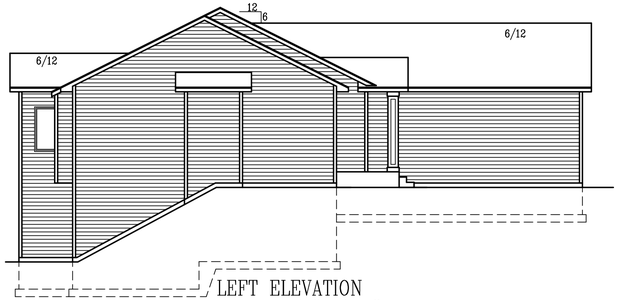
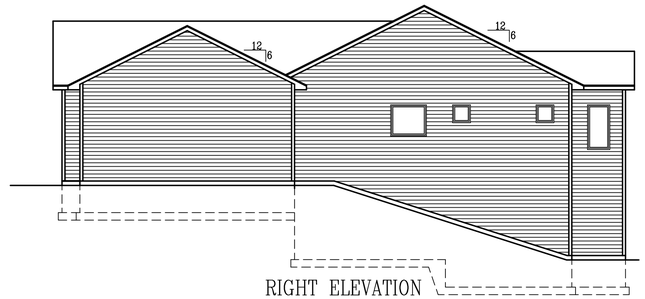
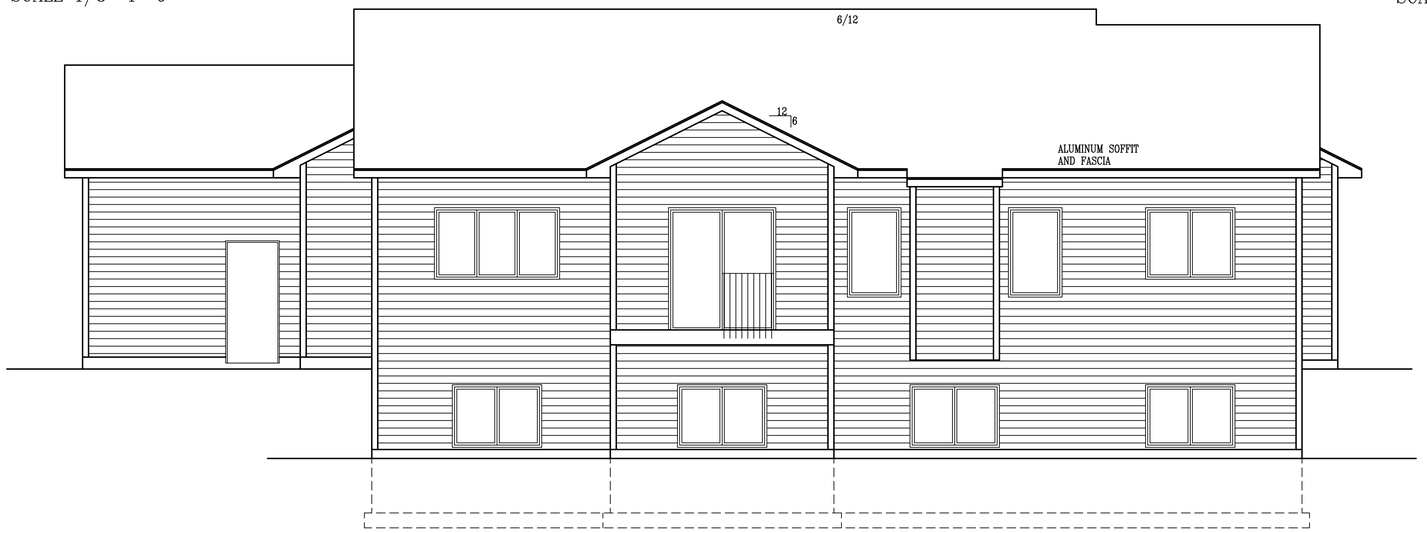


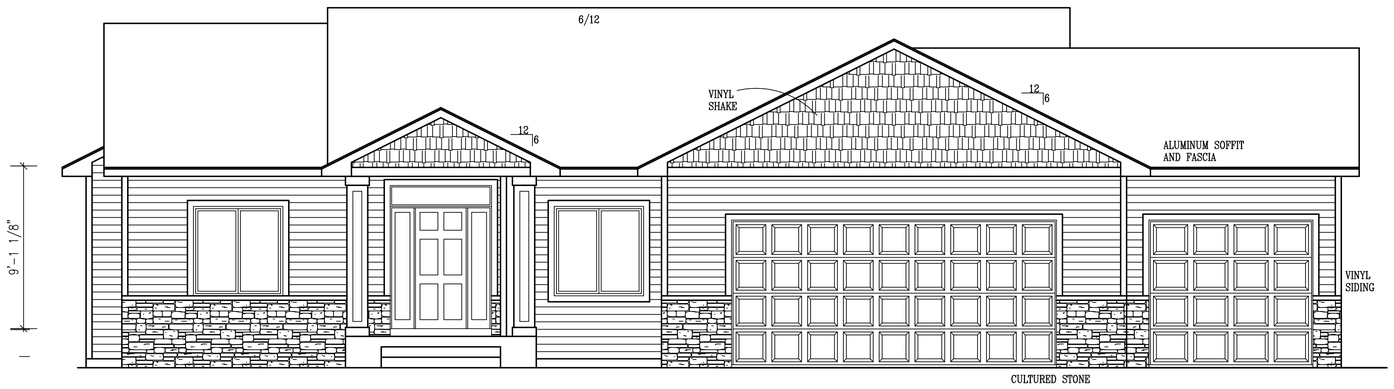
LEFT ELEVATION
SCALE 1/8"=1'-0"



RIGHT ELEVATION
SCALE 1/8"=1'-0"



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



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

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

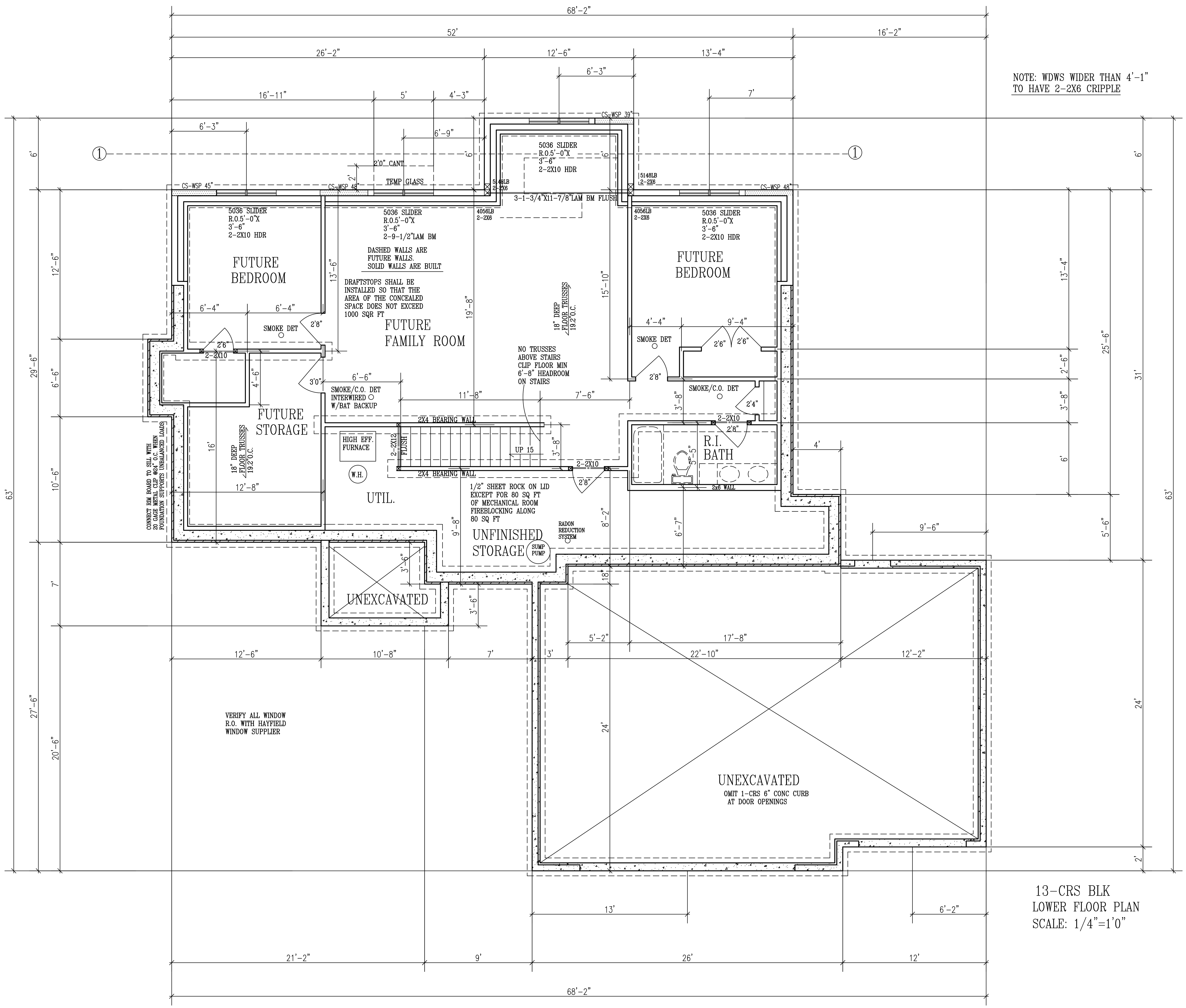
These drawings have been prepared using information provided by the customer/contractor who is solely responsible for the accuracy of the infromation provided. The drawings are not a substitute for permit drawings prepared by a contractor or architect and may not meet applicable state and local building codes which can vary widely. These plans are intended as a guide for builders who are knowlegable about normal construction standards and local codes and practices. Before starting construction, the customer should consult a contractor or architect to determine if the drawings need to be changed to satisfy: 1.) state or local building codes or regulations: 2.) projects structual requirements: 3.) existing conditions specific to project or project site. Consult local building officials to determine if a building permit is required. We assume no responsibility for claims or damages arising from errors, omissions, deficiencies, improper construction, or defects of the drawings.

Acknowledged by ______ Customer/Contractor Signature ______ Date

CONTRACTOR:

OWNER:
RAY & KARA RESIDENCE

DRAWN BY: R.H.
DATE:
SQ. FT.
JOB NUM. 169632
SCALE: NOTED
SHEET: OF:
1/4"=1'0" 18x24


NOTE: WDWS WIDER THAN 4'-1"
TO HAVE 2-2X6 CRIPPLE
FUTURE BEDROOM
FUTURE FAMILY ROOM
FUTURE BEDROOM
FUTURE STORAGE
UTIL.
R.I. BATH
UNFINISHED STORAGE
UNEXCAVATED
UNEXCAVATED
OMIT 1-CRS 6" CONC CURB
AT DOOR OPENINGS
5036 SLIDER
R.O.5'-0"X
3'-6"
2-2X10 HDR
DASHED WALLS ARE
FUTURE WALLS.
SOLID WALLS ARE BUILT
DRAFTSTOPS SHALL BE
INSTALLED SO THAT THE
AREA OF THE CONCEALED
SPACE DOES NOT EXCEED
1000 SQR FT
18" DEEP
FLOOR TRUSSES
19.2"O.C.
NO TRUSSES
ABOVE STAIRS
CLIP FLOOR MIN
6'-8" HEADROOM
ON STAIRS
3-1-3/4"X11-7/8"LAM BM FLUSH
SMOKE DET
SMOKE/C.O. DET
INTERWIRED
W/BAT BACKUP
HIGH EFF.
FURNACE
W.H.
2X4 BEARING WALL
UP 15
1/2" SHEET ROCK ON LID
EXCEPT FOR 80 SQ FT
OF MECHANICAL ROOM
FIREBLOCKING ALONG
80 SQ FT
RADON
REDUCTION
SYSTEM
SUMP
PUMP
CONNECT RIM BOARD TO SILL WITH
20 GAUGE METAL CLIP @24" O.C. WHEN
FOUNDATION SUPPORTS UNBALANCED LOADS
VERIFY ALL WINDOW
R.O. WITH HAYFIELD
WINDOW SUPPLIER
68'-2"
52'
16'-2"
26'-2"
12'-6"
13'-4"
63'

13-CRS BLK
LOWER FLOOR PLAN
SCALE: 1/4"=1'0"

PROGRESSIVE PLAN DESIGN LLP
RESIDENTIAL ARCHITECTURE
714 County Rd 3 NW Byron MN 55920
(507) 775-6577 progressiveplandesign@gmail.com

Acknowledged by Customer/Contractor Signature Date

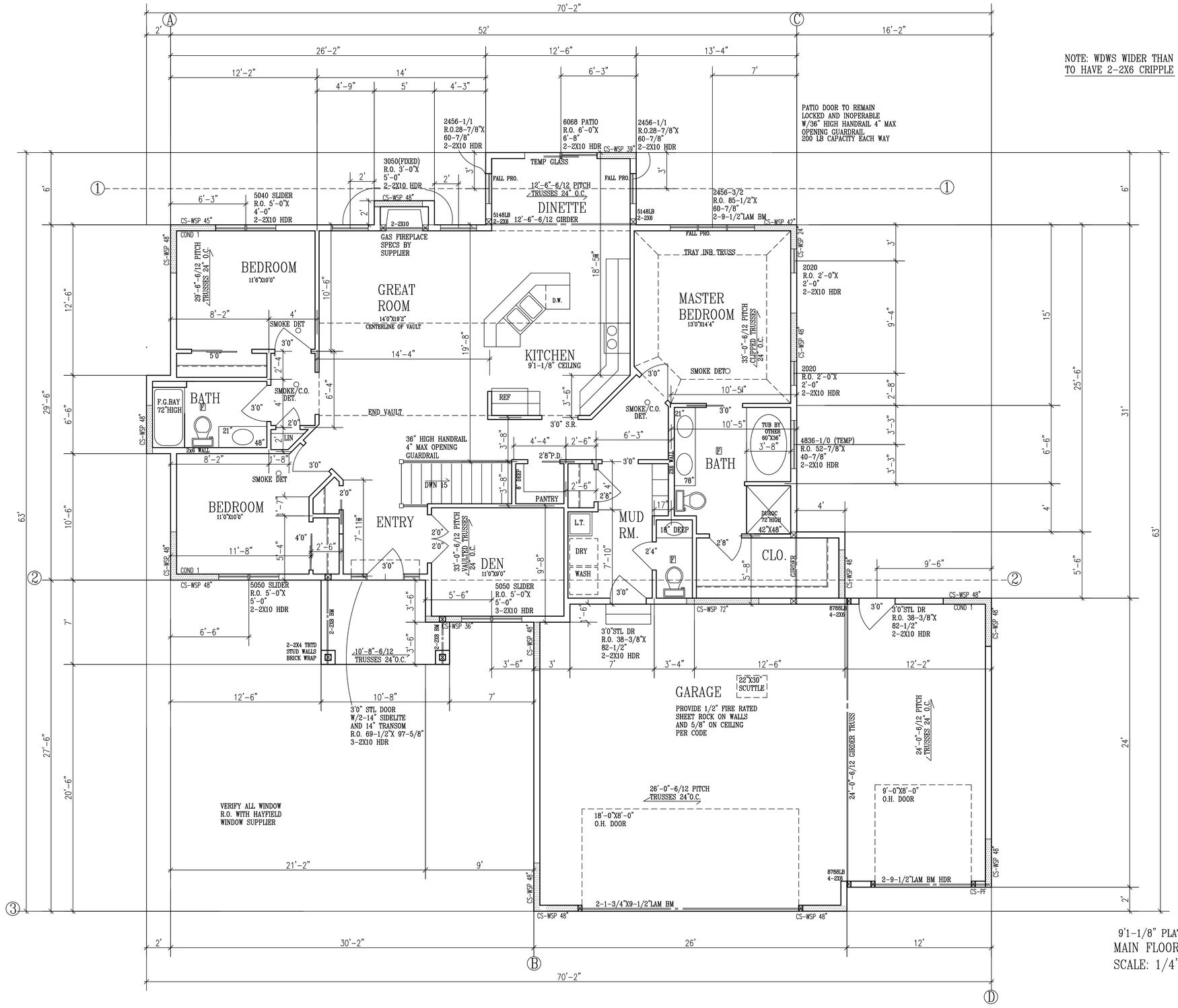
CONTRACTOR:

OWNER:
RAY & KARA RESIDENCE

DRAWN BY: R.H.
DATE:
SQ. FT. 1721
JOB NUM. 169632
SCALE: NOTED
SHEET: OF:

LOADS:
90 MPH WIND
FLR 40lb LL-10lb DL= 50 TL
ROOF 35lb LL-17lb DL= 52 TL

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



9'1-1/8" PLATE
MAIN FLOOR PLAN
SCALE: 1/4"=1'0"

PROGRESSIVE PLAN DESIGN LLP

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

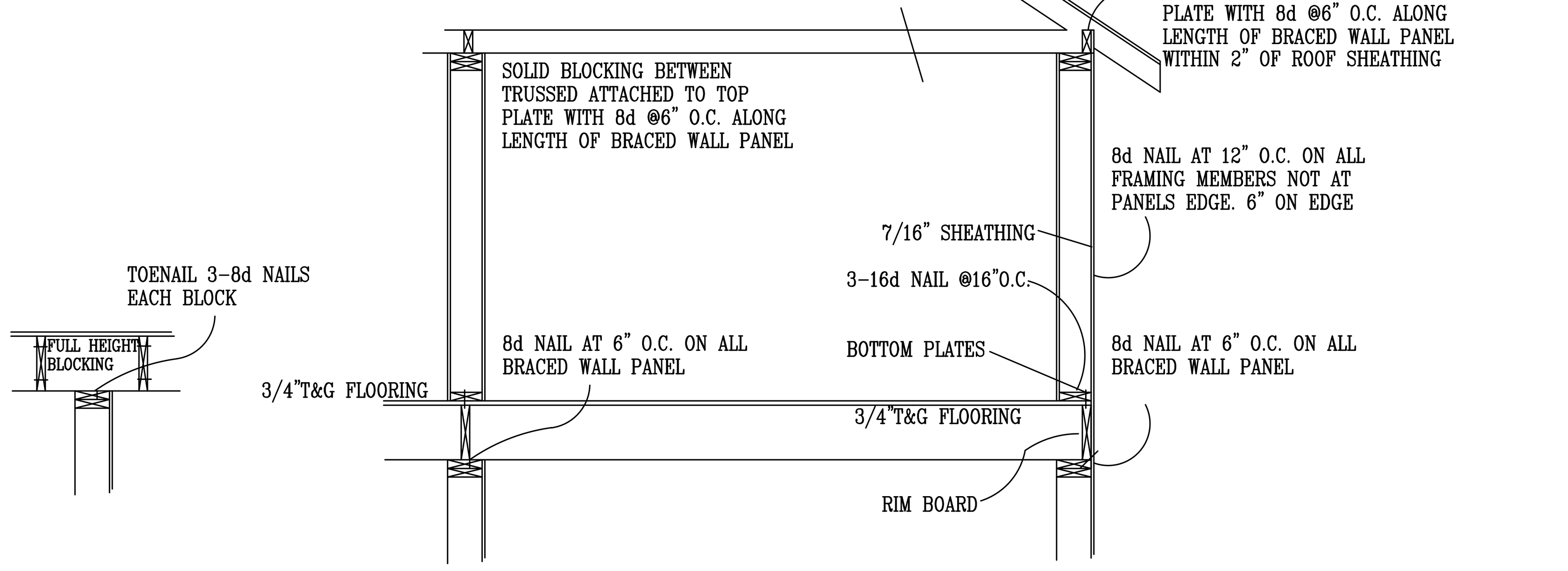
These drawings have been prepared using information provided by the customer/contractor who is solely responsible for the accuracy of the information provided. The drawings are not a substitute for permit drawings prepared by a contractor or architect and may not meet applicable state and local building codes which can vary widely. These plans are intended as a guide for builders who are knowlegable about normal construction standards and local codes and practices. Before starting construction, the customer should consult a contractor or architect to determine if the drawings need to be changed to satisfy: 1.) state or local building codes or regulations: 2.) projects structual requirements: 3.) existing conditions specific to project or project site. Consult local building officials to determine if a building permit is required. We assume no responsibility for claims or damages arising from errors, omissions, deficiencies, improper construction, or defects of the drawings.

Acknowledged by ______________________ Customer/Contractor Signature ________ Date

CONTRACTOR:

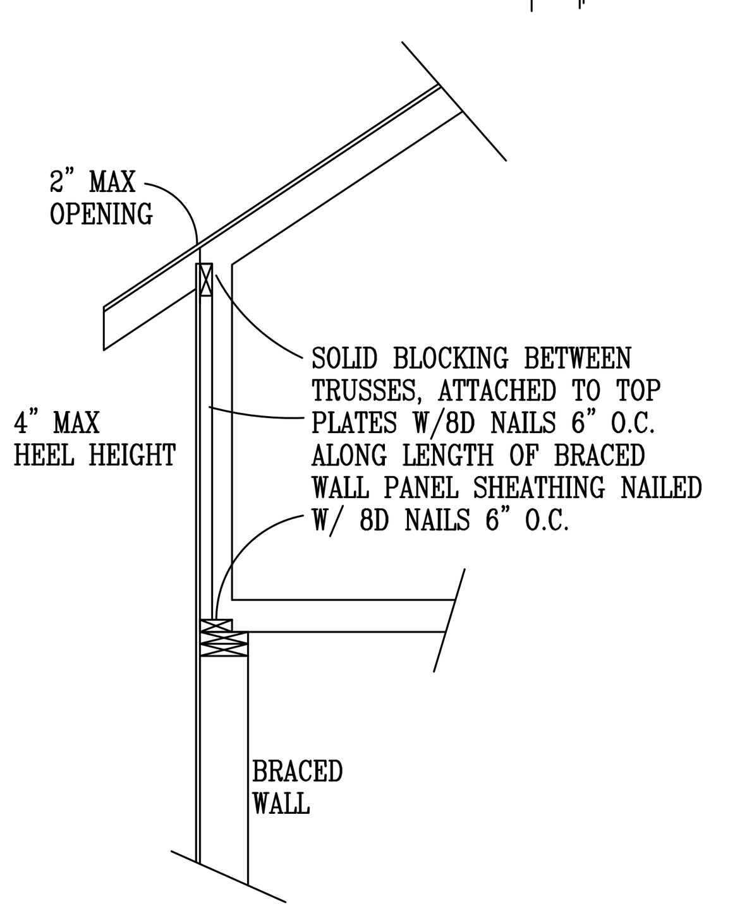
OWNER:
RAY & KARA RESIDENCE

DRAWN BY: R.H.
DATE:
SQ. FT. 1721
JOB NUM. 169632
SCALE: NOTED
SHEET: OF:
1/4"=1'0" 18x24



NOTE: BLOCK IS REQUIRED WHERE JOISTS ARE PERPENDICULAR AND IN LINE WITH BRACED WALL LINE ABOVE

GB 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



BRACED WALL PANEL CONNECTION TO PERPENDICULAR TRUSSES W/ HIGH HEEL

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 PLATES 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 W/ 24/16 INDEX FASTENED W/ 8d COMMON NAILS 6"O.C. ON EDGES AND 12" O.C. IN FIELD.
SOLID BLOCKING BETWEEN TRUSSED 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.

DISCRIPTION: MAIN FLOOR DATE:

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90mph)

* ADJUSTMENT CALCULATION EXAMPLE: REQUIRED BRACING LENGTH X EXPOSURE FACTOR X ROOF TO EAVE TOTAL X WALL HIGHT TOTAL X NUMBER BRACED LINES = REQUIRED BRACING LENFTH

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 HIGHT TOTAL	NUMBER BRACED WALL LINES	REQUIRED BRACING LENFTH (FEET)	PROVIDED BRACING LENGTH
1	CS-WSP	32 FT.	5.2'	1.0	1.0	0.95	1.3	6.4	14.5'
2	CS-WSP	32 FT.	5.2'	1.0	1.0	0.95	1.3	6.4	17.0'
3	CS-WSP	28 FT.	4.7'	1.0	1.0	1.0	1.3	6.1'	9.5'

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90mph)

* ADJUSTMENT CALCULATION EXAMPLE: REQUIRED BRACING LENGTH X EXPOSURE FACTOR X ROOF TO EAVE TOTAL X WALL HIGHT TOTAL X NUMBER BRACED LINES = REQUIRED BRACING LENFTH

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 HIGHT TOTAL	NUMBER BRACED WALL LINES	REQUIRED BRACING LENFTH (FEET)	PROVIDED BRACING LENGTH
A	CS-WSP	52 FT.	7.8'	1.0	1.0	0.95	1.45	10.7'	12.0'
B	CS-WSP	32 FT.	5.2'	1.0	1.0	1.0	1.45	7.5'	8.0'
C	CS-WSP	52 FT.	7.8'	1.0	1.0	0.95	1.45	10.7'	12.0'
D	CS-WSP	32 FT.	5.2'	1.0	1.0	1.0	1.45	7.5'	8.0'

DISCRIPTION: LOWER FLOOR DATE:

BRACED PANEL LENGTH TABLE BASED ON WIND SPEED (<90mph)

* ADJUSTMENT CALCULATION EXAMPLE: REQUIRED BRACING LENGTH X EXPOSURE FACTOR X ROOF TO EAVE TOTAL X WALL HIGHT TOTAL X NUMBER BRACED LINES = REQUIRED BRACING LENFTH

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 HIGHT TOTAL	NUMBER BRACED WALL LINES	REQUIRED BRACING LENFTH (FEET)	PROVIDED BRACING LENGTH
1	CS-WSP	10 FT.	3.5'	1.0	1.0	0.95	1.0	3.3'	16.0'

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 INTERUPTED 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:

- 90 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 CANTELEVERED 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 72" WHEN & WHERE REQ.
- SHEATHING JOINTS WHICH ARE NOT SUPPORTED BY FRAMING MEMBERS MUST BE CAULKED.
- ALL PENETRATIONS INSTALLED THROUGH THE INTERIOR AIR BARRIOR 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.

RADON VENT:

HOLLOW BLK FOUNDTION 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 EQUIVALAENT GASTIGHT PIPE 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 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 SUPPLIMENTAL 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.

WINDWASH BARRIER:

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

ENG. PRODUCTS IRC SEC. R502.11.3:

- 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.

EAVE SYSTEM:

- 2X6 SUBFASCIA
- ALUMINUM FASCIA
- 2X4 LOOKOUTS 24" O.C.
- ALUMINUM SOFFIT W/CANT VENT
- AIR CHTUES 48" O.C.

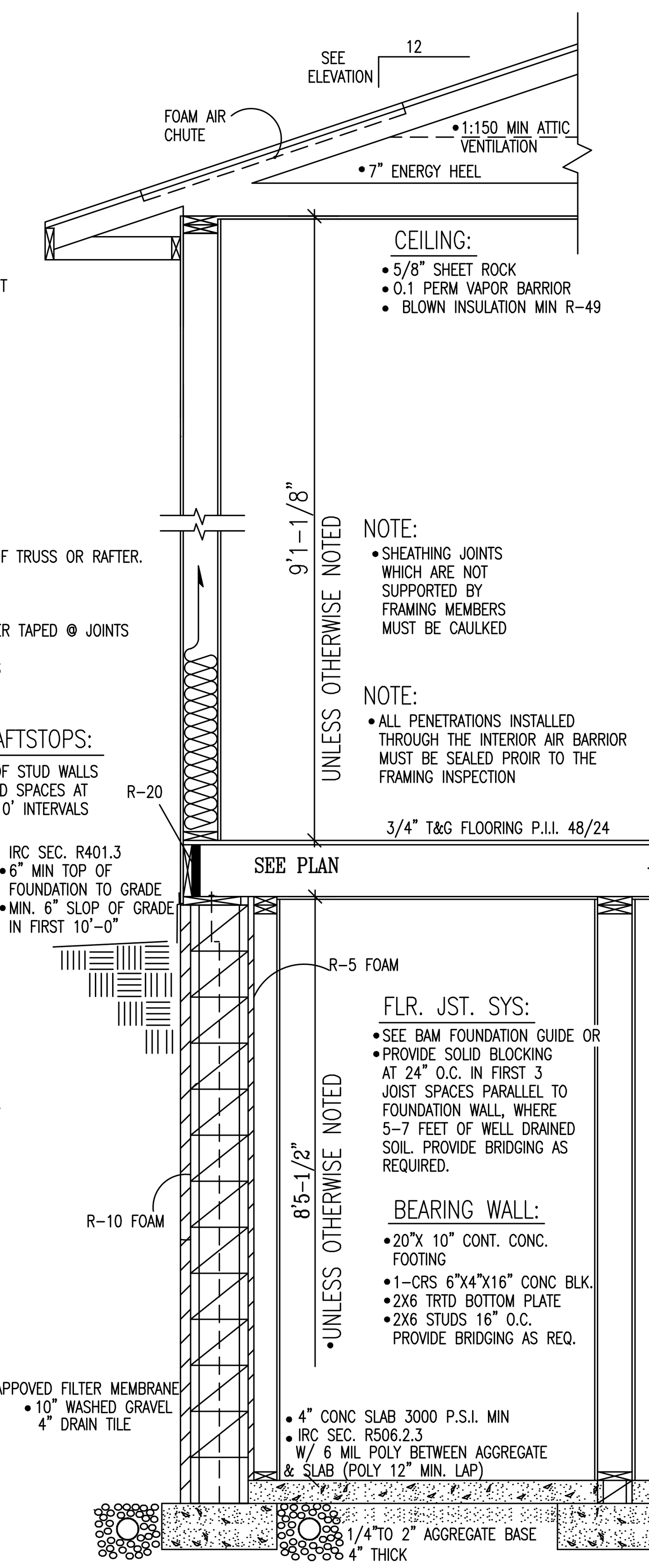
EXTERIOR WALL:

- 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 AT CEILINGS AND FLOOR VEVELS AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

	WDWS U.	.34
R.	.61	STEEL SIDING
R.	.06	TYVEK
R.	.54	7/16" STRUCT. PANEL (R. 9.44) 2x6 STUDS @ 16" O.C.
R.	20.00	5-1/2" F.G. INSUL.
R.	.06	6 MIL. POLY V.B.
R.	.45	1/2" GYP. BD.
R.	.85	AIR FILMS
R.	22.57	TOTAL WALL



CEILING:

- 5/8" SHEET ROCK
- 0.1 PERM VAPOR BARRIOR
- BLOWN INSULATION MIN R-49

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

NOTE:
- ALL PENETRATIONS INSTALLED THROUGH THE INTERIOR AIR BARRIOR MUST BE SEALED PROIR TO THE FRAMING INSPECTION

FLR. JST. SYS:

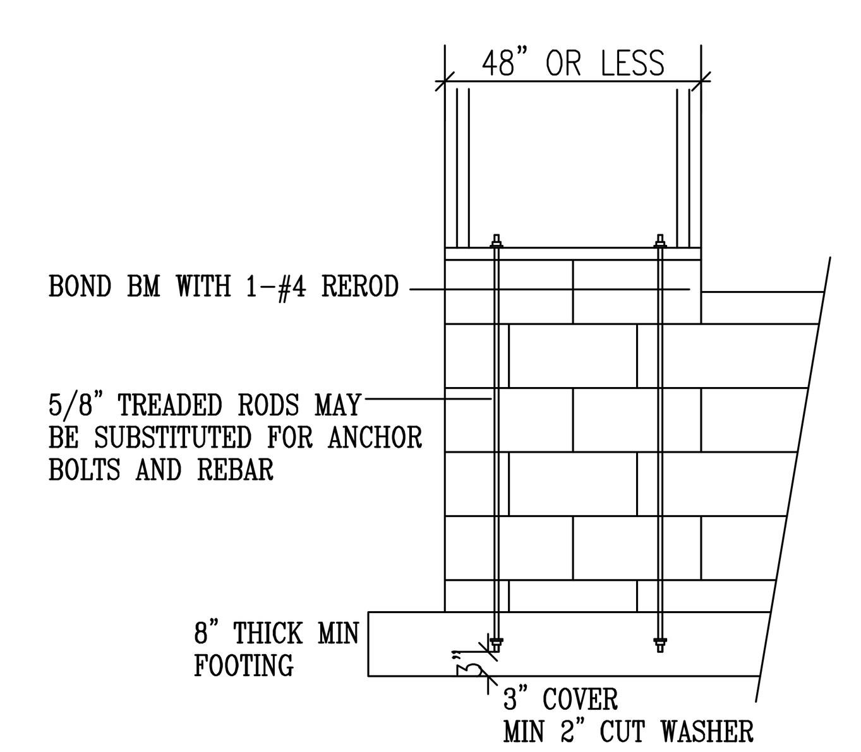
- SEE BAM FOUNDATION GUIDE OR
- PROVIDE SOLID BLOCKING AT 24" O.C. IN FIRST 3 JOIST SPACES PARALLEL TO FOUNDATION WALL, WHERE 5-7 FEET OF WELL DRAINED SOIL. PROVIDE BRIDGING AS REQUIRED.

BEARING WALL:

- 20"X 10" CONT. CONC. FOOTING
- 1-CRS 6"X4"X16" CONC BLK.
- 2X6 TRTD BOTTOM PLATE
- 2X6 STUDS 16" O.C. PROVIDE BRIDGING AS REQ.

13 CRS. BSMNT:

- 20"X 10" CONC FOOTING 2-#4 REROD CONT.
- 13-CRS 10" CONC BLOCK
- #6 REROD 32" O.C. VERTICAL ,6-3/4" FROM SOIL SIDE FACE OF WALL
- 1/2"X 10" ANCHOR BOLTS 32" O.C. TO SHARE FULLY GROUTED CORES. MIN 7" EMBEDMENT
- 2X10 .40 TRTD SILL PLATE
- 8" SILL SEALER
- 40-MIL POLYMER-MODIFIED ASPHALT OR
- 6 MIL POLY FROM FOOTING AND ON TOP
- WATERPROOFING MIN 40 BAR DIA. LAP ALL VERTICAL REINFORCEMENT.



STEM WALL REINFORCEMENT

TEMPERED GLASS IRC R308.4:

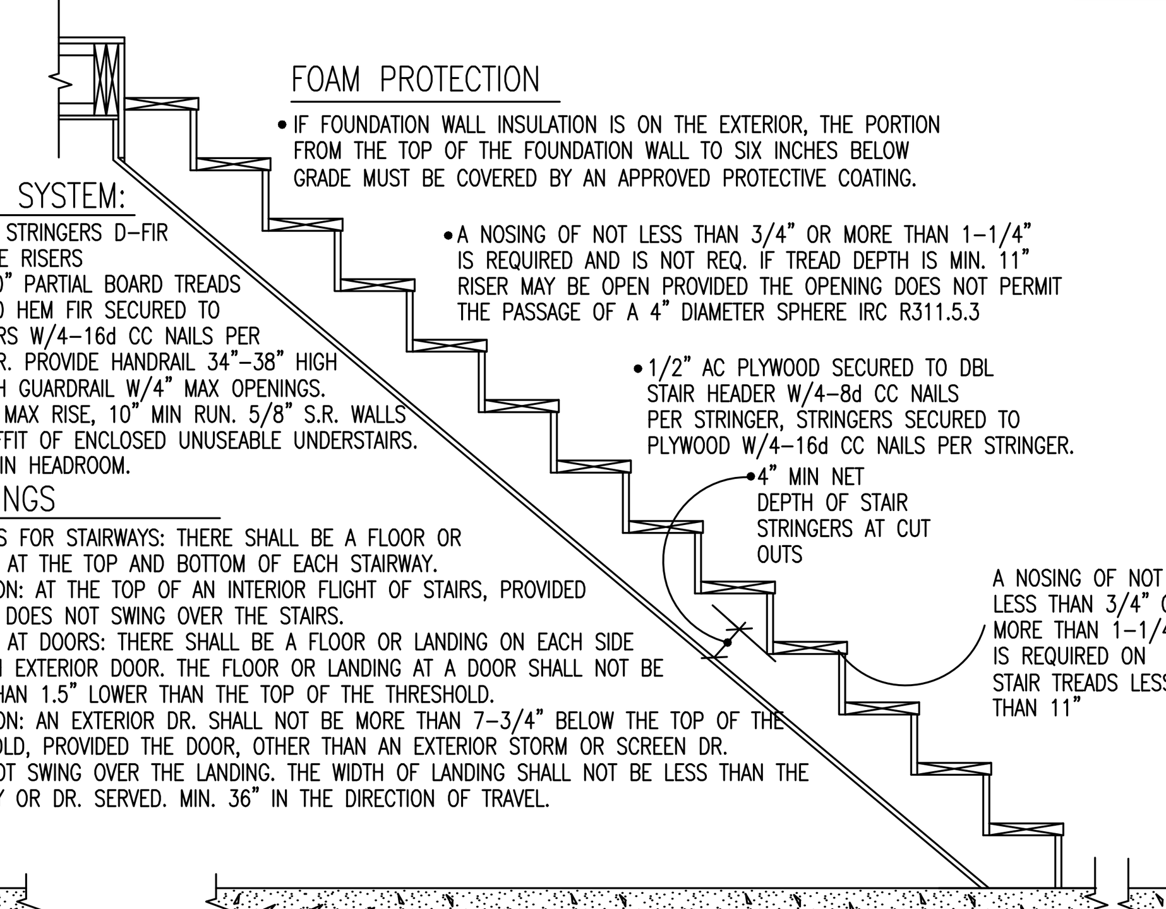
- GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR AND IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEM 5 AND 6 ABOVE, 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.

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.

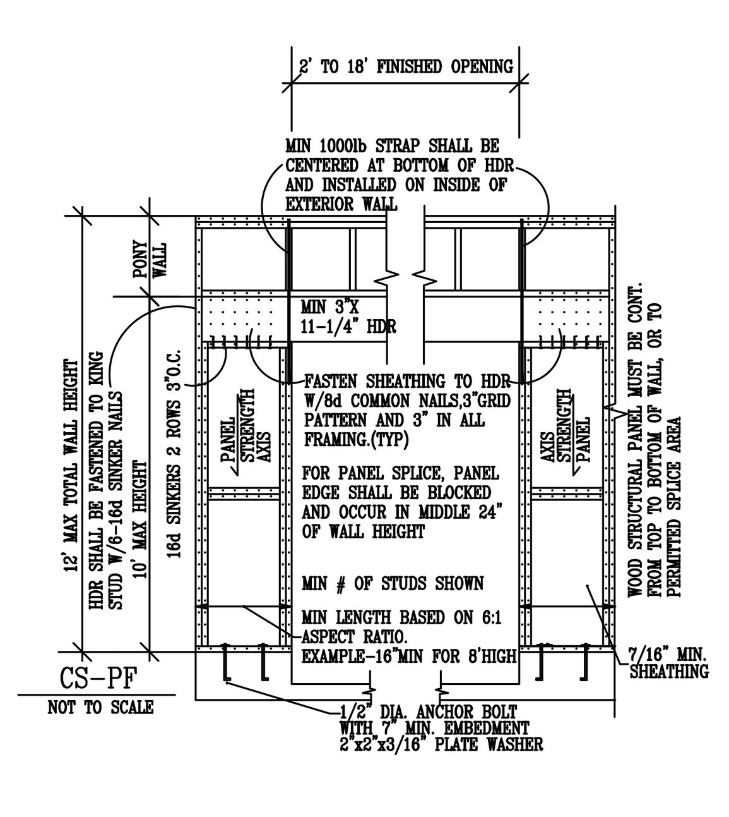


STAIR SYSTEM:

- 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.



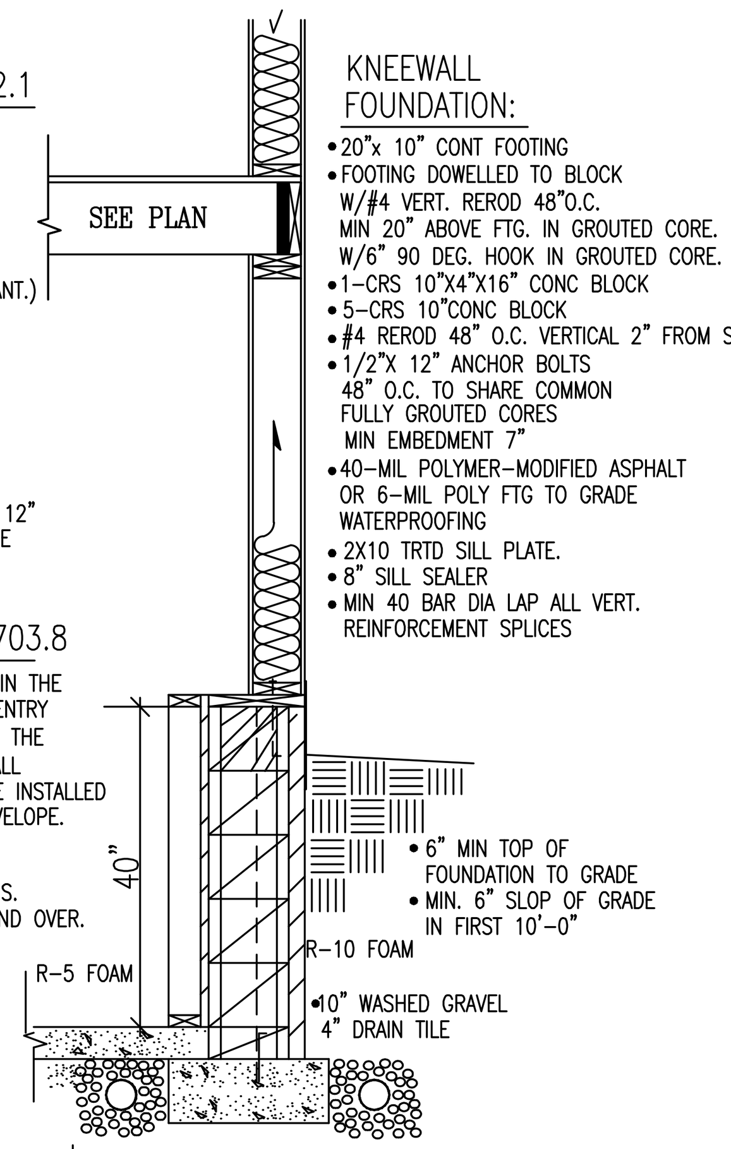
CS-PF
NOT TO SCALE

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.

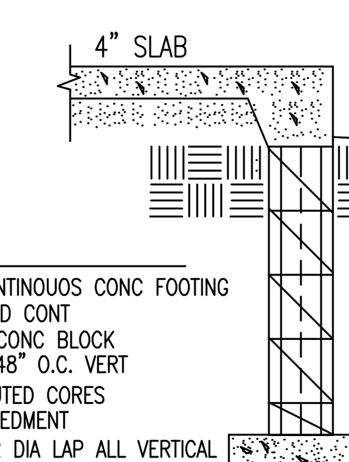
FLASHING & COUNTERFLASHING IRC SEC. R703.8

- 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.



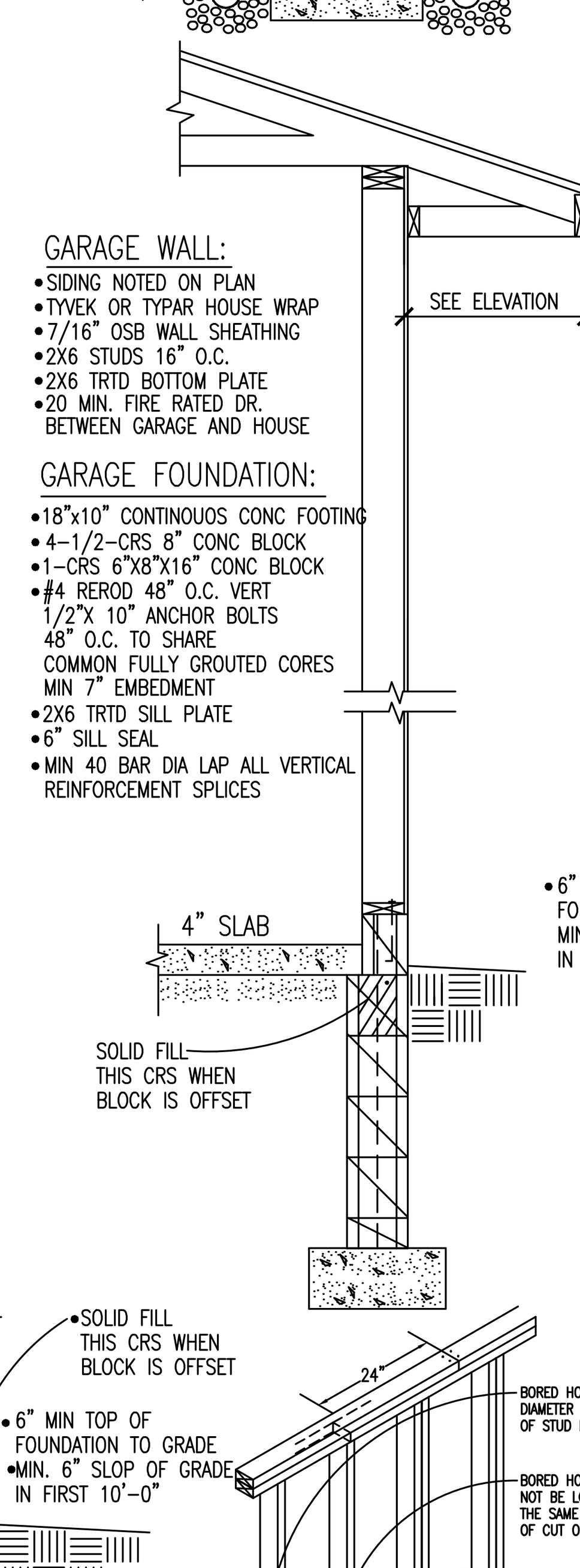
KNEEWALL FOUNDATION:

- 20"x 10" CONT FOOTING
- FOOTING DOWELLED TO BLOCK W/#4 VERT. REROD 48"O.C. MIN 20" ABOVE FTG. IN GROUTED CORE. W/6" 90 DEG. HOOK IN GROUTED CORE.
- 1-CRS 10"X4"X16" CONC BLOCK
- 5-CRS 10"CONC BLOCK
- #4 REROD 48" O.C. VERTICAL 2" FROM SOIL
- 1/2"X 12" ANCHOR BOLTS 48" O.C. TO SHARE COMMON FULLY GROUTED CORES MIN EMBEDMENT 7"
- 40-MIL POLYMER-MODIFIED ASPHALT OR 6-MIL POLY FTG TO GRADE WATERPROOFING
- 2X10 TRTD SILL PLATE.
- 8" SILL SEALER
- MIN 40 BAR DIA LAP ALL VERT. REINFORCEMENT SPLICES



STOOP

- 18"x10" CONTINOUOS CONC FOOTING 2-#4 REROD CONT
- 4-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

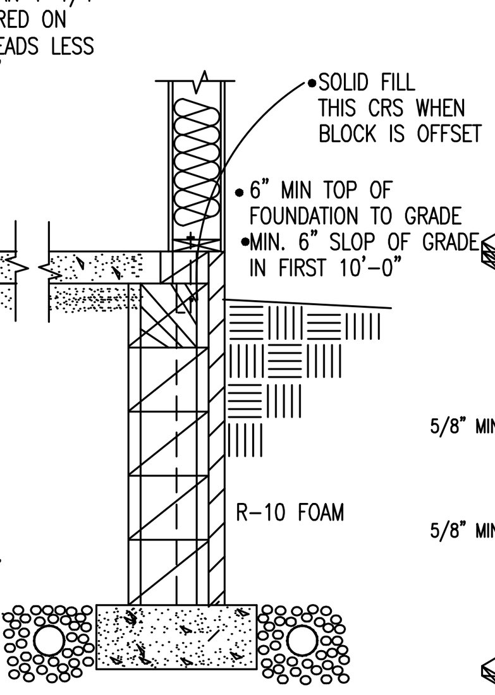


GARAGE WALL:

- SIDING NOTED ON PLAN
- TYVEK OR TYPAR HOUSE WRAP
- 7/16" OSB WALL SHEATHING
- 2X6 STUDS 16" O.C.
- 2X6 TRTD BOTTOM PLATE
- 20 MIN. FIRE RATED DR. BETWEEN GARAGE AND HOUSE

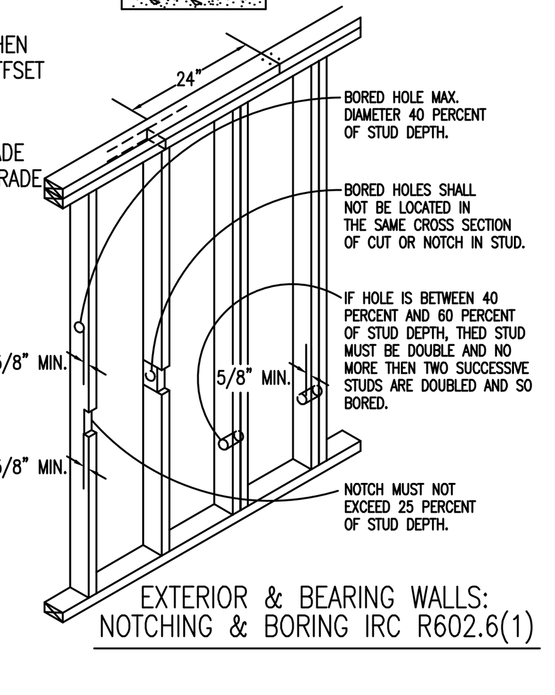
GARAGE FOUNDATION:

- 18"x10" CONTINOUOS CONC FOOTING
- 4-1/2-CRS 8" CONC BLOCK
- 1-CRS 6"X8"X16" CONC BLOCK
- #4 REROD 48" O.C. VERT 1/2"X 10" ANCHOR BOLTS 48" O.C. TO SHARE COMMON FULLY GROUTED CORES MIN 7" EMBEDMENT
- 2X6 TRTD SILL PLATE
- 6" SILL SEAL
- MIN 40 BAR DIA LAP ALL VERTICAL REINFORCEMENT SPLICES



WALKOUT FOUNDATION

- 20"X 10" 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



EXTERIOR & BEARING WALLS: NOTCHING & BORING IRC R602.6(1)

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

Acknowledged by Customer/Contractor Signature Date

CONTRACTOR:

OWNER: RAY & KARA RESIDENCE

DRAWN BY:	R.H.
DATE:	
SQ. FT.:	
JOB NUM.:	169632
SCALE:	NOTED
SHEET:	OF:

1/4"=1'0" 18x24