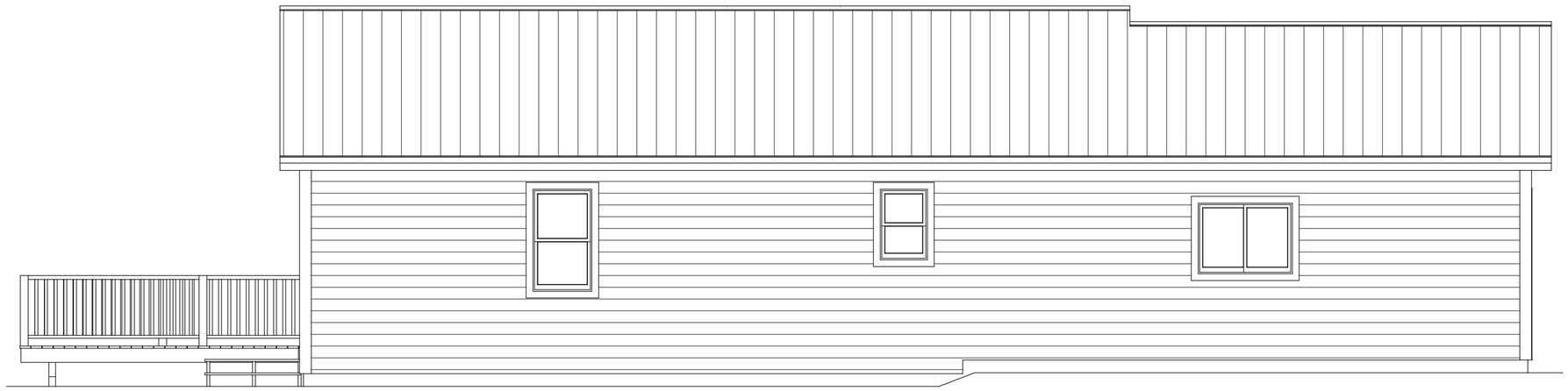
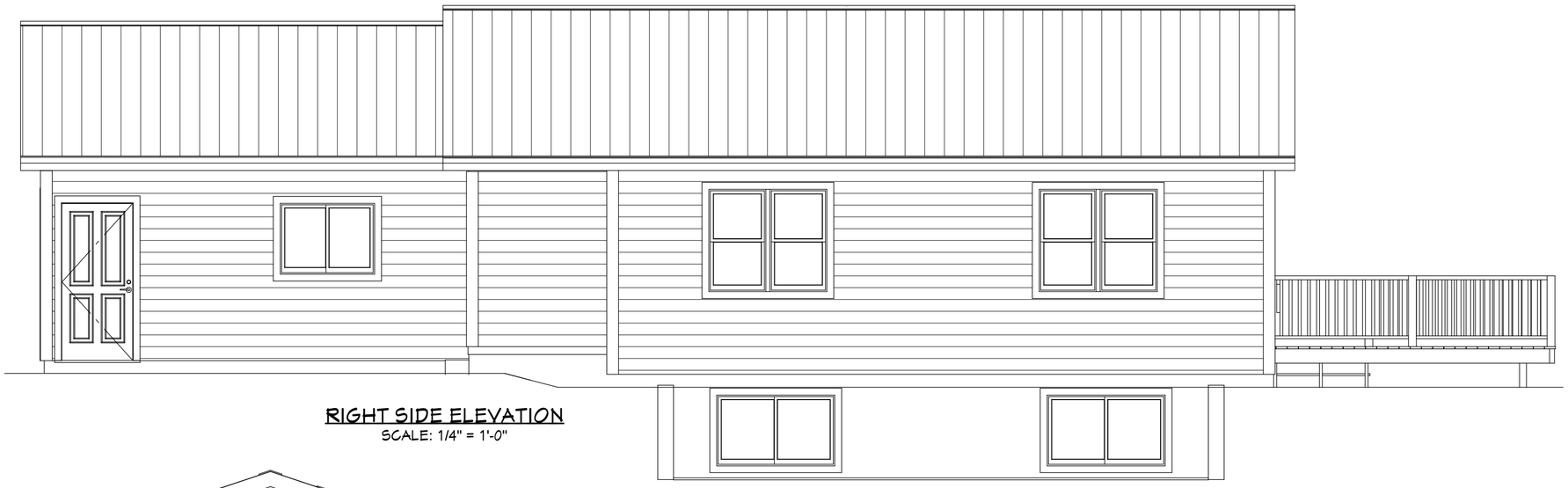


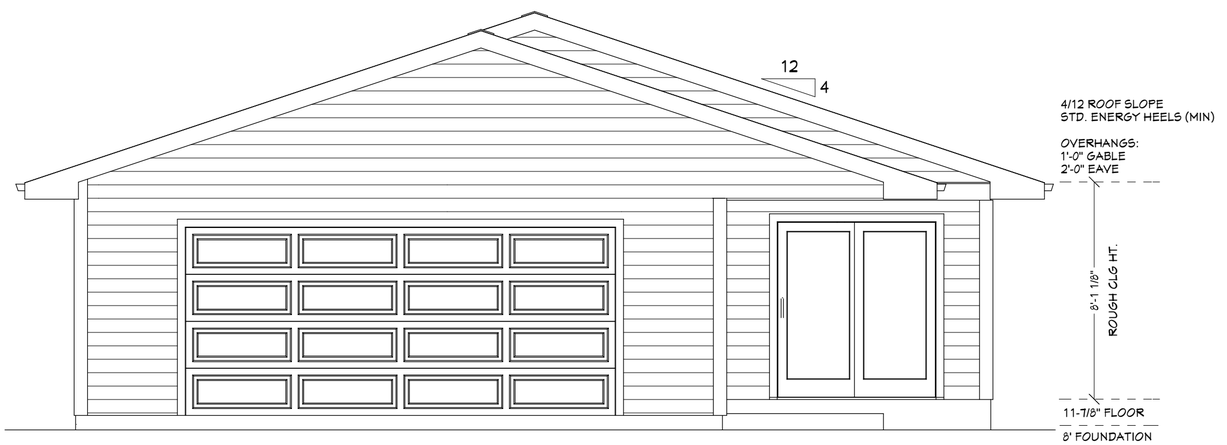
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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PROJECT: GRANDMA'S PLAN

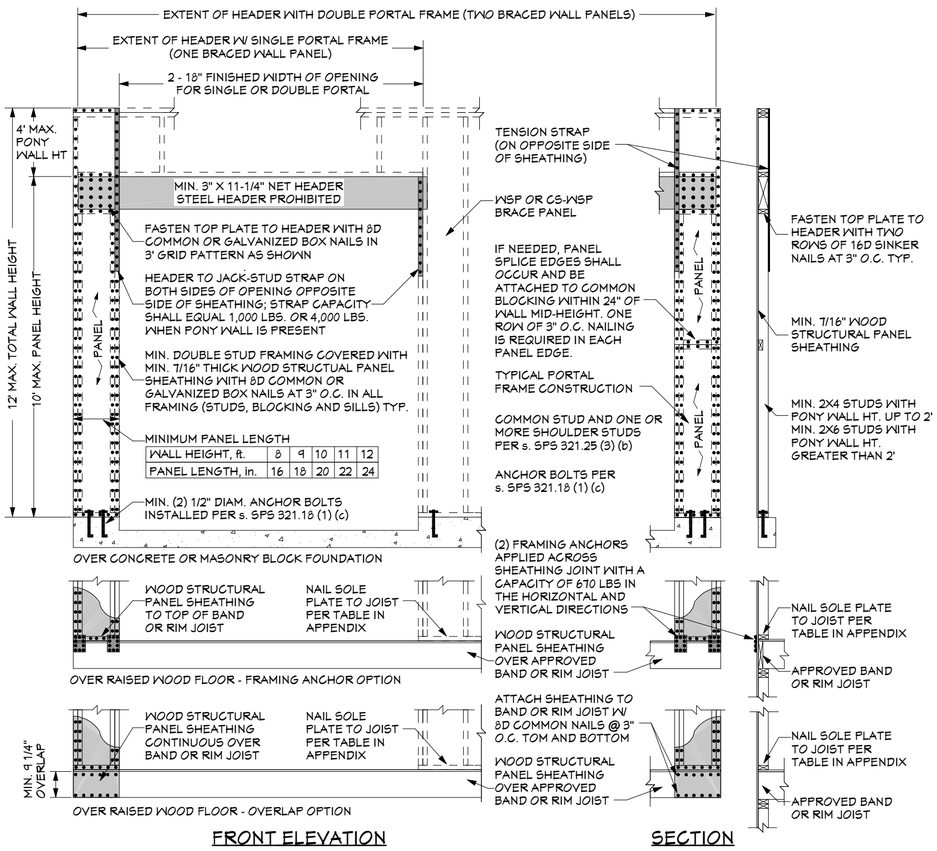
CONTRACTOR: MIKKELSON BARNDOMINIUMS

START DATE: 1/9/26

REVISIONS:
1/14/26
2/28/26
3/5/26

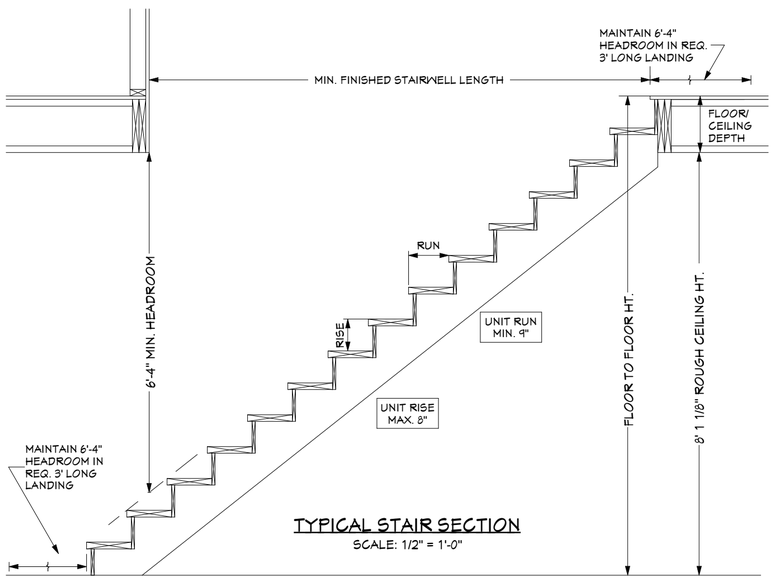
SHEET NO. 1/3

FIGURE 321.25-A
METHOD PF - PORTAL FRAME BRACE CONSTRUCTION

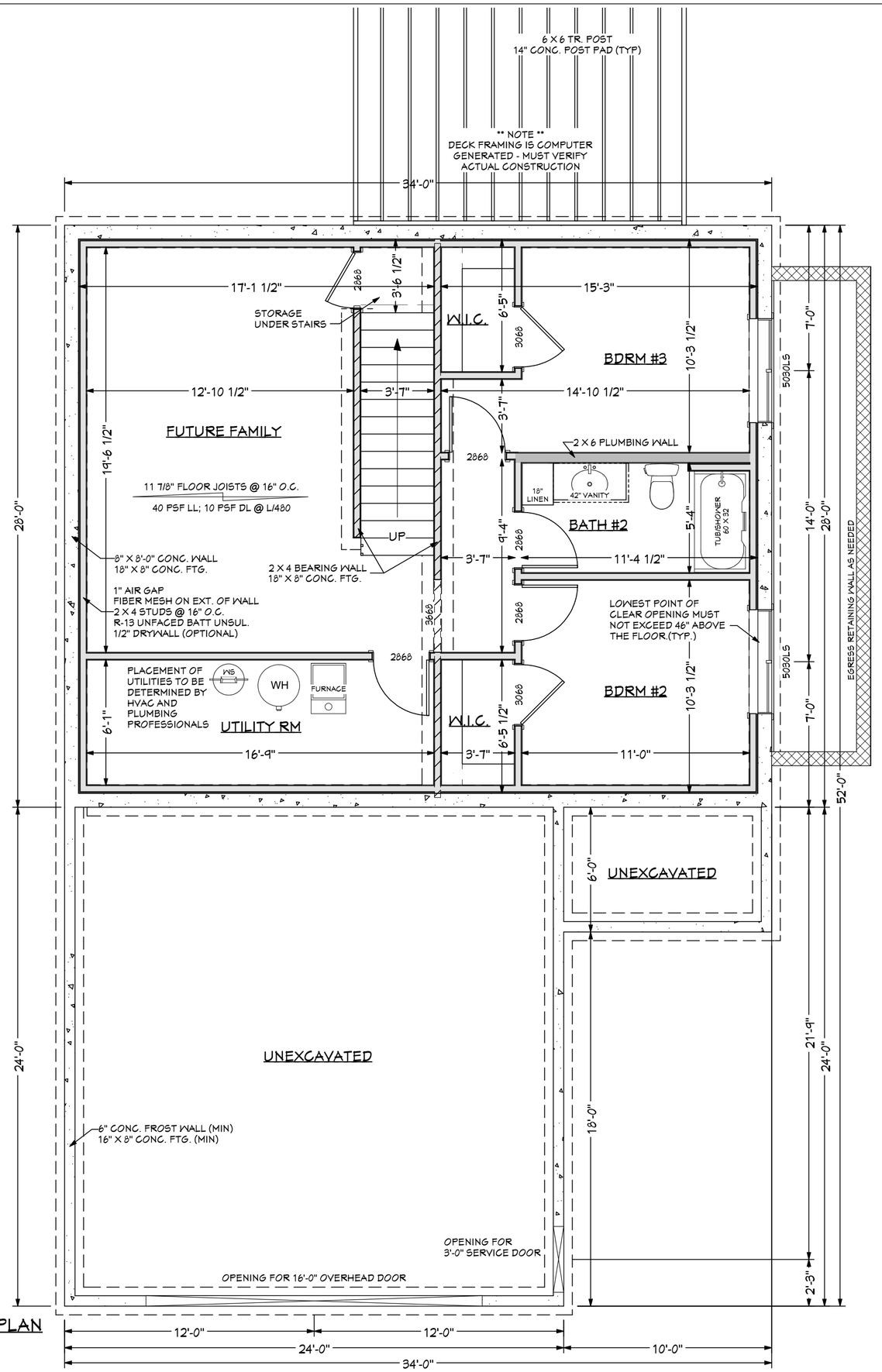


FRONT ELEVATION

SECTION



TYPICAL STAIR SECTION
SCALE: 1/2" = 1'-0"



FOUNDATION/BASEMENT PLAN
952 SQ.FT.
SCALE: 1/4" = 1'-0"

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PROJECT: GRANDMA'S PLAN

CONTRACTOR: MIKKELSON BARNDOMINIUMS

START DATE: 1/9/26

REVISIONS:
1/14/26
2/28/26
3/5/26

SHEET NO. 2/3

FIGURE 321.25-C
LOCATION OF BRACED WALL PANELS ALONG A BUILDING SIDE

(a) CONTINUOUS SHEATHING SHALL BE APPLIED TO ALL SURFACES OF THE WALL, INCLUDING AREAS BETWEEN BRACE PANELS AND ABOVE AND BELOW WALL OPENINGS.

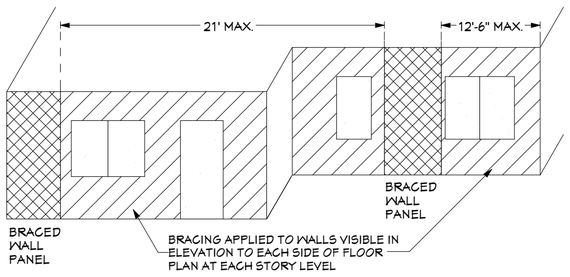


TABLE 321.25-H a,b
MIN. WIDTHS OF METHOD CS-WSP & CS-SFB BRACED WALL PANELS

MAX. OPENING HT. ADJACENT TO BRACED WALL PANEL	MIN. LENGTH OF BRACED WALL PANELS (INCHES)			
	8' TALL	9' TALL	10' TALL	12' TALL
UP TO 5'-4"	24"	27"	30"	36"
UP TO 6'-8"	32"	30"	30"	36"
UP TO 8'	48"	41"	38"	36"
UP TO 9'	-	54"	46"	41"
UP TO 10'	-	-	60"	48"
UP TO 12'	-	-	-	72"

a) Sheathing shall extend from the top of the top plate to the bottom of the bottom plate and may be multiple Sheets. All joints shall be blocked.
b) Interpolation is permitted.

BRACED WALL PANEL MATERIAL & METHOD PER WISCONSIN UDC SPS 321.25 (8)(B). TABLE 321.25-G AS PERTAINS TO THESE DRAWINGS:

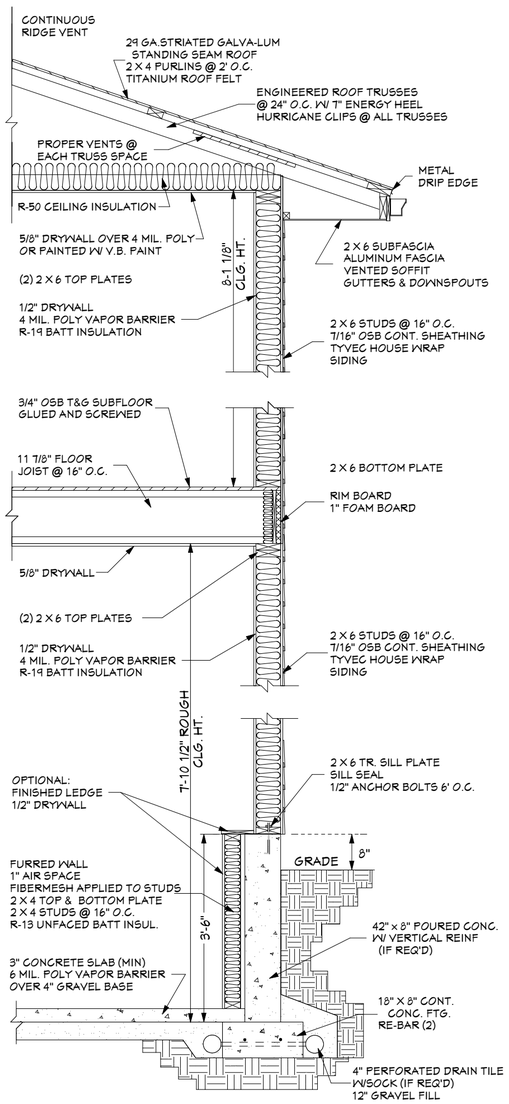
(CS-WSP) CONTINUOUS SHEATHED WOOD STRUCTURAL PANELS - 7/16" OSB FOR MAX. 24" O.C. STUD SPACING.
FASTENERS TO BE 6d COMMON NAILS OR 8d BOX NAILS (2-3/8" LONG X 0.113" DIAMETER) OR 7/16" OR 1/2" CROWN 16 GAUGE STAPLES, 1-1/4" LONG
FASTENER SPACING TO BE 6" @ EDGES, 12" IN THE FIELD (NAILS) 3" @ EDGES, 6" IN THE FIELD (STAPLES)

(GB) GYPSUM BOARD (INSTALLED ON BOTH SIDES OF WALL) - 1/2" MAX. FOR 24" O.C. STUD SPACING
FASTENERS TO BE 5d COOLER NAILS OR #6 SCREWS.
FASTENER SPACING TO BE 7" @ EDGES, 7" IN THE FIELD INCLUDING TOP & BOTTOM PLATES

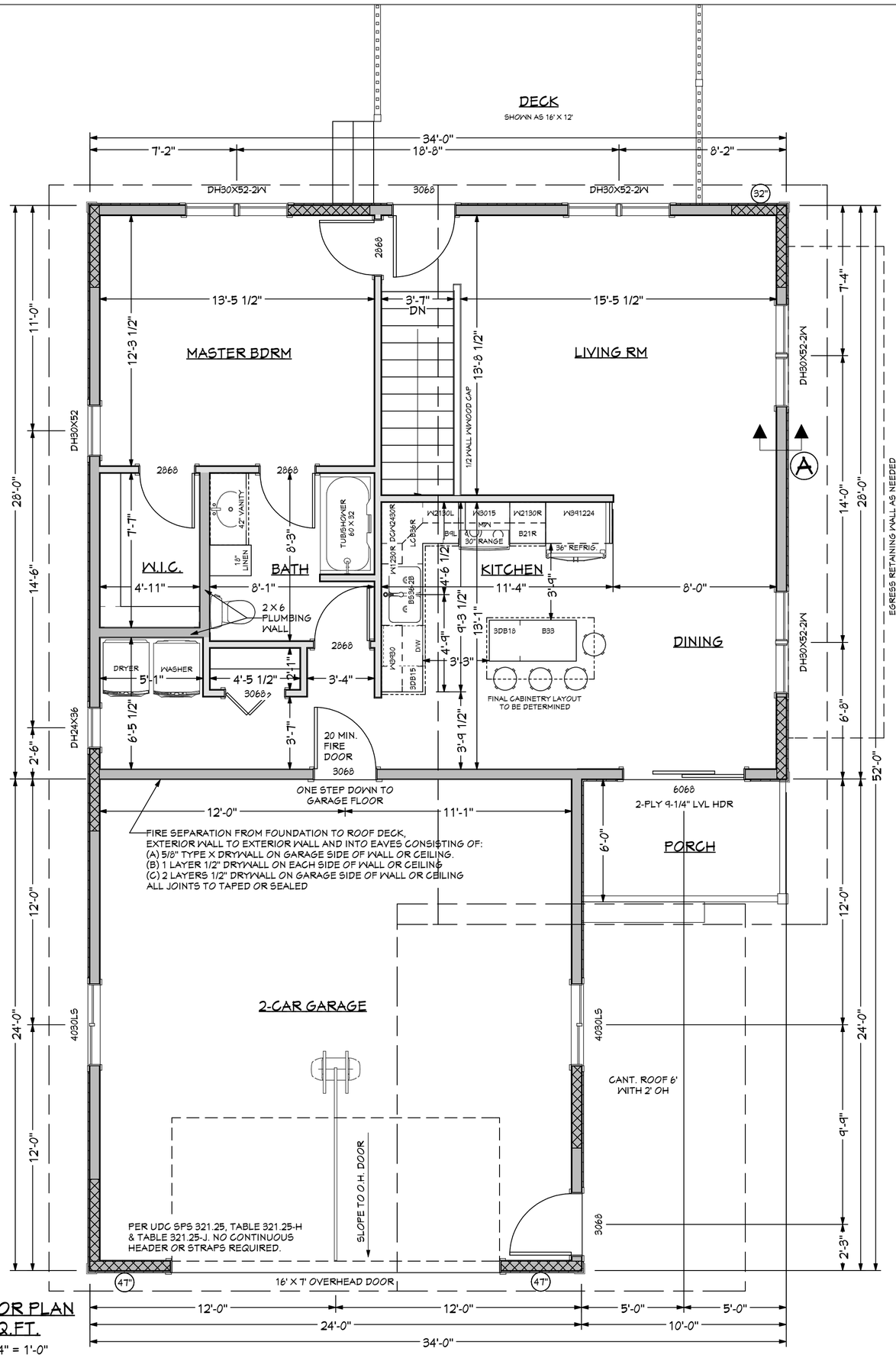
NOTE: THIS IS ONLY A SMALL PORTION OF THE UDC WALL BRACING SECTION. PLEASE REFER TO THE WISCONSIN UDS SPS FOR ALL WALL BRACING REQUIREMENTS, DEFINITIONS, EXCEPTIONS, APPLICATIONS, ETC.

INDICATES WALL BRACING PANELS 48" WIDE UNLESS OTHERWISE NOTED

(X") INDICATES BRACED WALL LINE LESS THAN 48"



TYPICAL WALL SECTION W/KNEEWALL
SCALE: 1/2" = 1'-0"



MAIN FLOOR PLAN
952 SQ.FT.
SCALE: 1/4" = 1'-0"

ADDITIONAL NOTES:
UNLESS OTHERWISE NOTED ON FOUNDATION PLAN.
HOUSE FOUNDATION WALLS TO BE AS FOLLOWS:
- 8" X 8" POURED CONC. WALL
- HORIZ. REBAR @ 24" O.C. & VERT. REBAR @ 48" O.C.
- 18" X 8" CONT. CONC. FTGS.
- 3" POURED CONC. FLOOR (MIN) OVER 6 MIL POLY

UNLESS OTHERWISE NOTED ON FOUNDATION PLAN.
GARAGE FOUNDATION WALLS TO BE AS FOLLOWS:
- 6" X 4' POURED CONC. WALL
- 16" X 8" CONT. CONC. FTGS.
- 4" FLOOR W/FIBER OR MESH SLOPED TO OVERHEAD DOORS

UNLESS OTHERWISE NOTED:
INTERIOR BEARING WALLS TO HAVE 18" X 8" CONC. FTGS.
INTERIOR POST/COLUMNS TO HAVE 24" X 24" X 12" CONC. PADS

SPECIFICATIONS:
SILL PLATES: 1
FLOOR JOISTS:
11 7/8" FLOOR JOIST @ 16" O.C.
FLOOR SHEATHING: 3/4" T&G OSB
EXTERIOR WALLS:
MAIN: 2 X 6 X 8'-1 1/8" @ 16" O.C.
GARAGE: 2 X 6 X 8'-8"+/- @ 16" O.C.
EXTERIOR WALL SHEATHING: 7/16" OSB
HOUSEWRAP: TYVEK W/TAPED SEAMS
ROOF FRAMING:
ENGINEERED ROOF TRUSSES @ 24" O.C.
ROOF SHEATHING: 15/32" OSB
ROOF FELT: 15# FELT
ROOF INSULATION: R-50
WINDOWS & PATIO DOORS: TBD
EXTERIOR DOORS: TBD

NOTES: DIMENSIONS
UNLESS OTHERWISE NOTED

MAIN FLOOR: EXTERIOR DIMENSIONS ARE TO EXTERIOR OF FRAMING.

FOUNDATION: EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE.

- 2 X 6 WALLS ARE DIMENSIONED AS 5 1/2"
- 2 X 4 WALLS ARE DIMENSIONED AS 3 1/2"
MEASUREMENTS ARE TO FACE OF STUD.

NOTES: DOORS & WINDOWS
UNLESS OTHERWISE NOTED.

- WINDOW AND DOOR SIZES ARE NOMINAL. MUST VERIFY ROUGH OPENING DIMENSIONS.
- BOTTOM OF ALL WINDOW HEADERS TO BE AT 6'-10" FROM TOP OF FLOOR SHEATHING.
- ALL EXTERIOR DOOR AND WINDOW HEADERS TO BE 2-2X10 #2 FIR

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