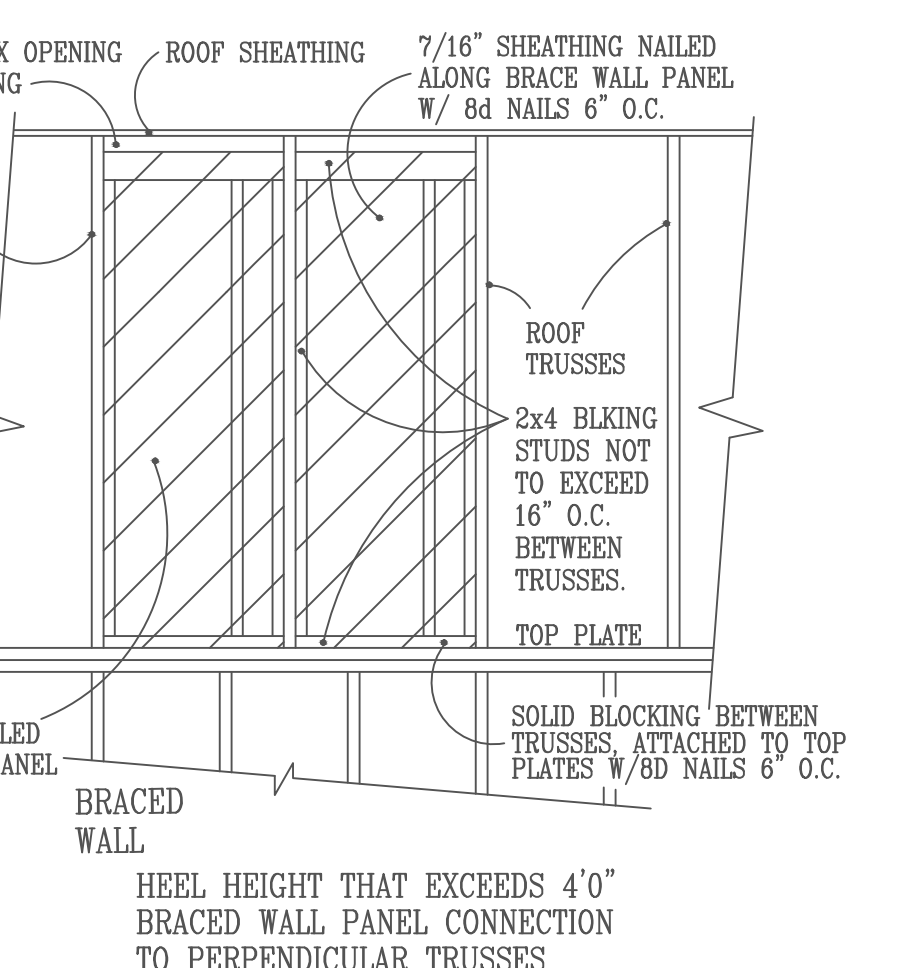
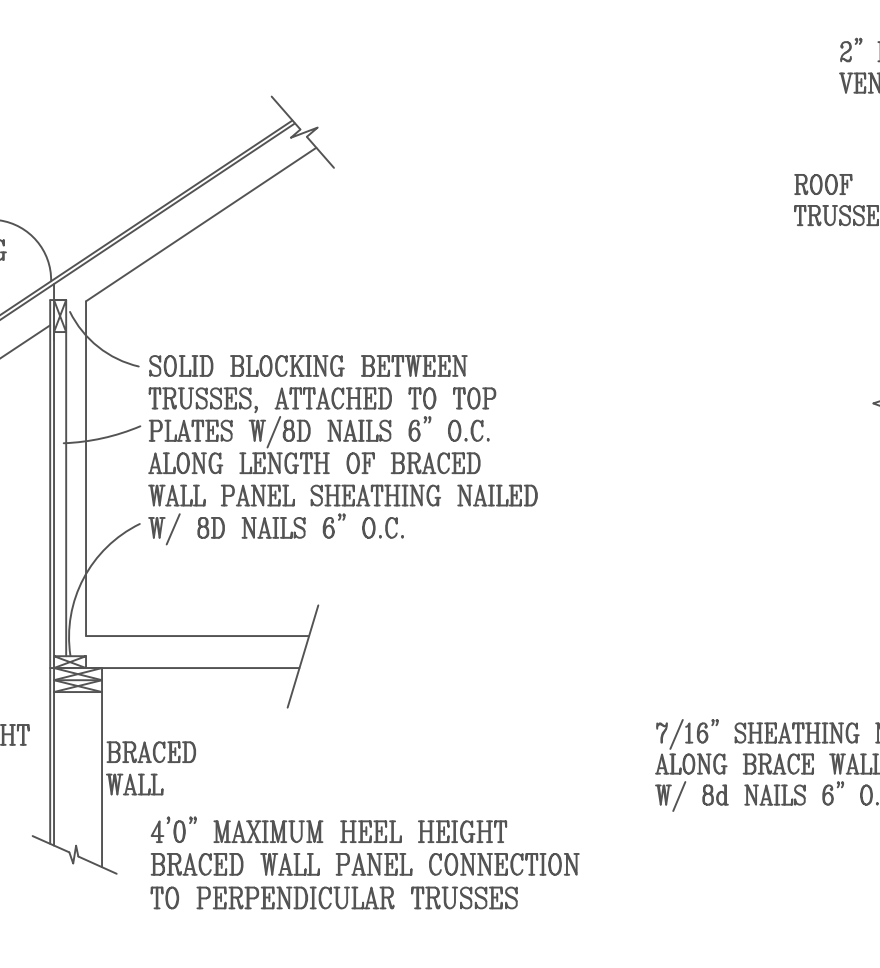
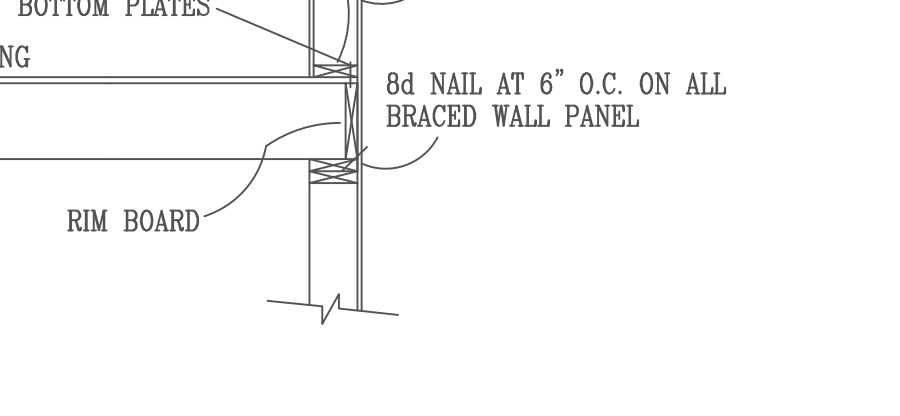
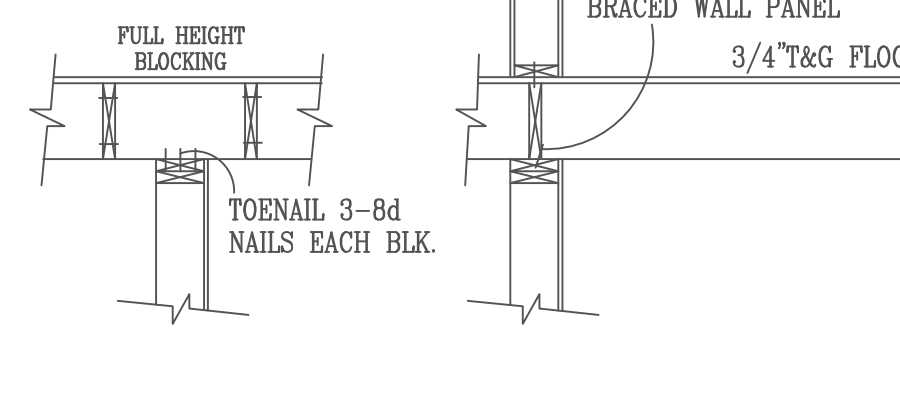
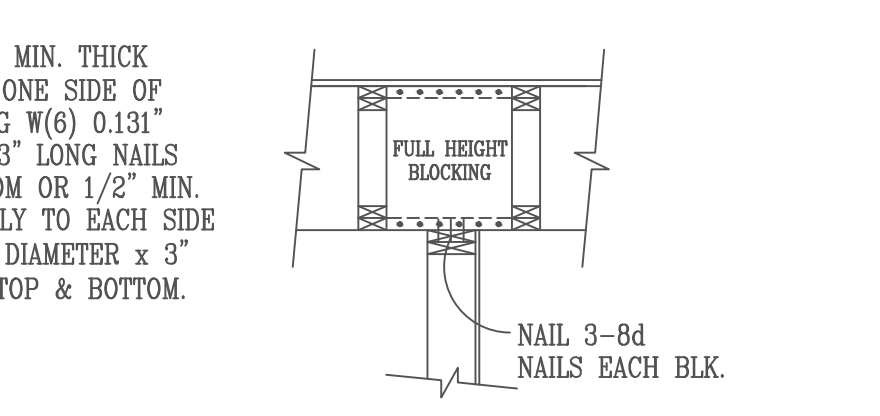
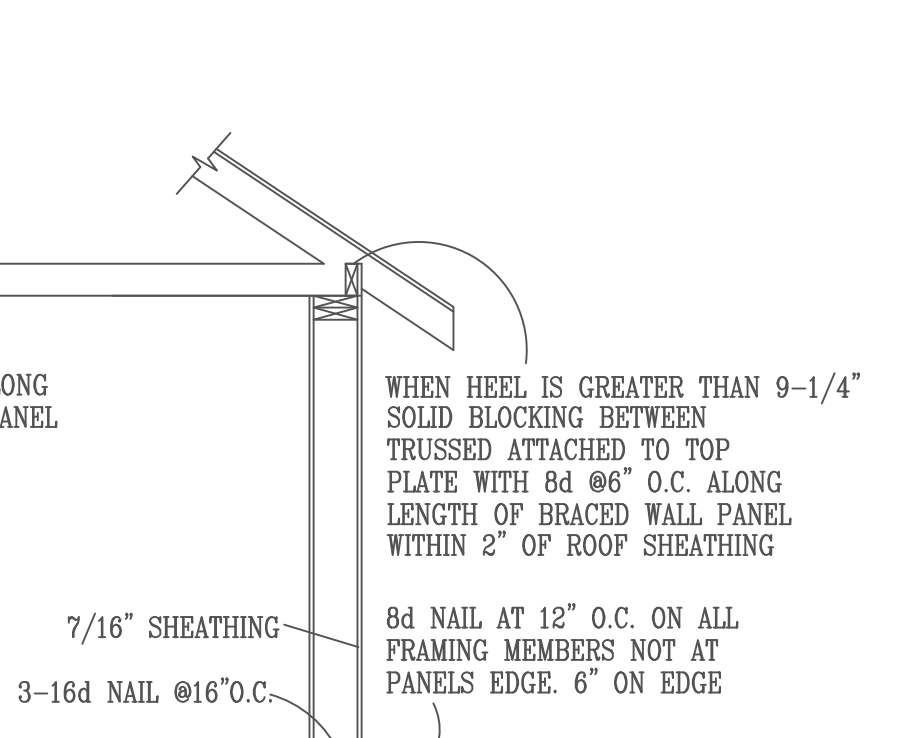
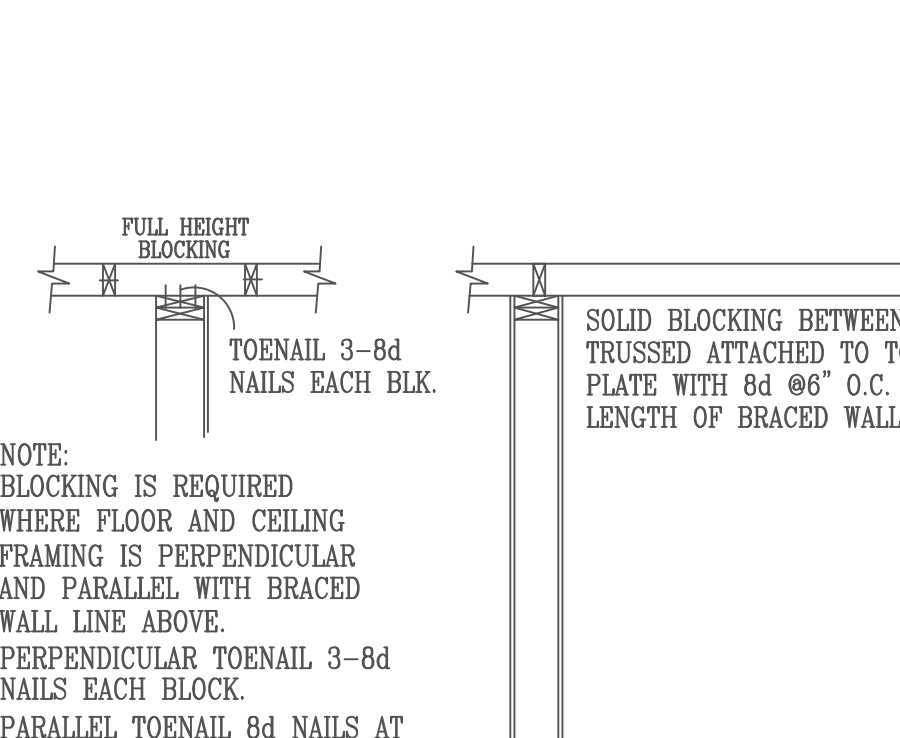
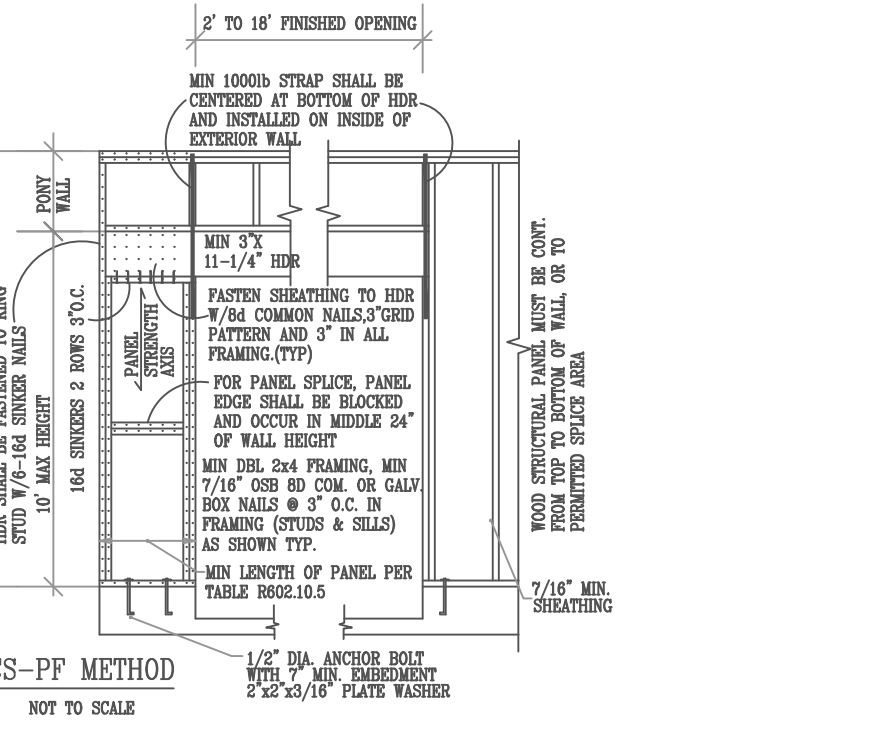
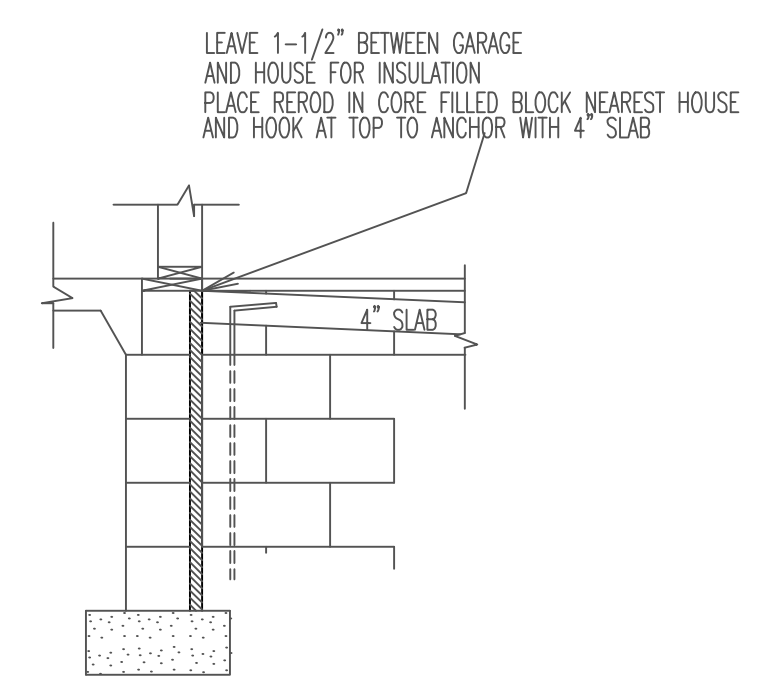
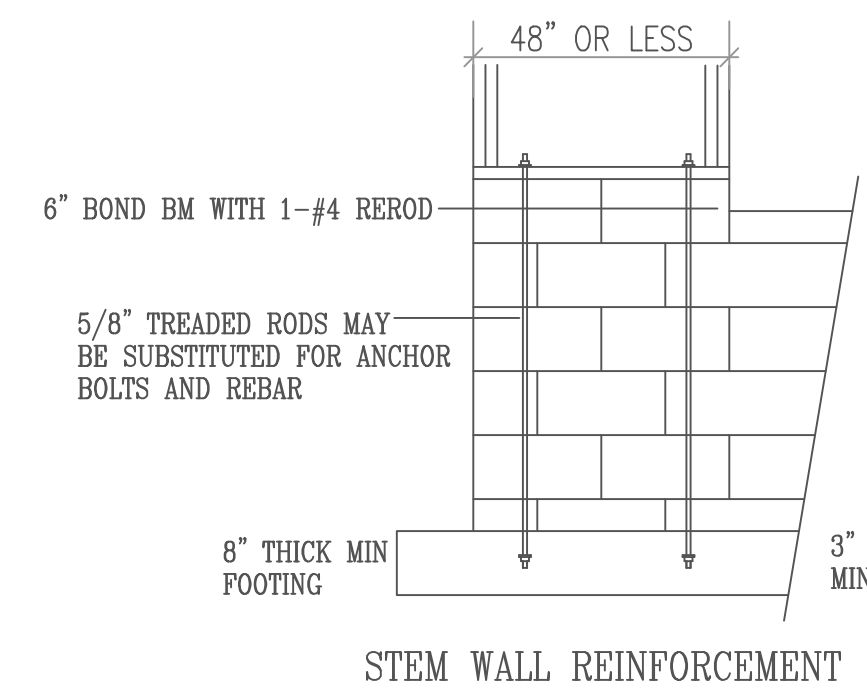
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LANDINGS

- 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.

HANDRAILS

- 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 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 STAIRING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.



GARAGE WALL DETAIL SCALE= 1/2"

EXTERIOR WALL DETAIL SCALE= 1/2"

STRUCTURE TO MEET 2.6 AIR EXCHANGE RATE PER HOUR.