

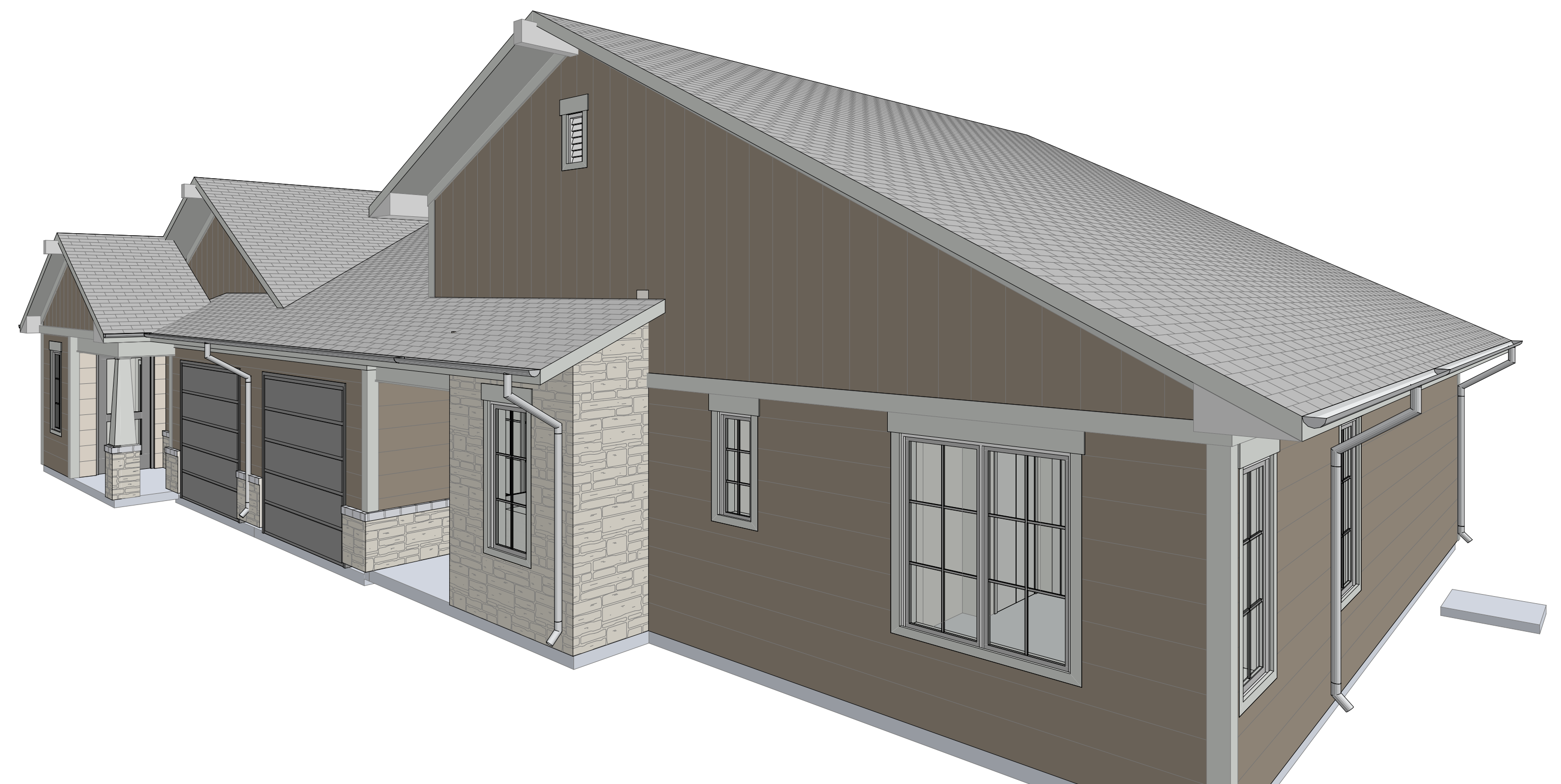
MEDCORE COTTAGES AT NORTH OGDEN SENIOR LIVING

204 EAST 1700 NORTH ST.
NORTH OGDEN, UT 84414

DESIGN DEVELOPMENT SET

02/22/2022

OWNER	ARCHITECTURE	CIVIL	STRUCTURAL
MEDCORE 12377 MERIT DR. STE. 500 DALLAS, TX 75251 T: 469-775-8413	PI ARCHITECTS, INC. 6010 BALCONES DR., SUITE 200 AUSTIN, TX 78731 T: (512) 231-1910	HANSEN & ASSOCIATES, INC. 538 NORTH MAIN BRIGHAM CITY, UTAH 84302 T: 801-399-4905 F: 435-723-3492	TDI ENGINEERING 16712 HUFFMEISTER RD. BLDG 600-B CYPRESS, TX 77429 T: 832-667-7615
CONTACT: ANDREW BISCHOF, MIKE GALINDO	CONTACT: GREG HUNTEMAN	CONTACT: JIM FLINT	CONTACT: STEPHEN TENBROOK



pi architects

 6010 Balcones Dr. Suite 200

 Austin, TX 78731

 P: (512) 231-1910

 www.piarch.com

architecture + master planning

 interiors + landscape architecture

Architect / Registration:

 Date: 02/22/2022

Not for regulatory approval, permitting, or construction

MEDCORE

COTTAGES AT NORTH OGDEN SENIOR LIVING

 204 EAST 1700 NORTH ST.

 NORTH OGDEN, UT 84414

ISSUE: DESIGN DEVELOPMENT SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE: 02/22/2022

 PROJECT NUMBER: 22019

 SHEET TITLE: COVER SHEET

SHEET: G1.1

ARCHITECTURAL ABBREVIATIONS

A AA ACTUAL AREA (MEASURED AREA) AB ANCHOR BOLT ABV ABOVE ACC ACCESS / ACCESSIBLE ACM ALUMINUM COMPOSITE METAL ACOUS ACOUSTICAL ACT ACoustical CEILING TILE ADJ ADJUSTABLE AD AREA DRAIN AFF ABOVE FINISH FLOOR AGG AGGREGATE ALT ALTERNATE ALUM ALUMINUM ANCH ANCHOR / ANCHORAGE ANG ANGLE ANOD ANODIZED APPROX APPROXIMATE ARCH ARCHITECT / ARCHITECTURAL AUTO AUTOMATIC AUX AUXILIARY AVE AVENUE AVG AVERAGE AC AIR CONDITIONING AV AUDIO VISUAL	B BBD BULLETIN BOARD BD BOARD BF BOTH FACES BIO HAZ BIO HAZARDOUS BITUM BITUMINOUS BLDG BUILDING BK (BLOCKING) BM BEAM B.M. BENCH MARK BOT BOTTOM BOC BOTTOM OF CURB BRG BEARING BS BOTH SIDES BSMT BASEMENT BTW BETWEEN BUR BUILT-UP ROOFING BW BOTH WAYS BBB BALLED AND BURAPPED B-B BACK TO BACK	C CAB CABINET CB CATCH BASIN CCV CLOSED CIRCUIT TELEVISION CEM CEMENT CER CERAMIC CMF COIL FORMED METAL FRAMING CMB CMB BOARD CIP CAST IN PLACE CI CAST IRON CR CR CJ CONTROL JOINT CLG CEILING CLR CLEARANCE CL-CLO CLOSET CM (cm) CENTIMETER CMT CERAMIC MOSAIC TILE CMU CONCRETE MASONRY UNIT CNTR CENTER COL COLUMN COMP COMPOSITION CONC CONCRETE COND CONDITION CONF CONFERENCE CONST CONSTRUCTION CONTR CONTRACTOR CONT CONTINUOUS CORRU CORRUGATED CORR CORRIDOR CRPT CRIB CG CORNER GUARD CSMT CEMENT CTR CENTER CTSK COUNTERSINK CT CERAMIC TILE CFT CUBIC FOOT (FEET) CYD CUBIC YARD CW COOLDICILLED WATER C-C CENTER TO CENTER CO CASED OPENING CW COOL WHITE CWX COOL WHITE DELUXE	D D DRAIN DBL DOUBLE DEFL DEFLECTION DEMO DEMOLISH / DEMOLITION DEPT DEPARTMENT DF DRINKING FOUNTAIN DHL DOUBLEDIMENSIONING DIAG DIAGONAL DIA DIAMETER DIM DIMENSION DISC DISCONNECT DISP DISPENSER DL DEAD-LOAD DMRF DAMPROOFING DN DOWN DR DOOR DS DOWNSPOUT DSP DRY STANDPIPE DTL DETAIL DWC DRYWALL FURRING CHANNEL DWD DRAWING D/d DEEP / DEPTH	E EA EACH EDF ELECTRIC DRINKING FOUNTAIN EJ EXPANSION JOINT ELAS ELASTIC / ELASTOMERIC ELEC ELECTRICAL ELEV ELEVATOR EMER EMERGENCY ENCL ENCLOSURE EPC ELECTRICAL PANEL EPNT EPOXY PAINT EQUIP EQUIPMENT EQ EQUAL ESR ELASTIC SHEET ROOFING EW EACH WAY EWC ELECTRIC WATER COOLER EWH ELECTRIC WATER HEATER EXP EXPANSION EXT EXTERIOR FA FIRE ALARM FACP FIRE ALARM CONTROL PANEL FBO FURNISHED BY OTHERS FC FIRE CODE FD FLOOR DRAIN FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FFE FINISHED FLOOR ELEVATION FLR FLOOR FHC FIRE HOSE CABINET FHVC FIRE HOSE VALVE CABINET FH FIRE HYDRANT FIN FINISH / FINISHED FIXT FIXTURE FLR FLOOR FLASH FLASHING FLUOR FLUORESCENT FM FACTORY MULTIFAMILY FND FOUNDATION FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOS FACE OF STUDS FRFP FIREPROOFING FR FRAME FRP FIBERGLASS REINFORCED PANEL FRM FORM FSEC FOOD SERVICE EQUIPMENT FTD FOOD SERVICE EQUIPMENT FTG FOOTING FT FOOT / FEET FURN FURNISH FURNED FURNISHING FY FIELD VERIFY FVC FIRE VALVE CABINET FWC FABRIC WALL COVERING G GALVANIZED GAL GALLON GA GAUGE GB GRAB BAR GC GENERAL CONTRACTOR GCU GLAZED CMU GO GUARD GEN GENERAL GL GALVANIZED IRON GLASS GLAZING GLB GLASS BLOCK GMP GUARANTEED MAXIMUM PRICE GRD GRASS GR GALVANIZED PIPE GR GRAB / GRADING GRG GROUT GYP GYPSUM GWB GYPSUM WALL BOARD OPNG OPENING OPP OPPOSITE ORQ OVERFLOW ROOF DRAIN HCP HOLLOW CORE HCR HANDCAPPED HDR HEAD HWA HARDWARE HDWD HARDWOOD HFS HALF FULL SIZE HGT / HT HEIGHT HM HOLLOW METAL HORZ HORIZONTAL HPR HIGH POINT OR HORSEPOWER HR HOUR HVAC HEATING / VENTILATING / AIR CONDITIONING HW HOT WATER HYD HYDRANT	H H HOSE BIBB HC HOLLOW CORE HCP HANDCAPPED HDR HEAD HWA HARDWARE HDWD HARDWOOD HFS HALF FULL SIZE HGT / HT HEIGHT HM HOLLOW METAL HORZ HORIZONTAL HPR HIGH POINT OR HORSEPOWER HR HOUR HVAC HEATING / VENTILATING / AIR CONDITIONING HW HOT WATER HYD HYDRANT I INCHES IN INSIDE DIAMETER (DIM) IN INCHES INCAN INCANDESCENT INCL INCLUDED(DING) INFO INFORMATION INSUL INSULATION INT INTERIOR INV INVERT IPS INSIDE PIPE SIZE J JOIST JAN JANITOR JOINT JOINT	K KITCH KITCHEN KO KNOCK-OUT KD KNOCK-DOWN FRAME L LENGTH LAB LABORATORY LAD LADDER LAM LAMINATED LAV LAVATORY LWD LEVEL LOAD LONG LONG LH LEFT-HAND LKR LOCKER LL LEVEL LOAD LP LOW POINT LGT LIGHT LINTL LINTEL LVR LOUVER LWT LIGHT-WEIGHT M MILLIMETER MACH MACHINE MAINT MAINTENANCE MAM MASONRY MAS MASONRY MATL MATERIAL MDS MASONRY MDP MED. DENSITY PARTICLE BOARD MECH MECHANICAL MED MEDIUM MEMB MEMBRANE MEP MECHANICAL / ELECTRICAL / PLUMBING MFR MANUFACTURER MH MANHOLE MIN MINIMUM MIR MIRROR MSC MISCELLANEOUS ML METAL LATH MLDG MOLDING MO MASONRY OPENING MOD MODULAR MOIST MOISTURE MT METAL THRESHOLD MTD (MOUNTING) MTR METAL MULL MULLION N NORTH NAT NATURAL NF NON-FREEZE HOSE BIBB NIC NOT IN CONTRACT NOM NOMINAL NO OF # NUMBER NR NOISE REDUCTION NRCC NOISE REDUCTION COEFFICIENT NOT TO SCALE O OVERALL OC ON CENTER OD OUTSIDE DIAMETER (DIM) OFS OWNER FURNISHED / CONTRACTOR INSTALLED OFPI OWNER FURNISHED / CONTRACTOR INSTALLED OFF OFFICE OH OVERHEAD OU OPEN WEB JOIST OPR OPERABLE PARTITION OPH OPPOSITE HAND OPNG OPENING OPP OPPOSITE ORQ OVERFLOW ROOF DRAIN OS OVERFLOW SCUPPER OSA OUTSIDE AIR P PROGRAMMED AREA PARA PARALLEL PART PARTITION PB PAINC BAR PBD PARTICLE BOARD PCF POUNDS PER CUBIC FOOT PCP PORTLAND CEMENT PLASTER PCT PORCELAIN CERAMIC TILE PEDESTAL PEDESTAL PERF PERFORATED PERI PERIMETER PIG PLATE PL PLATE PLAM PLASTIC LAMINATE PLAST PLASTER PLUS PLUS PLF POUNDS PER LINEAR FOOT PLGB PLUMBING PLWD PLWOOD PNL PANEL PNTD / PNT PAINTED POL POLISHED	Q QUARRY TILE R RISER RA / RIA RETURN AIR RAD RADIUS RB RUBBER BASE RCP REFLECTED CEILING PLAN RCP REINFORCED CONCRETE PIPE REBAR REINFORCING BAR RECEP RECEPTION RECEP RECEIPT RECOM RECOMMENDATION REC RECESSED REF REFERENCE REFR REFRIGERATOR REG REGULATION RENF REINFORCED REQ REQUIRED RESIL RESILIENT RET RETURN REV REVERSE / REVISION RE REFER TO RFCS RECESSED FIRE EXTINGUISHER CABINET RFSG ROOFING REGTR REGISTER RH RIGHT-HAND RMS ROOMS RO ROUGH OPENING ROW RIGHT OF WAY RWD REDWOOD RLW RAM WATER LEADER S SOUTH SA / SIA SURPLY AIR S/S SPLASH BLOCK SCHED SCHEDULE SC SOLID CORE SD SOUP DISH or STORM DRAIN SECT SECTION SF SQUARE FOOT / FEET SFL SAFETY GLASS SG SHEET GLASS SH SINGLE-HUNG SH / SHVL SHELF / SHELVES / SHELVING SHT SHEATHING SHWR SHOWER SIM SIMILAR SND SANITARY NAPKIN DISPENSER SNR SANITARY NAPKIN RECEPTACLE SPEC SPECIFICATION SPKR SPEAKER SS SQUARE SS STAINLESS STEEL / SANITARY SEWER SSK SERVICE SINK STA / STD STANDARD STAB STAIR (BLUDD) STC SOUND TRANSMISSION COEFFICIENT STL STEEL STOR STORAGE STRUCT STRUCTURE / STRUCTURAL SUSP SUSPENDED SV SHEET VINYL SW SWITCH SYM SYMMETRICAL SYN SYNTHETIC SYS SYSTEM T TREAD TAB TOP AND BOTTOM TAG TONGE & GROOVE TB TOWER BAR TCOC TEXTURE COATING ON CONCRETE TEL TELEPHONE TEMP TEMPERED / TEMPORARY / TEMPERATURE THK THICKNESS THOLD THRESHOLD TINT TINTED TKBD TACHIBAND TOB TOP OF BEAM TOC TOP OF CURB / CONCRETE TOL TOLERANCE TOP TOP OF PAVEMENT TORP TOP OF ROOF DECK TOS TOP OF STEEL SLAB TOW TOP OF WALL TPD TOILET PAPER DISPENSER TRANS TRANSFER TRTD TREATED	T T TREAD TAB TOP AND BOTTOM TAG TONGE & GROOVE TB TOWER BAR TCOC TEXTURE COATING ON CONCRETE TEL TELEPHONE TEMP TEMPERED / TEMPORARY / TEMPERATURE THK THICKNESS THOLD THRESHOLD TINT TINTED TKBD TACHIBAND TOB TOP OF BEAM TOC TOP OF CURB / CONCRETE TOL TOLERANCE TOP TOP OF PAVEMENT TORP TOP OF ROOF DECK TOS TOP OF STEEL SLAB TOW TOP OF WALL TPD TOILET PAPER DISPENSER TRANS TRANSFER TRTD TREATED	TS TUBE STEEL TTC TELEPHONE TERMINAL CABINET TV TELEVISION TYP TYPICAL TZ TERRAZZO	U UC UNDERCUT UCF UNDER-COUNTER REFRIGERATOR UNF UNFINISHED UL UNDERWRITERS LABORATORY UNLS UNLESS NOTED OTHERWISE UR URINAL USC UNDER SEPARATE CONTRACT UT UTILITY	V VAC VACUUM VAR VARNISH VBR VAPOR BARRIER VB VINYL BASE VCT VINYL COMPOSITION TILE VERT VERTICAL VEST VESTIBULE VT VINYL TILE VTR VENT THROUGH ROOF VWC VINYL WALL COVERING	W W WEST W WITH WO WITHOUT WC / WIC WATER CLOSET / WOOD WF WIDE FLANGE WG WIPED GLASS WH WALL-HUNG WHTR WATER HEATER WINDO WINDOW WR WATER RESISTANT WS WATER STOP WSTC WAINSCOT WT / WGT WEIGHT WVF WELDED WIRE FABRIC WP WORK POINT WW WARM WHITE WXX WARM WHITE DELUXE X XFMR TRANSFORMER	Y Y Y	Z Z Z
--	---	---	---	---	---	--	---	--	--	--	---	--	-----------------	-----------------

COTTAGE UNIT COUNTS

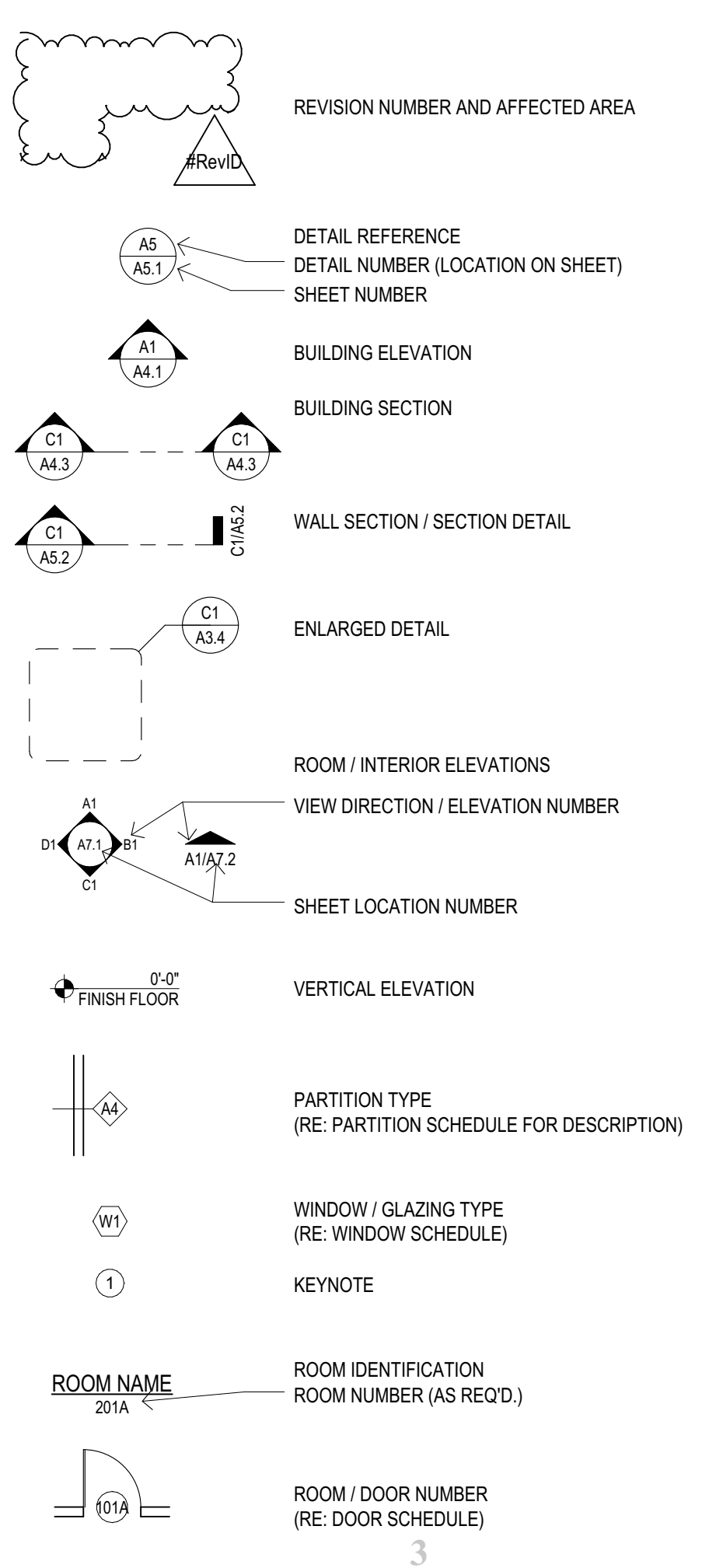
COTTAGE TYPE	AREA	QUANTITY	TOTAL AREA
UNIT TYPE A	1,796	17	30,532
UNIT TYPE B	1,691	9	15,219
		26	45,751 ft²

APPLICABLE CODES

ALL WORK TO CONFORM WITH ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION:

- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2017 NATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FUEL & GAS CODE

ARCHITECTURAL SYMBOLS



GENERAL NOTES

- CODES:**
- CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIREMENTS OF SAFETY.
 - ALL CONSTRUCTION SHALL MEET ALL APPLICABLE FIRE CODES AND FLAME SPREAD REQUIREMENTS.
- DAMAGE:**
- DURING CONSTRUCTION EACH TRADE SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR WORK.
 - CONTRACTOR SHALL REPAIR PROMPTLY AND REWORK ANY DAMAGED AREA CAUSED BY THE WORK OF THIS CONTRACT TO ANY AREA OUTSIDE CONTRACT LIMITS.
- GENERAL COORDINATION:**
- ALL PLANS ARE DRAWN TO SCALE AS MUCH AS POSSIBLE, BUT ARE NOT INTENDED TO BE SCALED.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL SYMBOLS.
 - ALL MECHANICAL, PLUMBING AND ELECTRICAL ROUGH IN AND FINAL HOOK-UP SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - GENERAL CONTRACTOR TO PROVIDE COMPLETE SET OF DRAWINGS TO ALL SUBCONTRACTORS FOR COORDINATION WITH OTHER TRADES.

- SHOP DRAWINGS:**
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR ALL ITEMS NOTED IN SPECS.
- WARRANTY:**
- GENERAL CONTRACTOR SHALL WARRANTY ALL WORK (MATERIAL AND LABOR) BY GENERAL AND SUB-CONTRACTORS FOR A MINIMUM PERIOD OF 1 YEAR. WARRANTY SHALL START ON DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR TO COORDINATE A REVIEW MEETING TEN MONTHS AFTER THE DATE OF SUBSTANTIAL COMPLETION TO REVIEW WARRANTY ITEMS.

- OTHER:**
- THE AMERICAN INSTITUTE OF ARCHITECTS STANDARD FORM (AIA DOCUMENT A201, 2017 SIXTEENTH EDITION), "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS HEREBY MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
 - THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND VERIFY EXISTING CONDITIONS & UTILITY SERVICES AS RELATED TO THEIR SCOPE OF WORK.
 - CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, AND INCIDENTAL PARTS AND MATERIALS, EVEN IF NOT SPECIFICALLY NOTED ON THE PLANS FOR A COMPLETE OPERATIVE INSTALLATION.
 - THERE SHALL BE ABSOLUTELY NO SMOKING OR TOBACCO USE IN THE BUILDING.
 - DISPOSE OF DEBRIS IN ACCORDANCE WITH LOCALLY APPROVED REGULATIONS.

INDEX OF SHEETS

GENERAL

- G1.1 COVER SHEET
- G4.1 EXTERIOR WALL TYPES

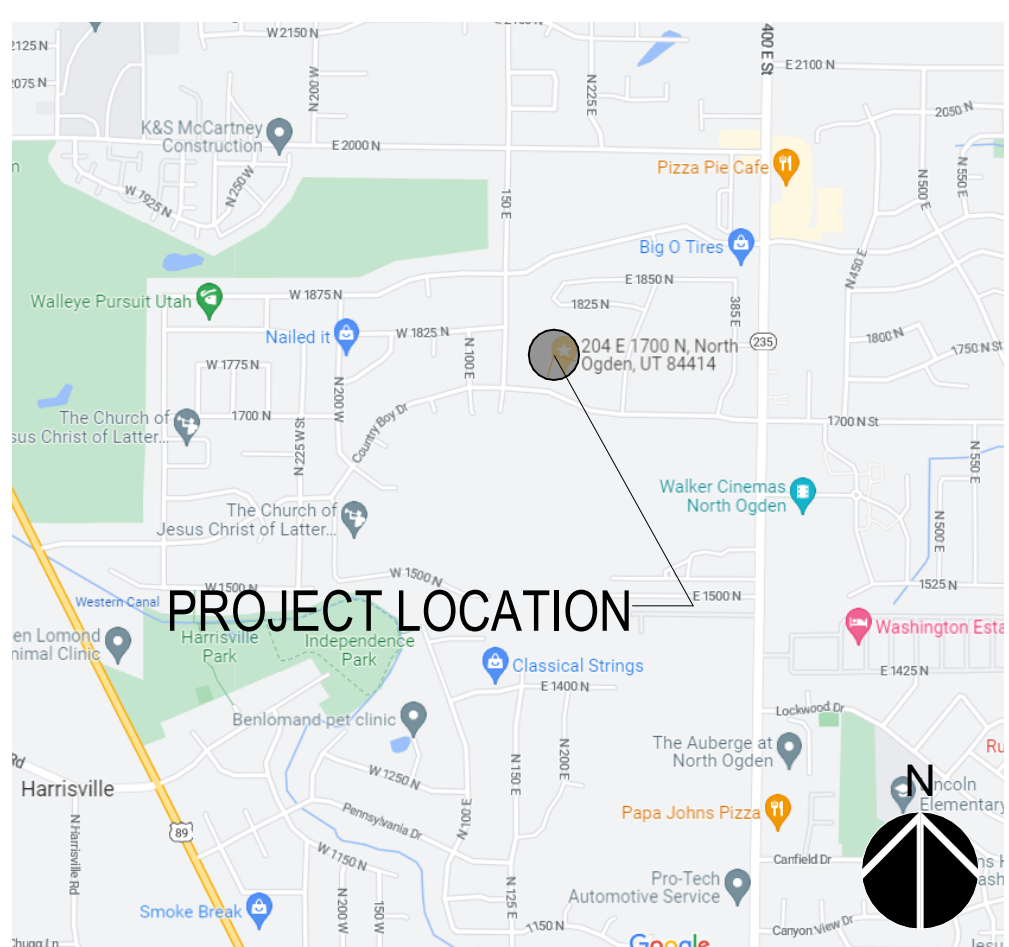
ARCHITECTURAL

- A1.1 ARCHITECTURAL SITE PLAN
- A3.2 COTTAGE A-A FIRST FLOOR PLAN
- A3.3 COTTAGE B-B FIRST FLOOR PLAN
- A3.4 COTTAGE A-B FIRST FLOOR PLAN
- A3.5 COTTAGE A-A ROOF PLAN
- A3.6 COTTAGE B-B ROOF PLAN
- A3.7 COTTAGE A-B ROOF PLAN
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS
- A6.1 DOORWINDOW SCHEDULE
- A7.1 INTERIOR ELEVATIONS
- A7.2 INTERIOR ELEVATIONS
- A9.2 COTTAGE A-A FIRST FLOOR RCP
- A9.3 COTTAGE B-B FIRST FLOOR RCP
- A9.4 COTTAGE A-B FIRST FLOOR RCP
- A10.2 COTTAGE A-A FINISH PLAN
- A10.3 COTTAGE B-B FINISH PLAN
- A10.4 COTTAGE A-B FINISH PLAN
- A10.5 FINISH SCHEDULE & LEGEND

STRUCTURAL

- S2.00 FOUNDATION PLAN BLDG TYPE "A"
- S2.10 FOUNDATION PLAN BLDG TYPE "B"
- S2.20 FOUNDATION PLAN BLDG TYPE "C"
- S3.00 ROOF FRM PLAN BLDG TYPE "A"
- S3.10 ROOF FRM PLAN BLDG TYPE "B"
- S3.20 ROOF FRM PLAN BLDG TYPE "C"
- S4.00 SHEAR WALL PLAN BLDG TYPE "A"
- S4.10 METAL WALL PLAN BLDG TYPE "B"
- S4.20 SHEAR WALL PLAN BLDG TYPE "C"
- S5.00 FOUNDATION DETAILS
- S5.01 FOUNDATION DETAILS
- S6.00 FRAMING DETAILS
- S6.01 FRAMING DETAILS
- S6.02 FRAMING DETAILS
- S6.03 FRAMING DETAILS
- S6.04 FRAMING DETAILS

VICINITY MAP



PROJECT SUMMARY

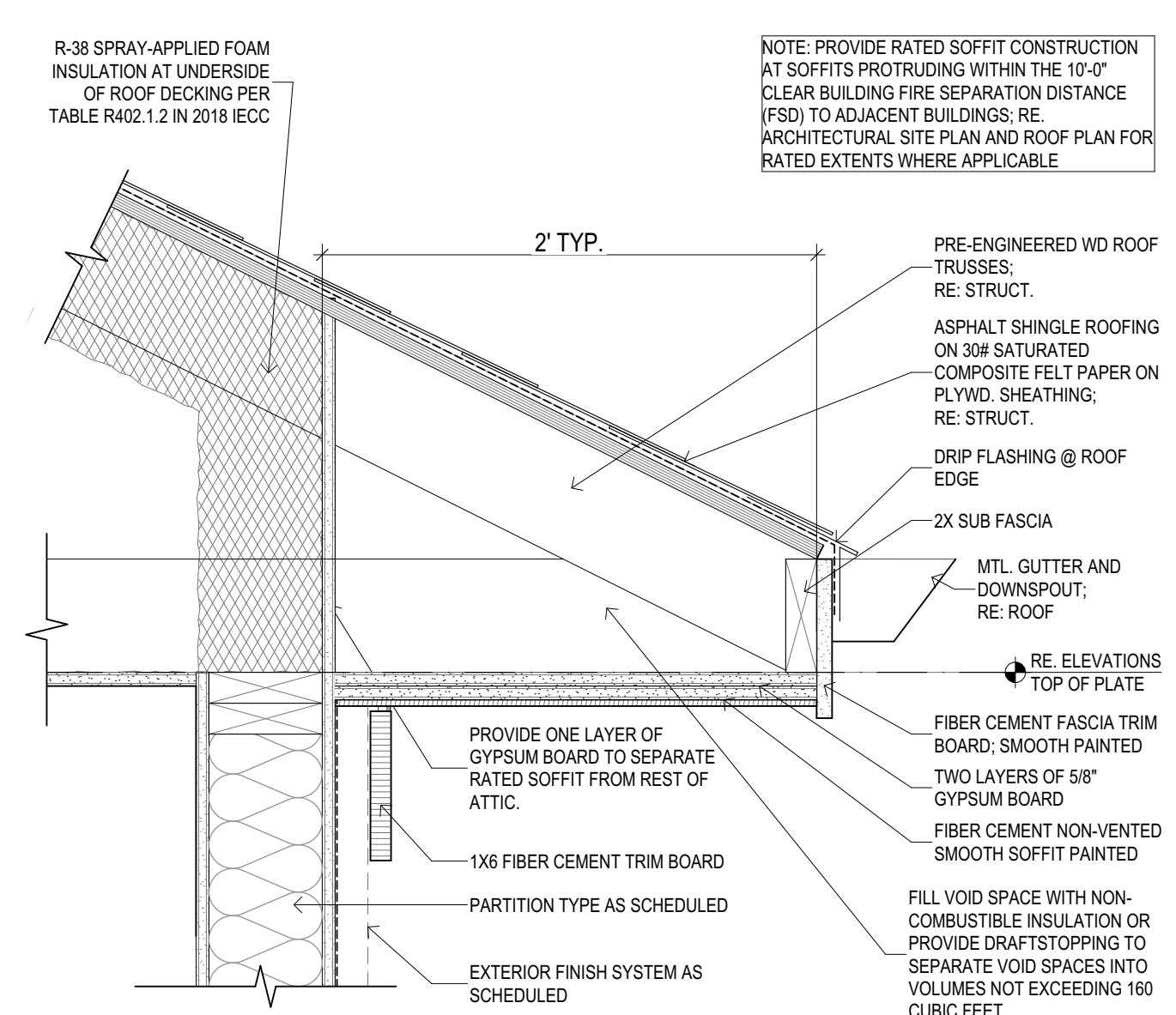
THIS PROJECT INCLUDES 13 (THIRTEEN) ONE-STORY WOOD-FRAMED, TWO-FAMILY CONNECTED DWELLING UNITS OF THREE DIFFERENT PLAN CONFIGURATIONS WITH INTERIOR GARAGES AND NEW DRIVES. EACH BUILDING IS ABOUT 3,565SF.

BIMBAUER, P/BIM-2022 - BIMBAUER Basic for Architect 25/22/2019 NOSH, North Ogden UT Ver. 25.02 | Thursday, February 23, 2023 | 12:02 AM

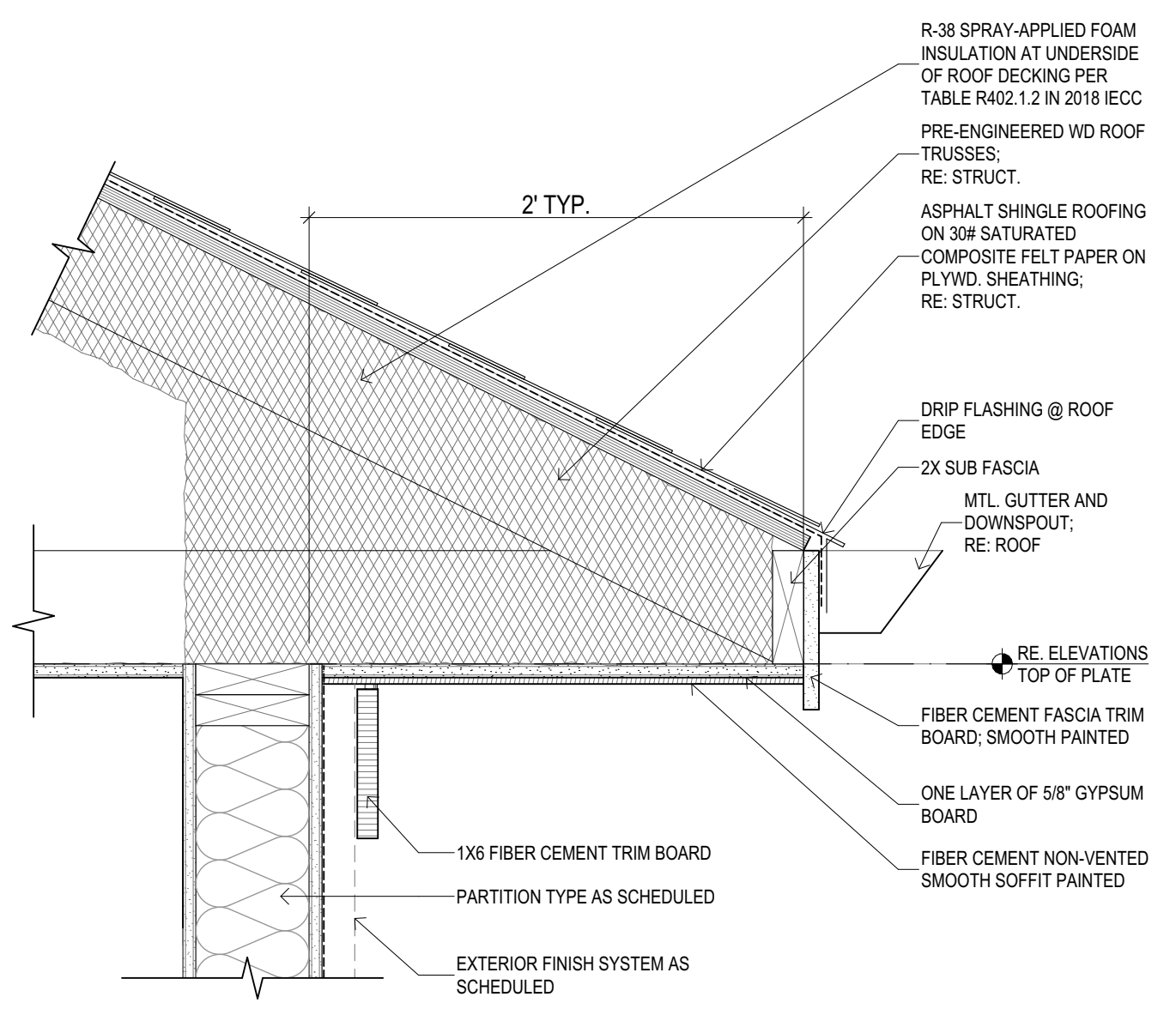
PARTITION TYPE NOTES

NOTE: CONTRACTOR TO VERIFY AND USE THE LATEST AND THE MOST UP-TO-DATE UNDERWRITERS LABORATORIES (UL) DESIGN LISTINGS. REFERENCE UL ASSEMBLY SHEETS FOR FLOOR ASSEMBLY AND ROOF-CEILING ASSEMBLY DESIGNATIONS.

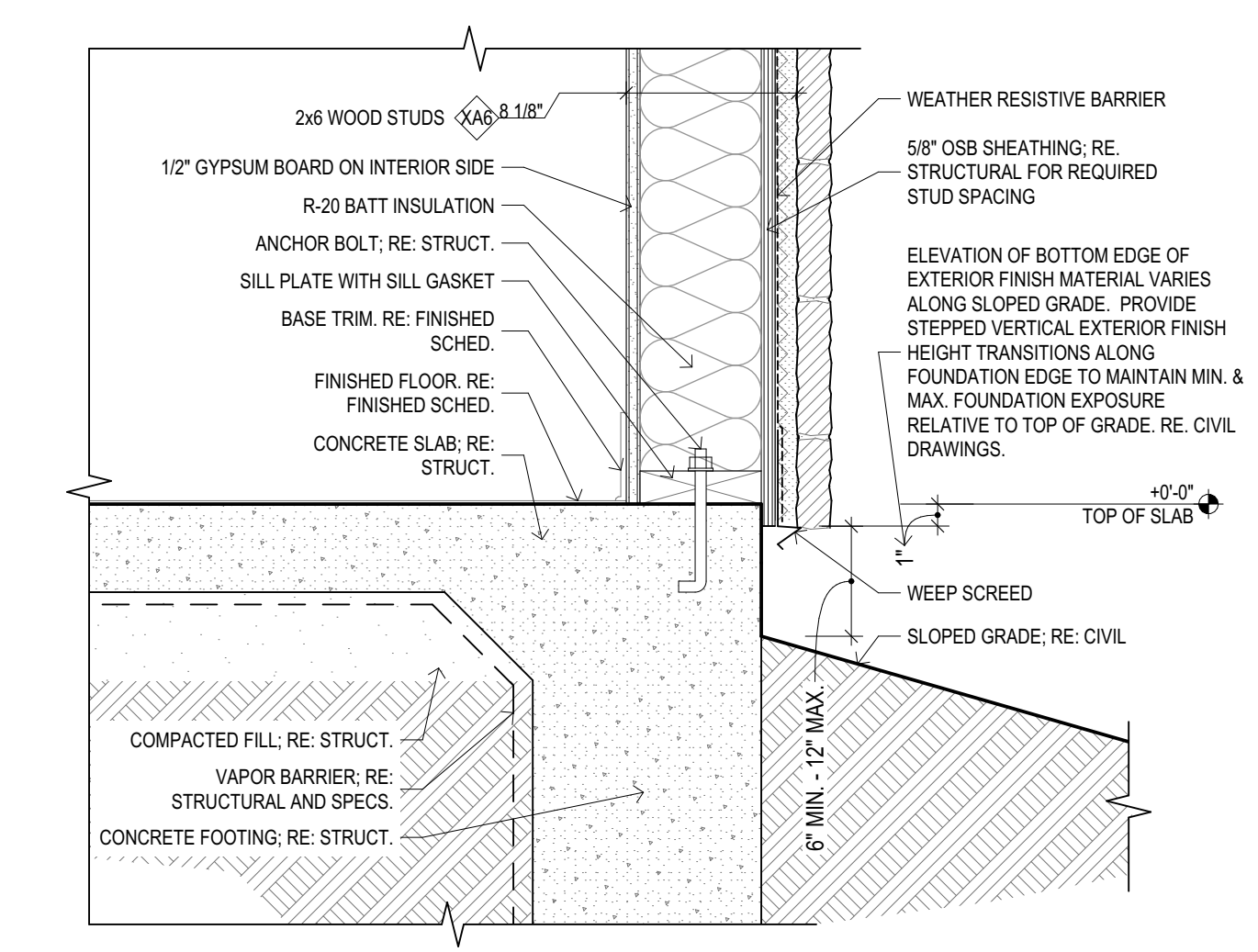
- THE PROJECT MANDATORY MAXIMUM ALLOWABLE DEFLECTION DESIGN CRITERIA RATIO IS L/240 USING STUDS @ 16" O.C. WHERE "BRITTLE" FINISHES WILL BE APPLIED SUCH AS PLASTER OR CERAMIC TILE. MAX. ALLOWABLE DEFLECTION CRITERIA RATIO IS L/360.
- REFERENCE STRUCTURAL FOR MAXIMUM UNSUPPORTED LIMITING HEIGHTS PER EACH WALL PARTITION. IF PROJECT CONDITIONS NEED TO EXCEED THIS LIMIT, IT'S THE CONTRACTOR'S OPTION TO PROVIDE HEAVIER GAUGE STUDS, OR LESS SPACE BETWEEN STUDS, OR SUPPLEMENTAL BRACING TO SATISFY THE ALLOWABLE DEFLECTION DESIGN CRITERIA.
- PARTITION WALL TYPE & SYMBOL DESCRIPTION:
- REFER TO PARTITION SYMBOL AND THE LIFE SAFETY PLAN FOR PARTITIONS WHICH MUST BE FIRE RATED.
- LOAD-BEARING WALLS SHALL MEET FIRE RESISTIVE RATED CONDITIONS SIMILAR TO FIRE PARTITION TYPE "D" OR FIRE PARTITION TYPE "O". REFERENCE STRUCTURAL FOR LOAD-BEARING WALL LOCATIONS. THE PROTECTION OF OPENINGS, DUCTS AND AIR TRANSFER OPENINGS IN BUILDING ELEMENTS SHALL NOT BE REQUIRED UNLESS REQUIRED BY OTHER PROVISIONS OF THE 2015 IRC.
- WHENEVER A FIRE RATED PARTITION IS INDICATED ALL ELEMENTS OF THE COMPLETE ASSEMBLY MUST BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE UNDERWRITERS LABORATORY AND OTHER TESTING AGENCY REQUIREMENTS. CONTRACTOR TO VERIFY AND USE THE LATEST AND THE MOST UP-TO-DATE UNDERWRITERS LABORATORIES DESIGN LISTINGS.
- HAZARDOUS LOCATIONS REQUIRE TWO LAYERS OF 5/8" TYPE "X" GYP BOARD AT CEILING. RE: RCP SHEETS.
- PROVIDE APPROPRIATE FIRE STOPS FOR FIRE PROTECTION SIMILAR TO UL U305 AT ALL PENETRATIONS INTO ATTIC SPACE OR INTO RATED INTERSTITIAL SPACES ABOVE CEILING.
- PROVIDE MOLD RESISTANT 5/8" GYPSUM DENSE-SHIELD TILE BACKER BOARD OR SIMILAR AS THE SUBSTRATE FOR CERAMIC TILE. PROVIDE SUITABLE WATERPROOFING SUBSTRATE AT SHOWER AREAS AND OTHER WET AREAS PER TILE SPECIFICATION SECTION.
- ALL PARTITION TYPES INDICATED ON THIS DRAWING MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.
- 2015 IRC CHAPTER 7 - FIRE WALLS IN BUILDINGS OF TYPE (PLACEHOLDER) EX: V-A CONSTRUCTION SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
 - THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL
 - THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, AND
 - THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE "X" GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.
- THE STC RATINGS LISTED ARE TO SERVE AS A GENERAL INDICATOR FOR THE ACOUSTICAL PERFORMANCE OF THAT PARTITION. HOWEVER, SPECIFIC PROJECT CONDITIONS MAY NOT NECESSARILY YIELD THE LABORATORY TESTED RESULTS.
- "MODIFIER" (a): WALL PARTITIONS REQUIRED TO MEET MINIMUM STC REQUIREMENTS SHALL HAVE ACOUSTICAL RATING ELEMENTS TO MEET CONDITIONS OF U305, U311, OR U327 FOR FRAMING. REFERENCE SOUND TEST 88N-76093 PER U327 FOR MINIMUM STC 50 RATING WITH RESILIENT CHANNEL ON ONE SIDE. NOTE: OTHER ASSEMBLIES MAY REQUIRE STEEL CLIPS THAT WIDEN WALL ASSEMBLY THICKNESS TO ACHIEVE MINIMUM STC RATING. INSTALL AT ALL WALLS SEPARATING RESIDENT ROOMS FROM CORRIDORS, COMMON AREAS, OFFICES, AND PUBLIC TOILETS. WHERE STEEL CLIPS OR RESILIENT CHANNEL ARE USED, INSTALL AT THE CORRIDOR SIDE OF WALL. TYPICAL. REFERENCE WALL PARTITION TAGS WITH A "MODIFIER". (a) ON FLOOR PLANS (AS IN: A4a) FOR SPECIFIC LOCATIONS.
- "MODIFIER" (b): WALL PARTITION TAGS WITH "MODIFIER". (b) ON FLOOR PLANS (AS IN: A4b) INDICATE PARTIAL HEIGHT WALLS. REFERENCE INTERIOR ELEVATIONS FOR WALL HEIGHT & CAP DETAIL. PROVIDE CLARKDIETRICH PONY WALL SUPPORTS OR SIMILAR WHERE WALL IS NOT SUPPORTED BY CASEWORK OR AT BOTH ENDS OF WALL.
- "MODIFIER" (c): WALL PARTITION TAGS WITH "MODIFIER". (c) ON FLOOR PLANS (AS IN: M4c) INDICATE STAINLESS STEEL SHEET PANELS INSTALLED AT KITCHEN HOOD SIDE OF WALL FROM BOTTOM OF HOOD TO THE FLOOR. RE: NFPA 96 FOR GENERAL REQUIREMENTS.
- "MODIFIER" (d): WALL PARTITION TAGS WITH "MODIFIER". (d) ON FLOOR PLANS (AS IN: A4d) INDICATE SPECIAL MATERIAL LAYERS ADDED FOR SHEAR REINFORCEMENT THAT MAY WIDEN WALL ASSEMBLY THICKNESS. INSTALL SPECIAL MATERIAL LAYER AT THE CORRIDOR SIDE OF WALL. TYPICAL. REFERENCE STRUCTURAL DRAWINGS FOR COMPLETE EXTENTS OF SHEAR REINFORCEMENT.
- WHERE STRUCTURAL DRAWINGS REQUIRE A LAYER OF OSB FOR SHEAR REINFORCEMENT AT EXTERIOR WALLS WITH AN OVERHANG OF 4'-0" OR GREATER, A CONTINUOUS LAYER OF 5/8" TYPE "X" GYPSUM BOARD SHALL ALSO BE PROVIDED PER UL RATED ASSEMBLY REQUIREMENTS AND INSTALLED ON TOP OF THE OSB LAYER, SO THAT THE GYPSUM BOARD IS THE OUTERMOST LAYER OF THE RATED WALL ASSEMBLY. THE ADDITION OF WOOD STRUCTURAL PANELS IN FIRE-RATED GYPSUM BOARD WALL ASSEMBLIES IS PERMITTED PROVIDED:
 - THE PANELS ARE 4'-0" WIDE, MINIMUM 7/16" THICK OSB OR 1/2" THICK STRUCTURAL SHEATHING (PLYWOOD) COMPLYING WITH DOC P51 OR PS2, OR APA STANDARD PRP-108, AND MANUFACTURED WITH EXTERIOR GLUE.
 - THE PANELS MAY BE APPLIED HORIZONTALLY OR VERTICALLY TO THE FRAMING MEMBERS, PROVIDED VERTICAL JOINTS ARE CENTERED ON STUDS, AND STAGGERED ONE STUD SPACE FROM THE GYPSUM BOARD JOINTS.
 - THE WOOD STRUCTURAL PANELS MAY BE APPLIED AS A BASE LAYER (DIRECTLY TO THE WALL FRAMING AND UNDER THE GYPSUM BOARD), OR BETWEEN GYPSUM BOARD LAYERS.
 - WHEN WOOD STRUCTURAL PANELS ARE ADDED TO THE WALL ASSEMBLY, THE LENGTH OF THE FASTENER USED FOR THE OUTERMOST LAYER SHOULD BE SIZED APPROPRIATELY TO ACCOMMODATE THE ADDITIONAL THICKNESS OF THE WALL PANEL.



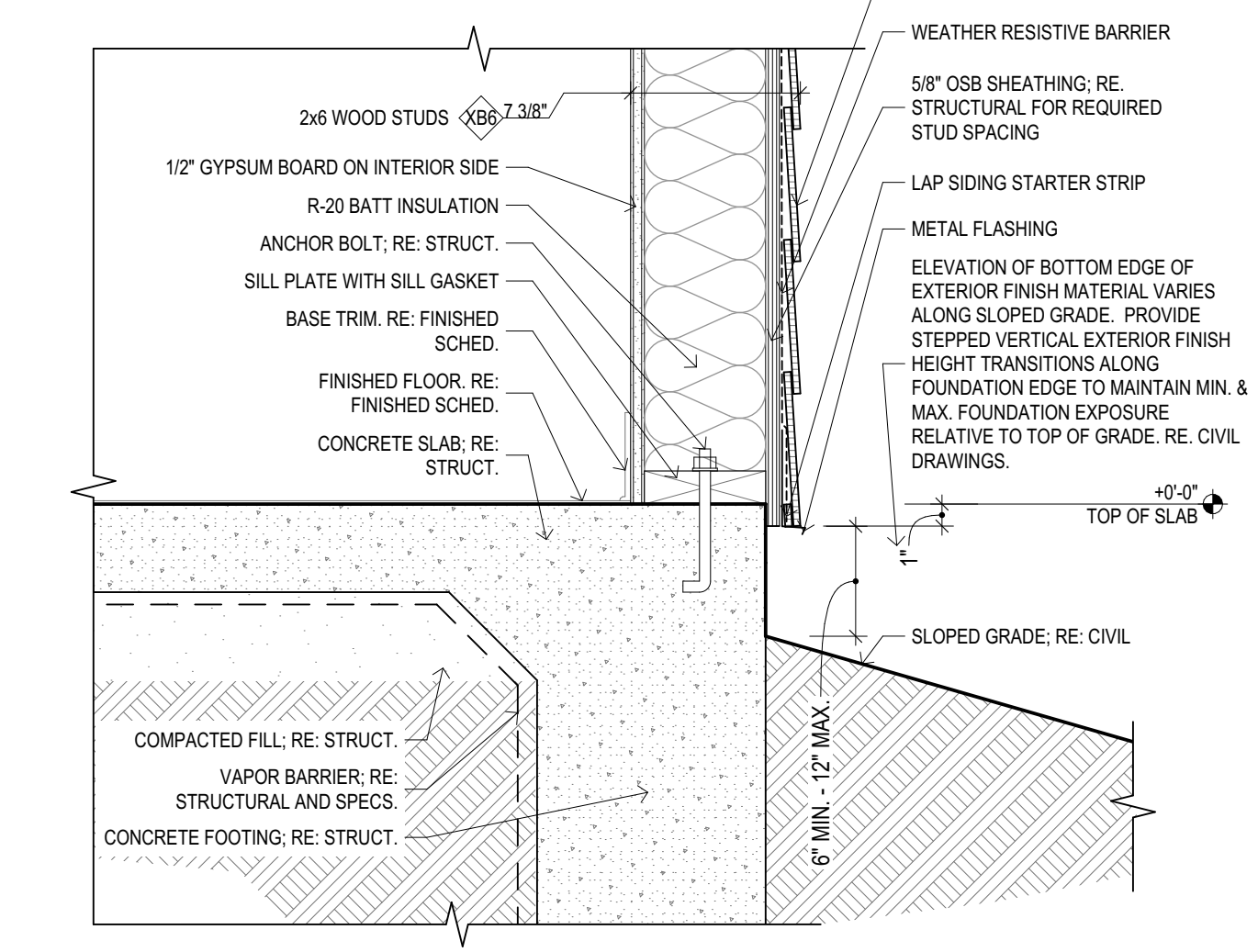
B1 1HR RATED SOFFIT
 NOT TO SCALE



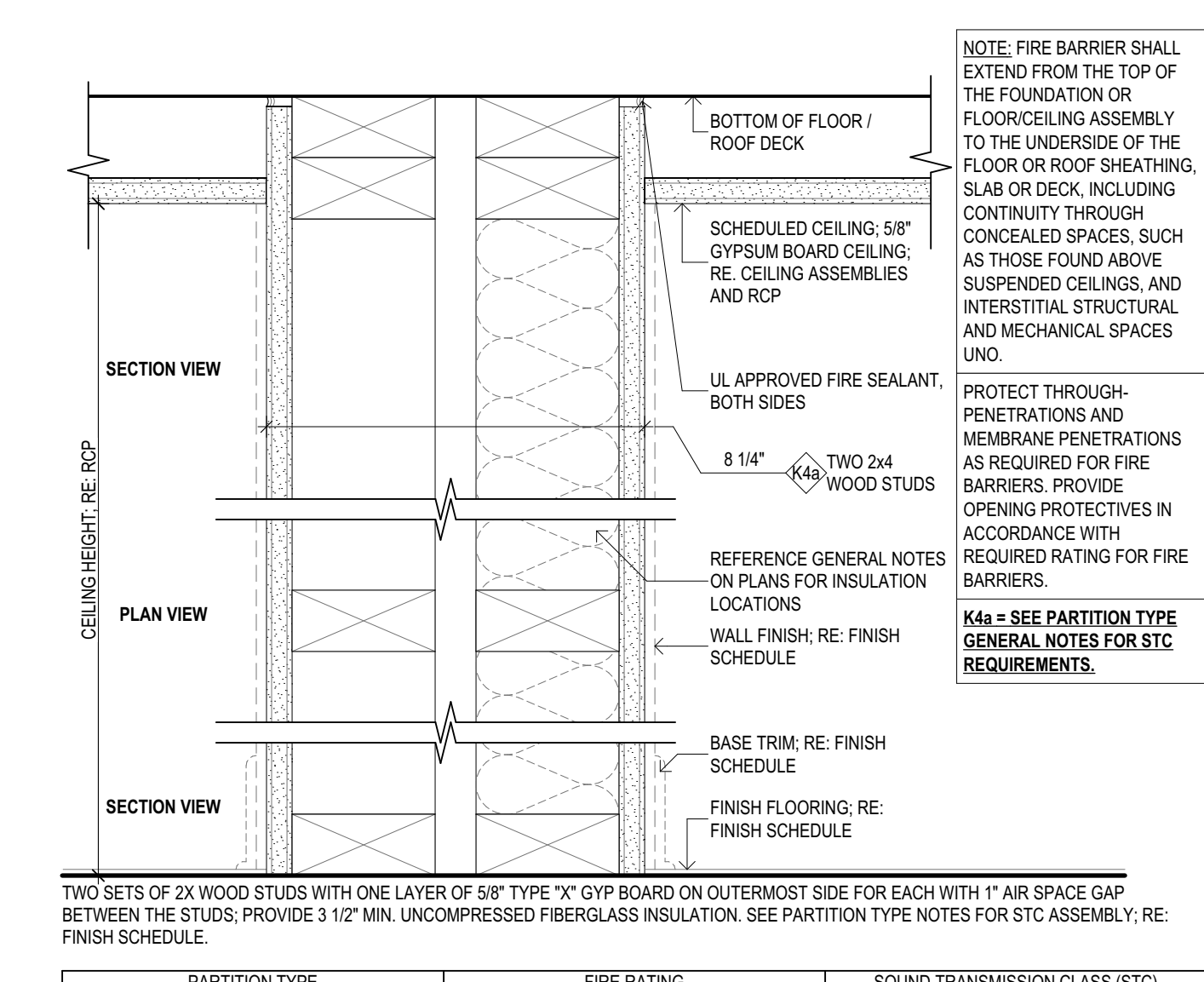
B2 TYPICAL SOFFIT
 NOT TO SCALE



A1 FOUNDATION @ STONE VENEER
 NOT TO SCALE



A2 FOUNDATION @ LAP SIDING
 NOT TO SCALE



A3 PARTITION TYPE K - 1HR FIRE BARRIER
 NOT TO SCALE

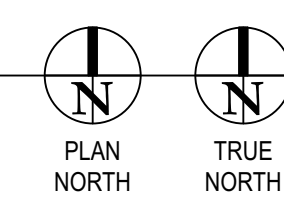
PARTITION TYPE	FIRE RATING	SOUND TRANSMISSION CLASS (STC)
K4a	1 HOUR - UL U305	MIN. STC 53, PER SOUND TEST USG-171021 SEE GENERAL NOTE #5

BIMBAUR, PI-BIM-2022 - BIMBAUR Basic for Architects 25/22/2019 NCSI, North Ogden UT Ver. 25.02 | Wednesday, February 22, 2023 | 11:51 PM

B:\McCloud_P\BIM\2022 - BIM\McCloud Basic for Arch\2022\2019 NOSL North Ogden UT\ Ver. 25.02 | Wednesday, February 22, 2023 | 1:51 PM



A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'



MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
DESIGN DEVELOPMENT SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 ARCHITECTURAL SITE PLAN

SHEET:
A1.1

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

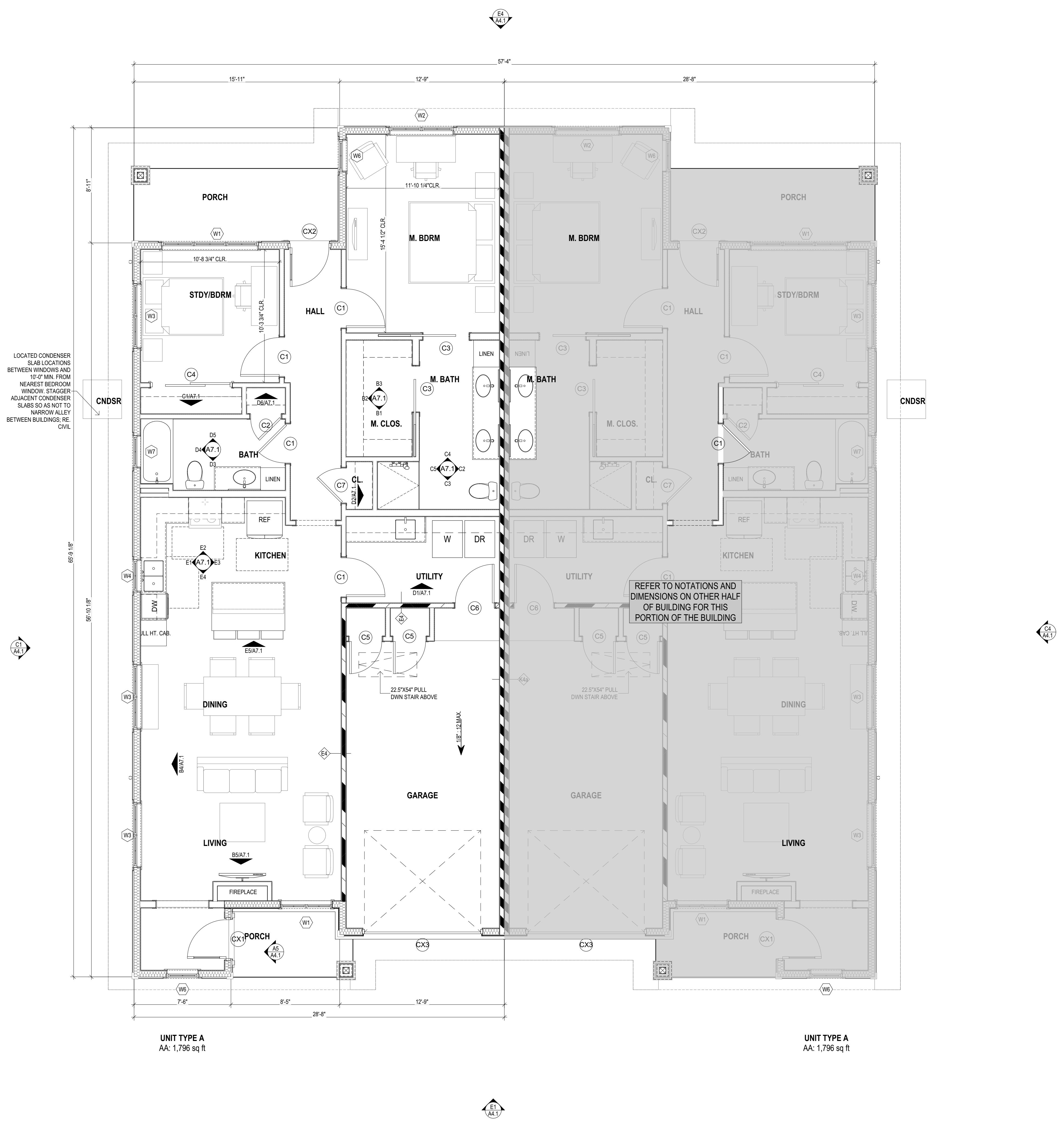
ISSUE:
 DESIGN DEVELOPMENT SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE: 02/22/2022
 PROJECT NUMBER: 22019
 SHEET TITLE: COTTAGE A-A FIRST FLOOR PLAN

SHEET: A3.2



A1 COTTAGE A-A FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



BIMbaour, PI-BIM-2022 - BIMbaour Basic for Archbaour 25/22/2019 NOST, North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:51 PM

MEDCORE

COTTAGES AT NORTH OGDEN SENIOR LIVING

 204 EAST 1700 NORTH ST.

 NORTH OGDEN, UT 84414

ISSUE:

 DESIGN

 DEVELOPMENT

 SET

©2023 PI ARCHITECTS &

 ENGINEERS, INC.

REVISIONS:

DATE:

 02/22/2022

 PROJECT NUMBER:

 22019

 SHEET TITLE:

 COTTAGE B-B

 FIRST FLOOR PLAN

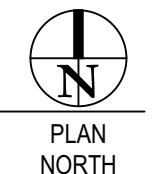
SHEET:

A3.3



A1 COTTAGE B-B FIRST FLOOR PLAN

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



BIMbaour, PI-BIM-2022 - BIMbaour Basic for Archbaour 25/22/2019 NOSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:15:17 PM

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

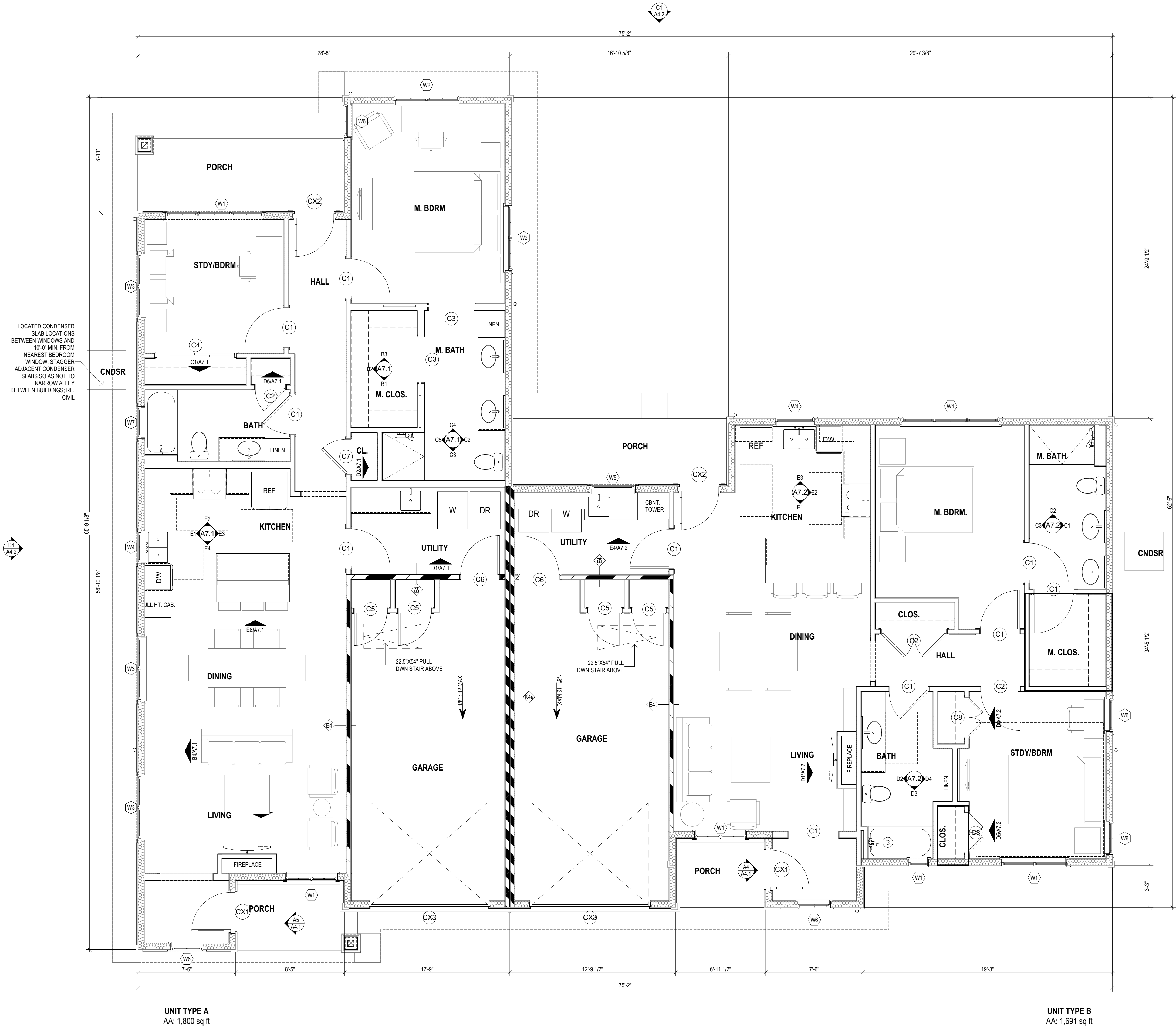
ISSUE:
 DESIGN
 DEVELOPMENT
 SET

©2023 PI ARCHITECTS &
 ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 COTTAGE A-B
 FIRST FLOOR PLAN

SHEET:
A3.4



LOCATED CONDENSER
 SLAB LOCATIONS
 BETWEEN WINDOWS AND
 16" MIN. FROM
 NEAREST BEDROOM
 WINDOW. STAGGER
 ADJACENT CONDENSER
 SLABS SO AS NOT TO
 NARROW ALLEY
 BETWEEN BUILDINGS, RE.
 CIVIL

A1 COTTAGE A-B FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



BIMBAUD, PI-BM-2022 - BIMBAUD Basic for Archival 25/22/19 NOSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 11:51 PM

MEDCORE

COTTAGES AT NORTH OGDEN SENIOR LIVING

 204 EAST 1700 NORTH ST.

 NORTH OGDEN, UT 84414

ISSUE:

 DESIGN

 DEVELOPMENT

 SET

©2023 PI ARCHITECTS &

 ENGINEERS, INC.

REVISIONS:

DATE:

 02/22/2022

 PROJECT NUMBER:

 22019

 SHEET TITLE:

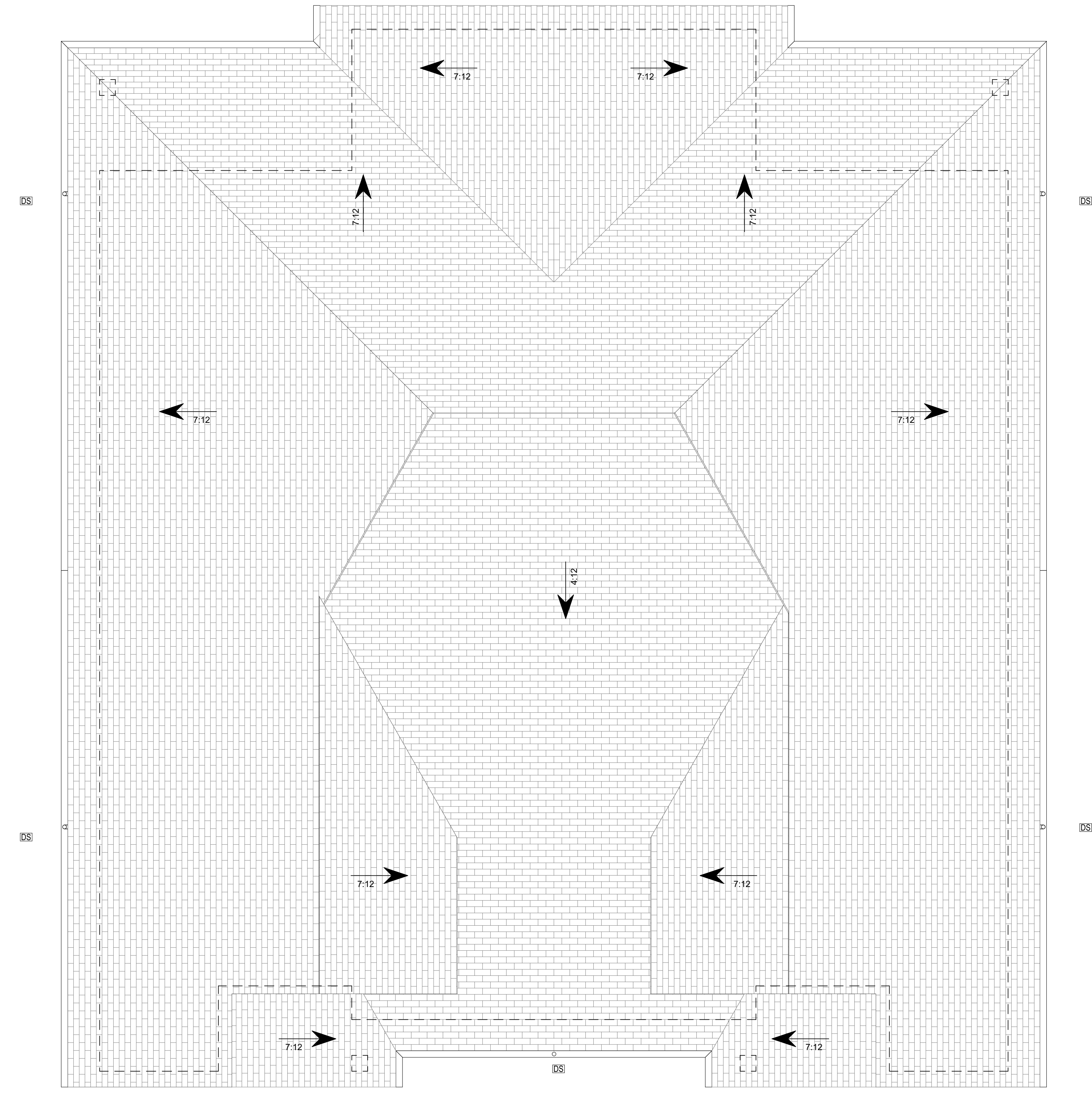
 COTTAGE A-A

 ROOF PLAN

SHEET:

A3.5

BIMbaour, PI-BIM-2022 - BIMbaour Basic for Archbaour 25/22/2019 NOSE, North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 11:51 PM



A1 COTTAGE A-A ROOF PLAN

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



MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 DESIGN
 DEVELOPMENT
 SET

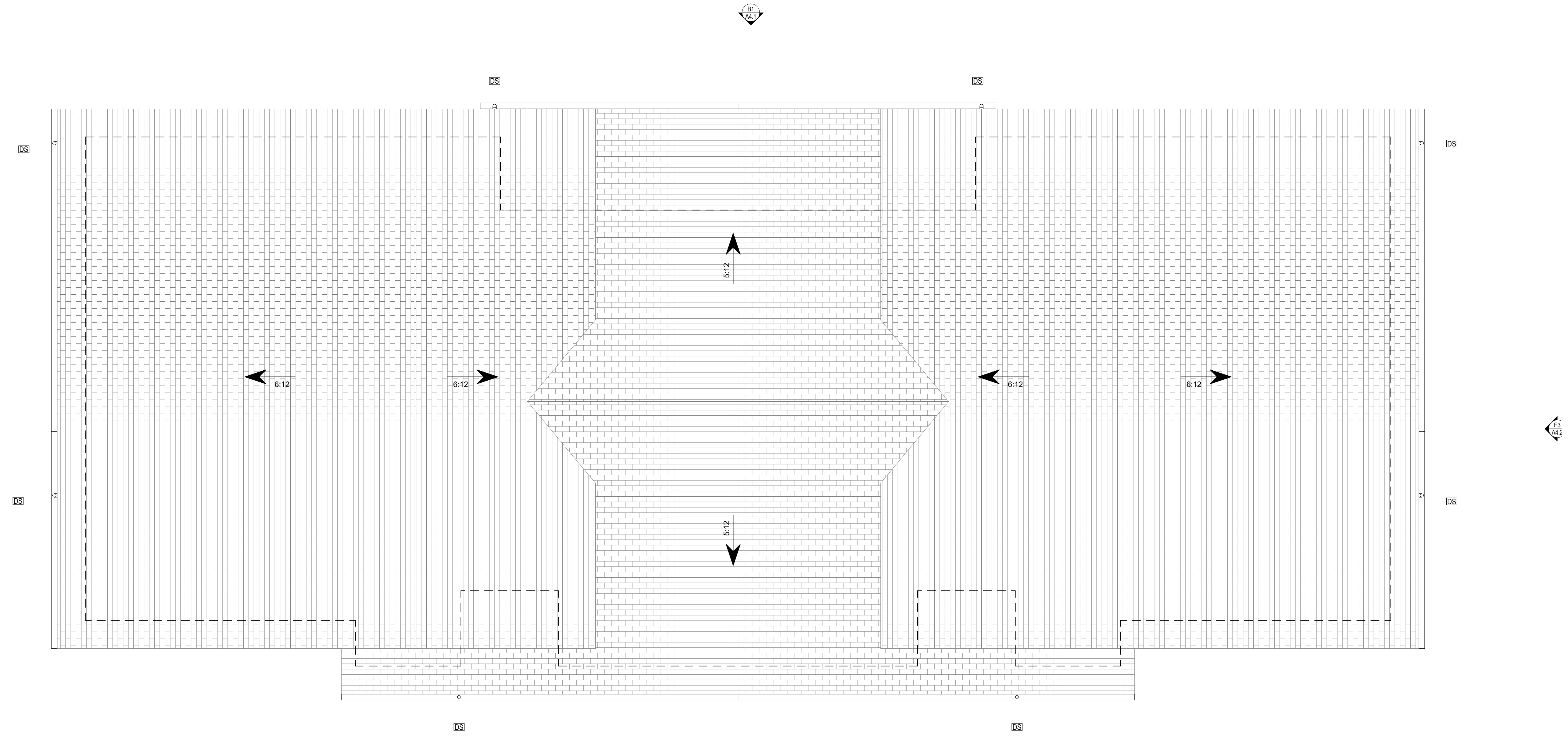
©2023 PI ARCHITECTS &
 ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 COTTAGE B-B
 ROOF PLAN

SHEET:
A3.6

BIMBAUD, PI-BM-2022 - BIMBAUD Basic for Archicad 25/22019 NOSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:51 PM



A1 COTTAGE B-B ROOF PLAN
 SCALE: 1/4" = 1'-0"



MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

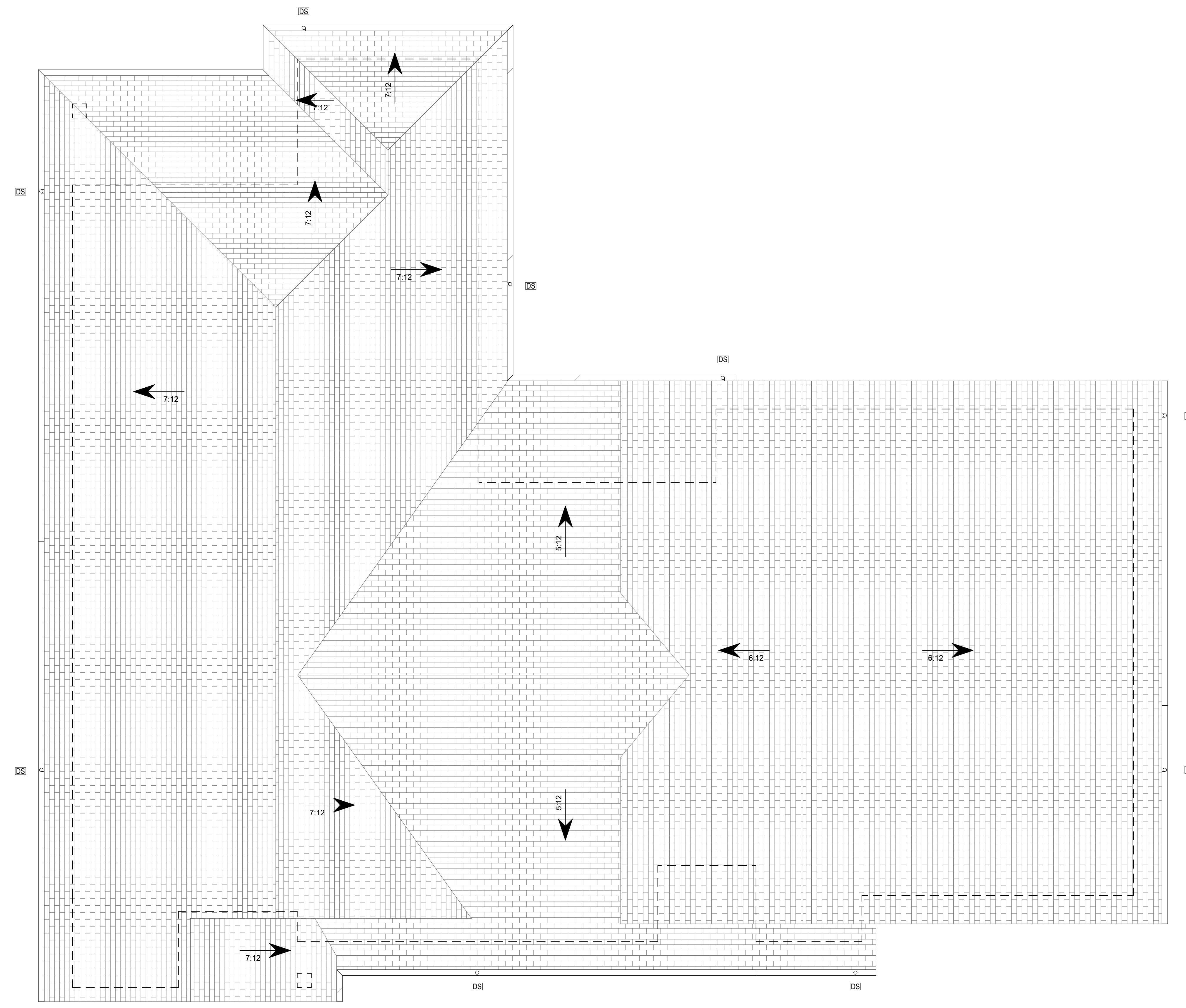
ISSUE:
 DESIGN
 DEVELOPMENT
 SET

©2023 PI ARCHITECTS &
 ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 COTTAGE A-B
 ROOF PLAN

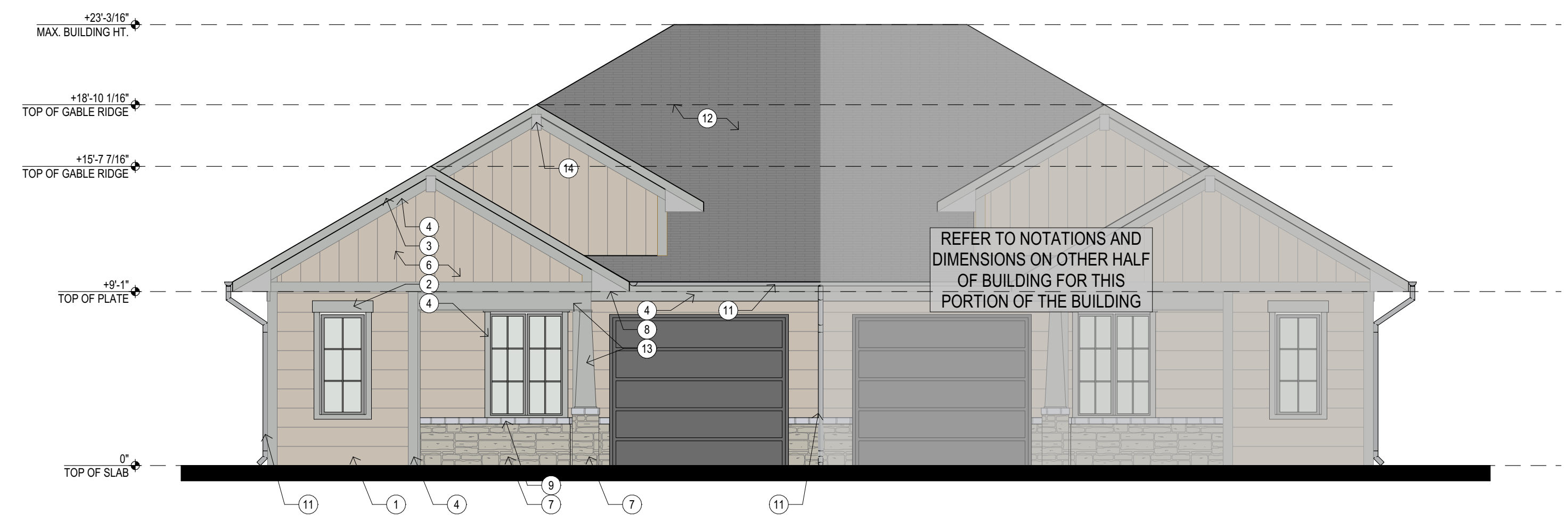
SHEET:
A3.7



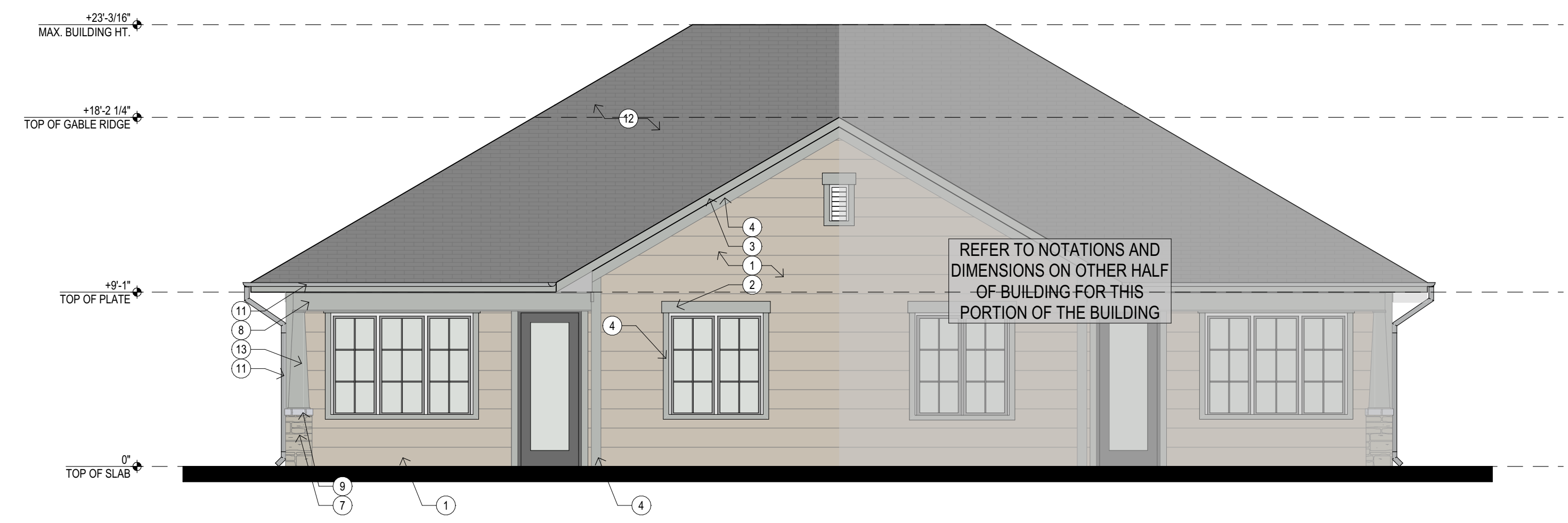
A1 COTTAGE A-B ROOF PLAN
 SCALE: 1/4" = 1'-0"



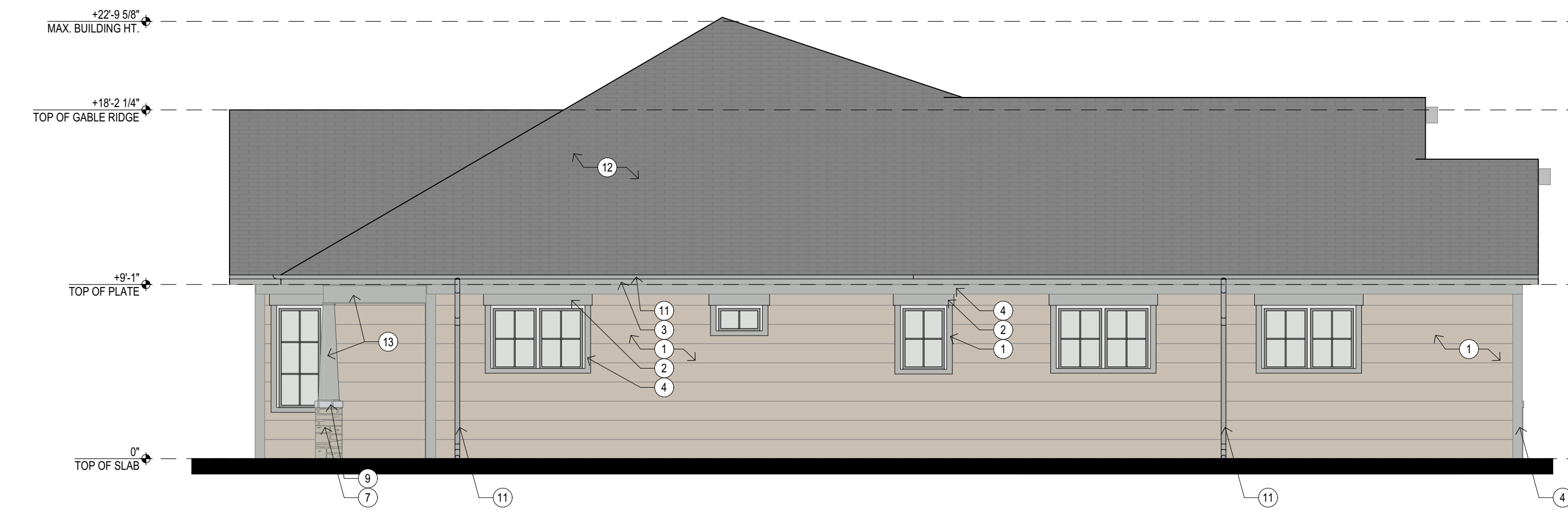
BIMBAUD, PI-ERM-2022 - BIMBAUD Basic for Archicad 25/22019 NOSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:51 PM



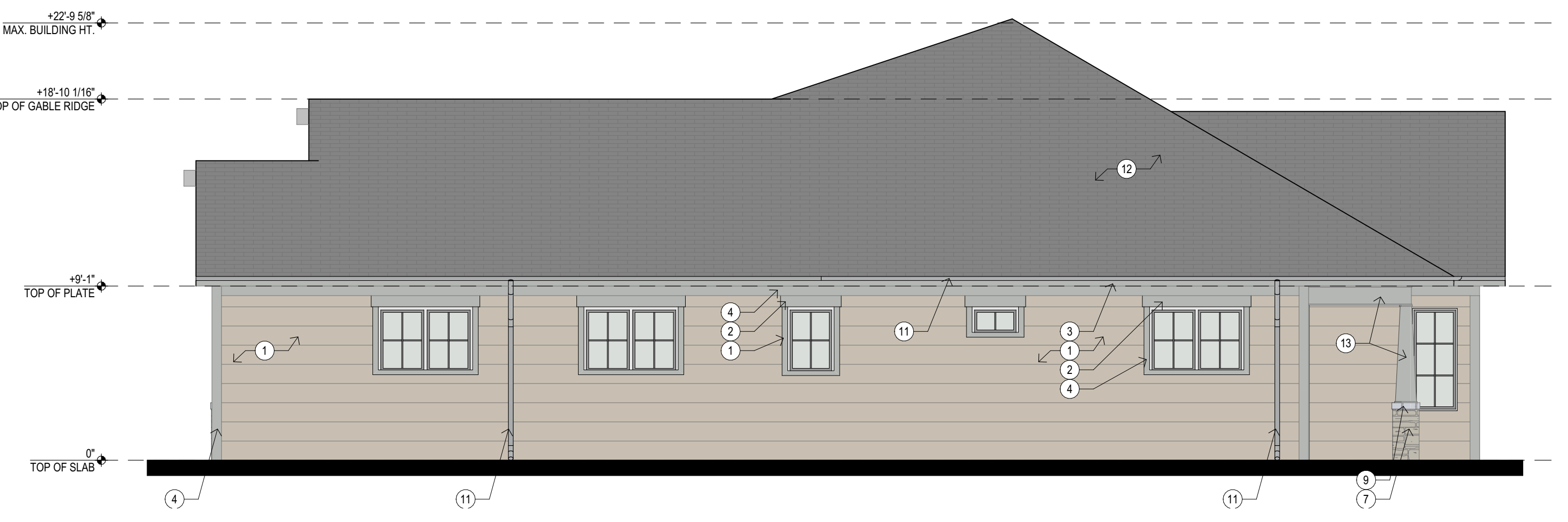
E1 COTTAGE A-A PLAN SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



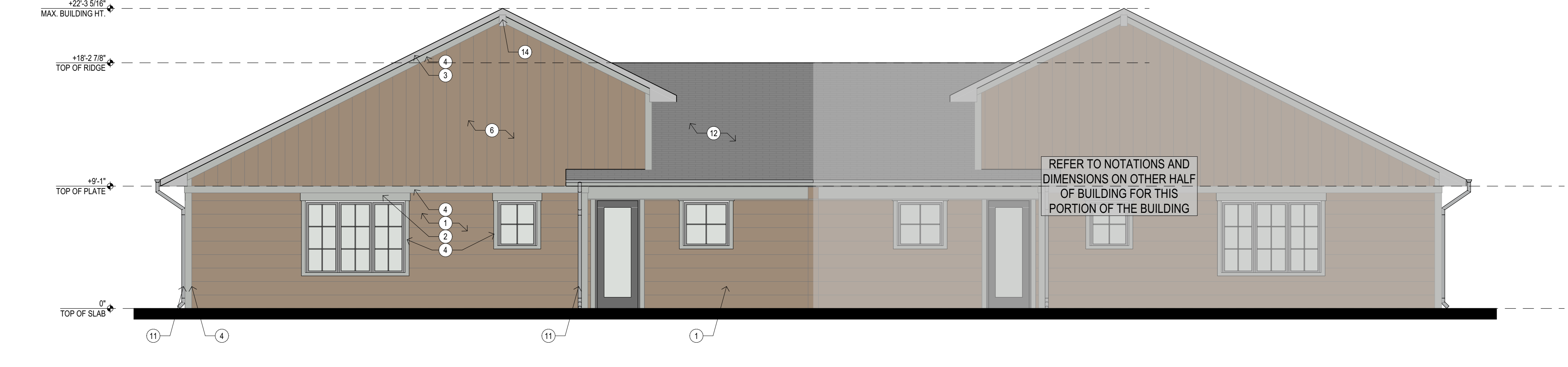
E4 COTTAGE A-A PLAN NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



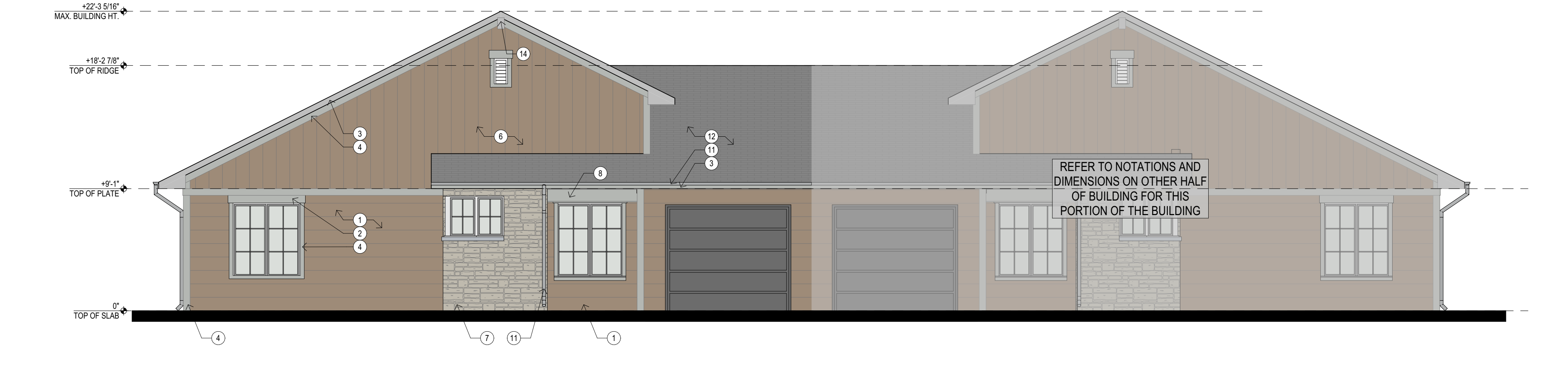
C1 COTTAGE A-A PLAN WEST ELEVATION
 SCALE: 3/16" = 1'-0"



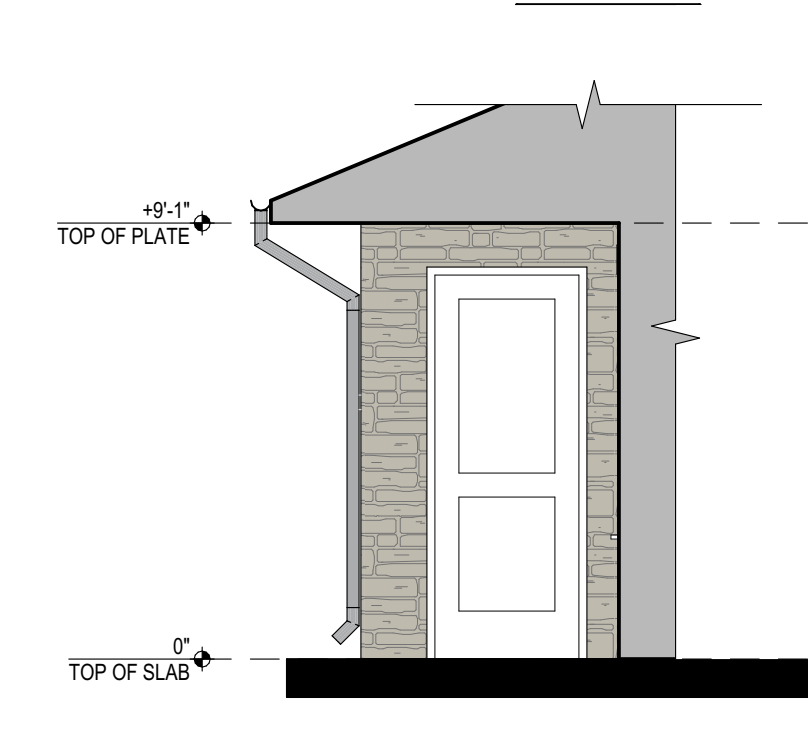
C4 COTTAGE A-A PLAN EAST ELEVATION
 SCALE: 3/16" = 1'-0"



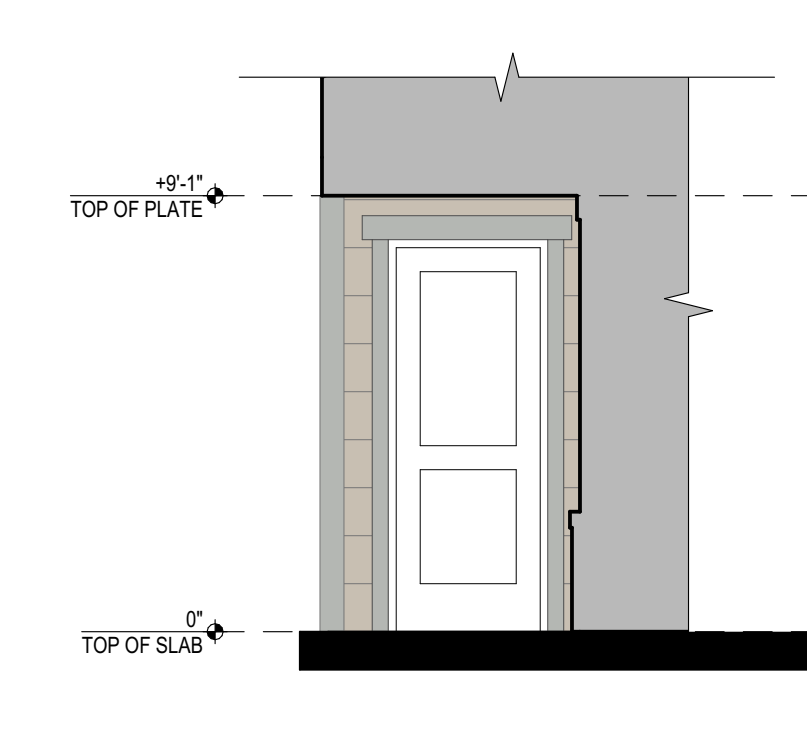
B1 COTTAGE B-B PLAN NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



A1 COTTAGE B-B PLAN SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



A4 UNIT B ENTRY
 SCALE: 1/4" = 1'-0"

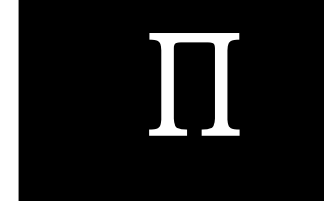


A5 UNIT A ENTRY
 SCALE: 1/4" = 1'-0"

ELEVATION KEYED NOTES

- ① 8" EXPOSURE FIBER CEMENT LAP SIDING, PTD.
- ② 8" FIBER CEMENT HEADER, TYP. AT EXTERIOR, PTD.
- ③ 6" FIBER CEMENT FASCIA, PTD. TYP.
- ④ FIBER CEMENT TRIM CASING, PTD. TYP.
- ⑤ 8" FIBER CEMENT HEADER, PTD. TYP.
- ⑥ 12" FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING, PTD.
- ⑦ MASONRY ADHERED THIN-SET STONE VENER
- ⑧ FIBER CEMENT SOFFIT BOARD, PTD. TYP.
- ⑨ LEDGESTONE COPING
- ⑩ METALLIC 6" TALL ADDRESS NUMBERING AT EACH UNIT; COORDINATE WITH SCENCE HEIGHT.
- ⑪ 3"x4" RECTANGULAR ALUMINUM GUTTER/DOWNSPOUT
- ⑫ ASPHALT SHINGLE ROOF - GAF TIMBERLINE, COLOR: SLATE
- ⑬ FIBER CEMENT BOARD BUILT-OUT BEAM & TAPERED COLUMN PTD.
- ⑭ OUTRIGGER AT GABLE PEAKS

BIMBAUD, PI-BIM-2022 - BIMBAUD Basic for Archival 25/22/2019 NOSL, North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 11:51 PM



pi architects
 6010 Balcones Dr, Suite 200
 Austin, TX 78731
 P: (512) 231-1910
 www.piarch.com

architecture + master planning
 interiors + landscape architecture

Architect Registration:
 Date: 02/22/2022
 Not for regulatory approval, permitting, or construction

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 DESIGN DEVELOPMENT SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

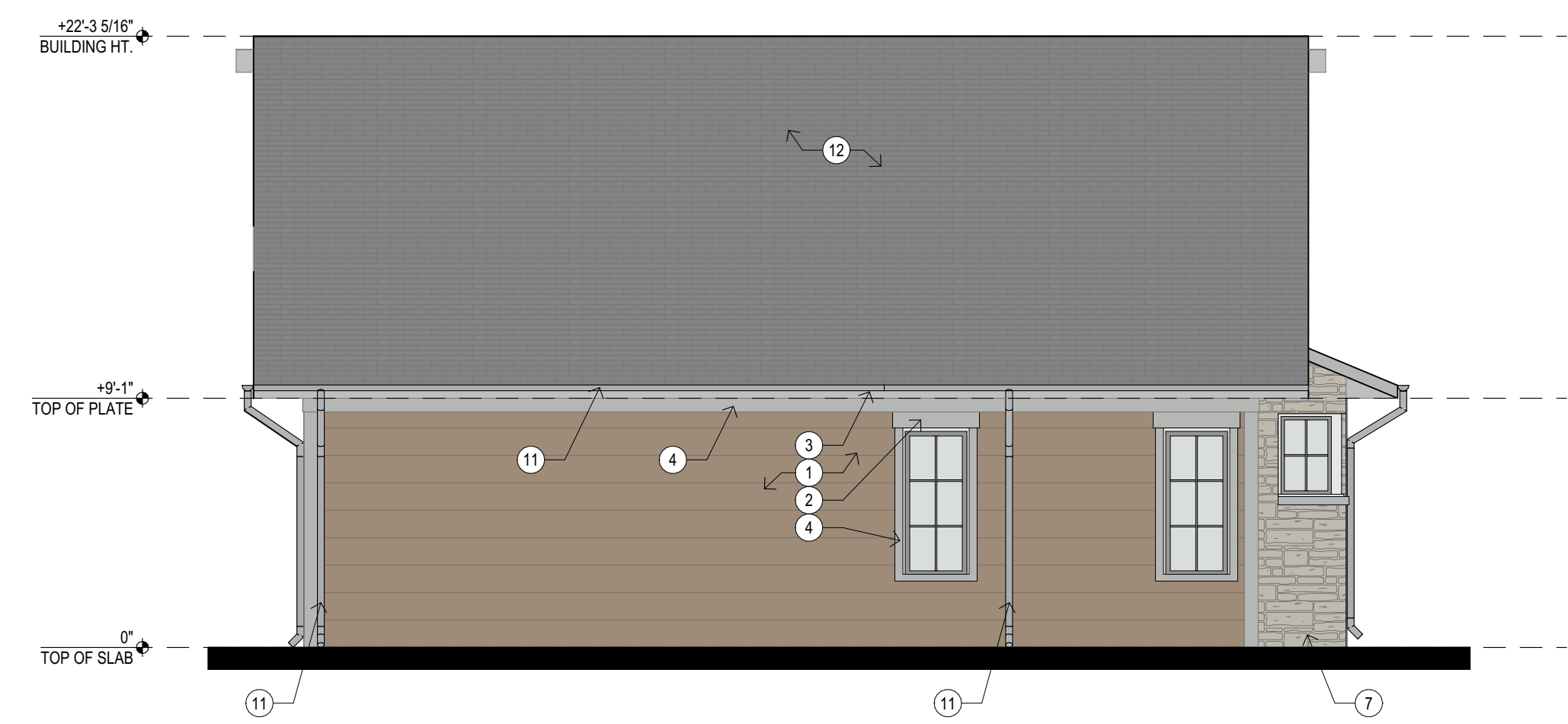
REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 BUILDING ELEVATIONS

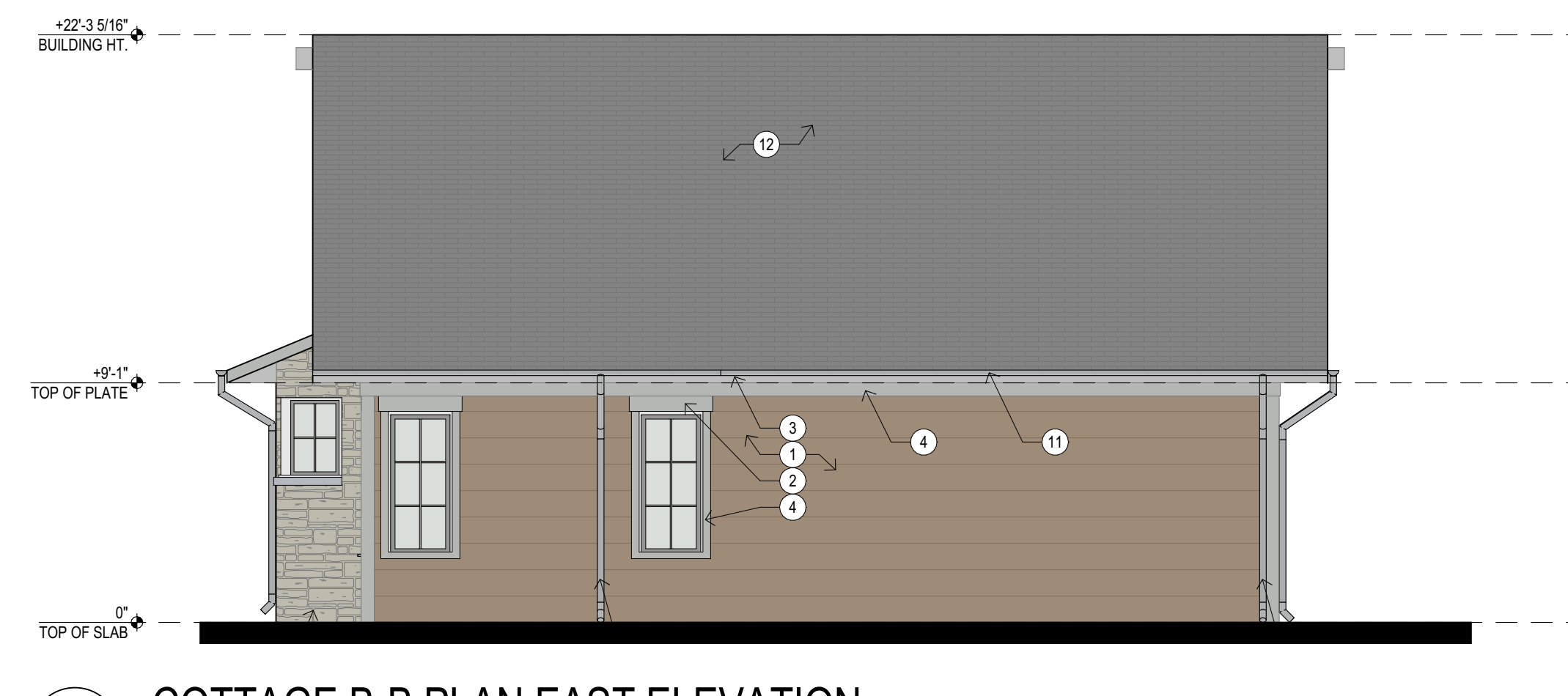
SHEET:
A4.2

ELEVATION KEYED NOTES

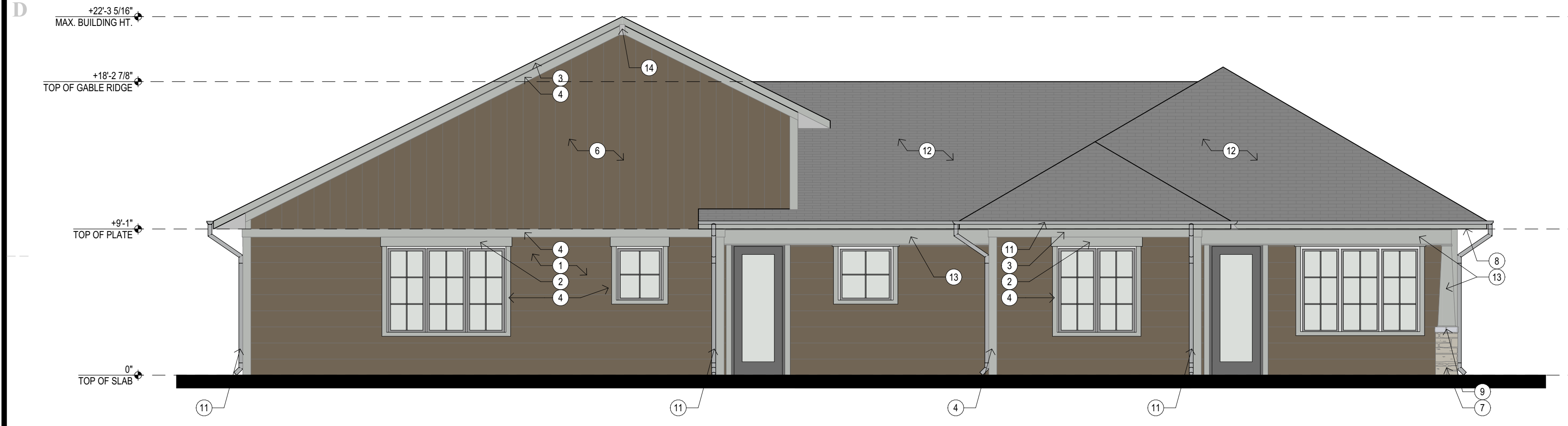
- ① 8" EXPOSURE FIBER CEMENT LAP SIDING, PTD.
- ② 8" FIBER CEMENT HEADER, TYP. AT EXTERIOR, PTD.
- ③ 8" FIBER CEMENT FASCIA, PTD. TYP.
- ④ FIBER CEMENT TRIM CASING, PTD. TYP.
- ⑤ 8" FIBER CEMENT HEADER, PTD. TYP.
- ⑥ 12" FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING, PTD.
- ⑦ MASONRY ADHERED THIN-SET STONE VENER
- ⑧ FIBER CEMENT SOFFIT BOARD, PTD. TYP.
- ⑨ LEDGESTONE COPING
- ⑩ METALLIC 6" TALL ADDRESS NUMBERING AT EACH UNIT, COORDINATE WITH SCAFFOLD HEIGHT.
- ⑪ 3"X4" RECTANGULAR ALUMINUM GUTTER/DOWNSPOUT
- ⑫ ASPHALT SHINGLE ROOF - GAF TIMBERLINE, COLOR: SLATE
- ⑬ FIBER CEMENT BOARD BUILT-OUT BEAM & TAPERED COLUMN PTD.
- ⑭ OUTRIGGER AT GABLE PEAKS



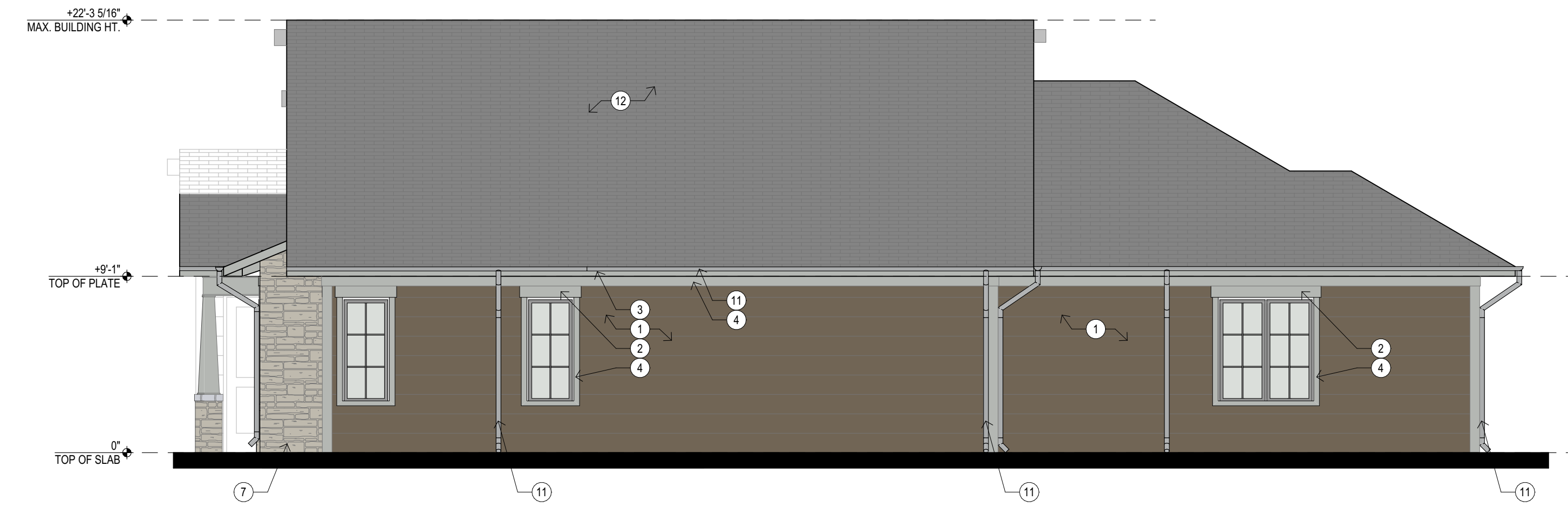
D1 COTTAGE B-B PLAN WEST ELEVATION
 SCALE: 3/16" = 1'-0"



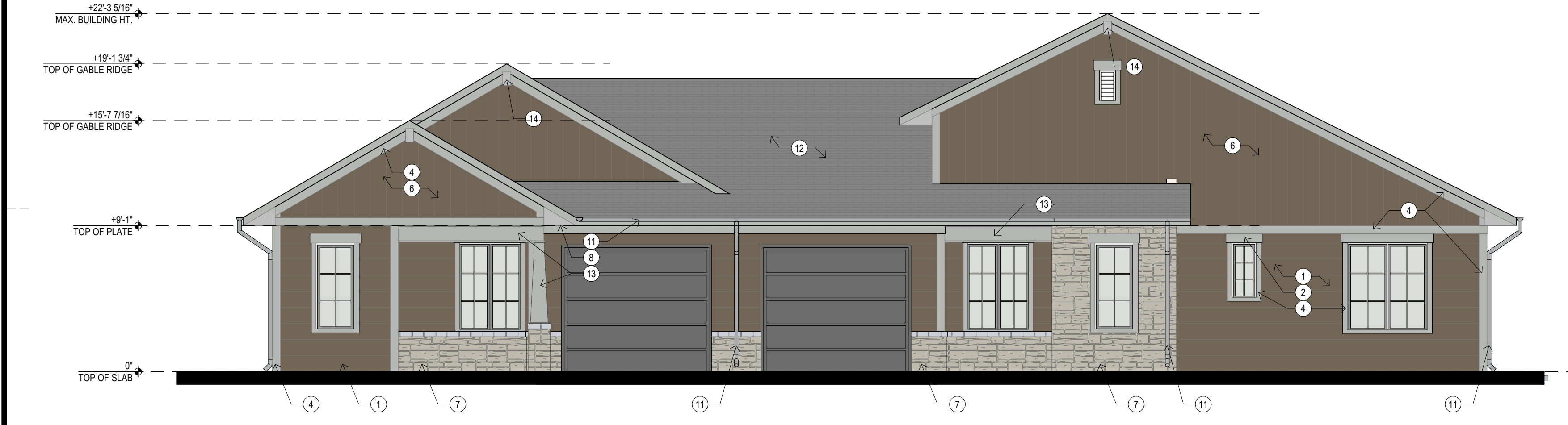
E3 COTTAGE B-B PLAN EAST ELEVATION
 SCALE: 3/16" = 1'-0"



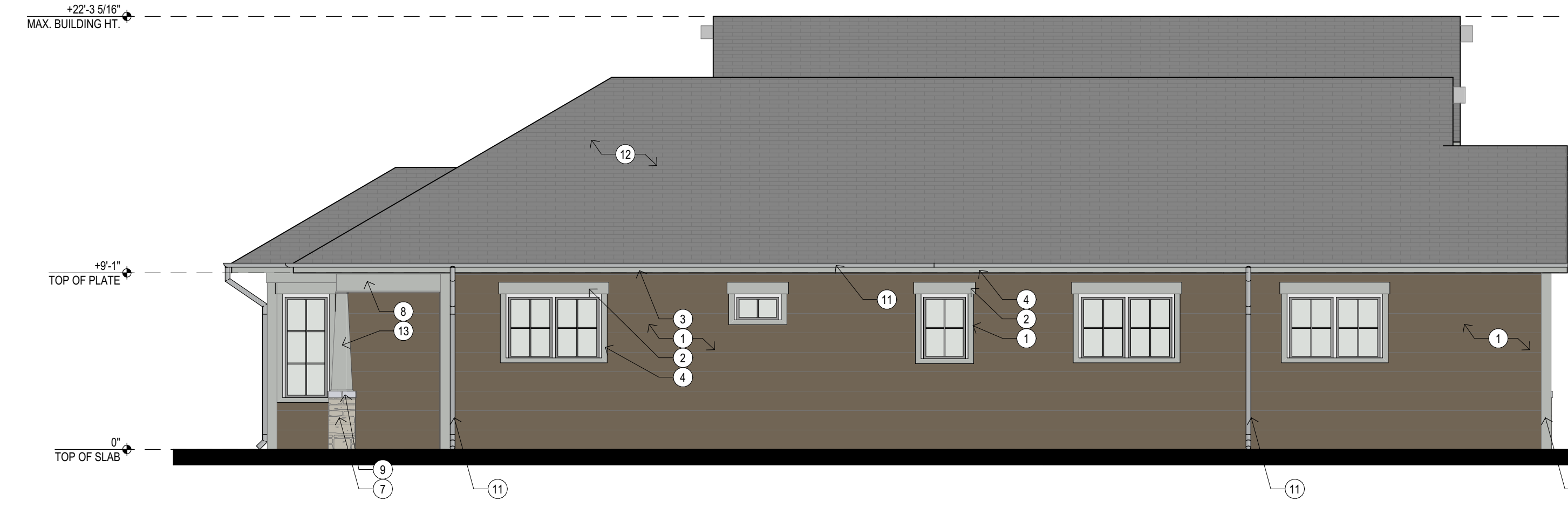
C1 COTTAGE A-B PLAN NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



C4 COTTAGE A-B PLAN EAST ELEVATION
 SCALE: 3/16" = 1'-0"

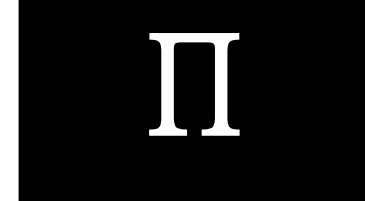


B1 COTTAGE A-B PLAN SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



B4 COTTAGE A-B PLAN WEST ELEVATION
 SCALE: 3/16" = 1'-0"

BIMbaour, PI-BM-2022 - BIMbaour Basic for Archicad 26/2019 NOSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 11:51 PM



6010 Balcones Dr, Suite 200
Austin, TX 78731
P: (512) 231-1010
www.piarch.com

architecture + master planning
interiors + landscape architecture

Architect Registration:
Date: 02/22/2022

Not for regulatory approval, permitting, or construction

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
DESIGN DEVELOPMENT SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
02/22/2022
PROJECT NUMBER:
22019
SHEET TITLE:
DOOR/WINDOW SCHEDULE

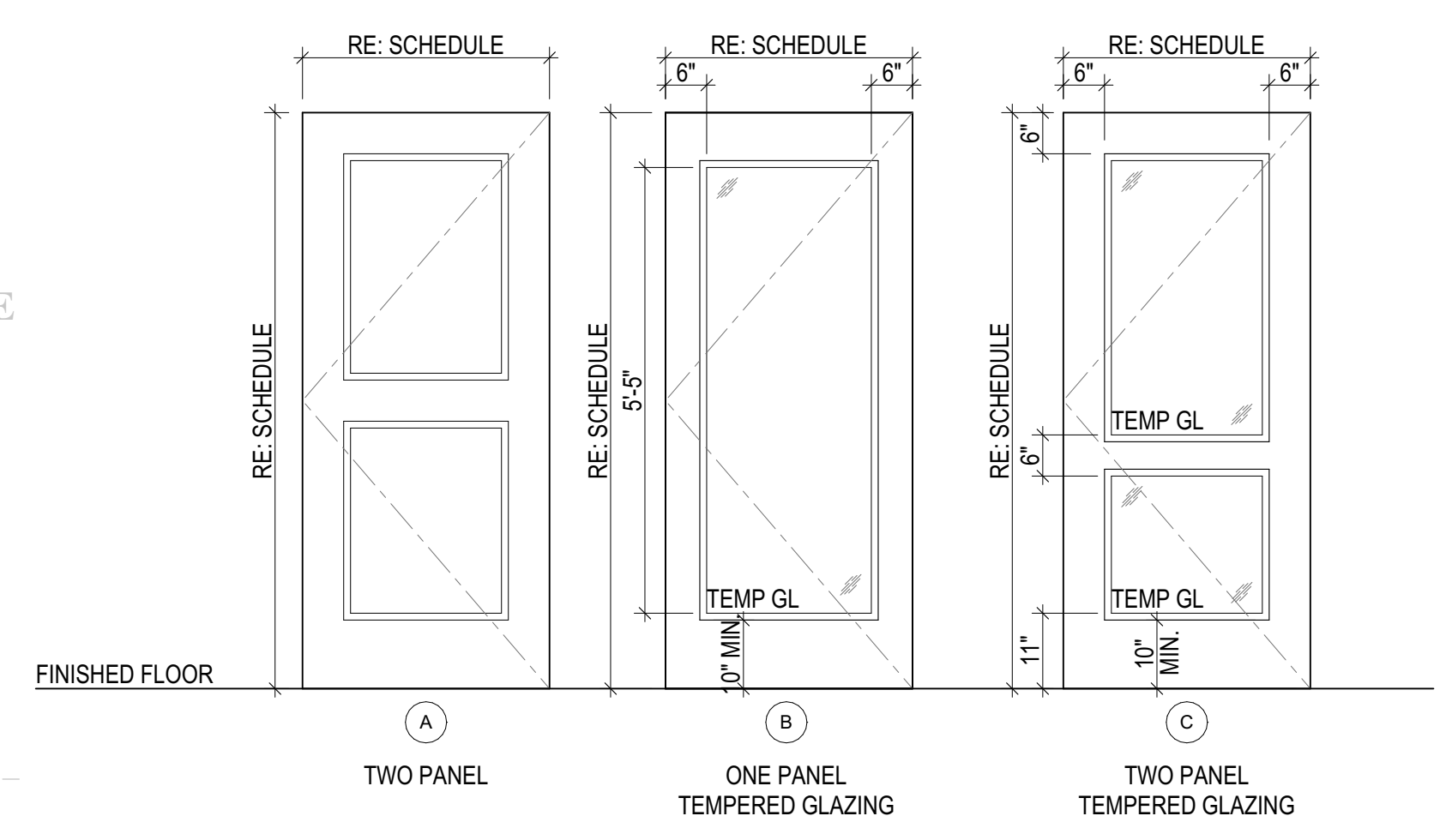
SHEET:
A6.1

EXTERIOR/INTERIOR DOOR & FRAME SCHEDULE

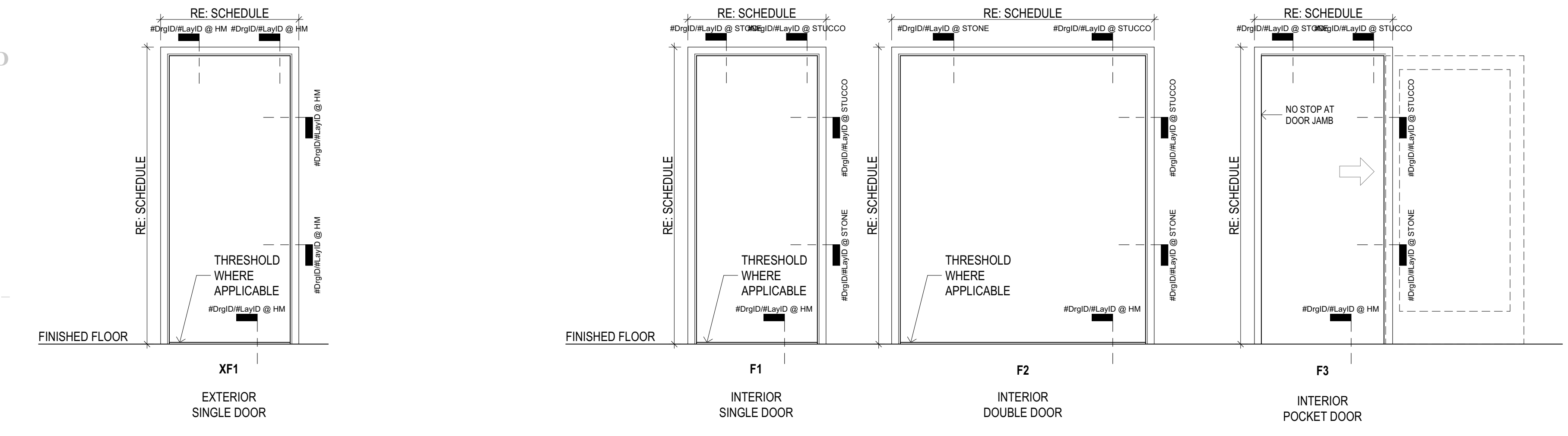
ID	LOCATION	W.	HT.	DBL.	DOORS			FRAME			RATING	HDWR.	REMARKS
					MATL.	TYPE	FINISH	MATL.	TYPE	FINISH			
C1	COTTAGE	3'-0"	7'-0"		SC WD	A	PAINT	WD	F1	PAINT	--	--	
C2	COTTAGE	5'-0"	6'-8"	X	SC WD	A	PAINT	WD	F2	PAINT	--	--	
C3	COTTAGE	3'-0"	6'-8"		SC WD	A	PAINT	KD	F3	PAINT	--	--	
C4	COTTAGE	6'-0"	7'-0"		SC WD	A	PAINT	KD	F3	PAINT	--	--	BIFOLD
C5	COTTAGE	2'-0"	6'-8"	X	SC WD	A	PAINT	WD	F2	PAINT	--	--	
C6	COTTAGE	3'-0"	7'-0"		SC WD	A	PAINT	WD	F1	PAINT	--	--	
C7	COTTAGE	2'-0"	7'-0"		SC WD	A	PAINT	WD	F1	PAINT	--	--	
C8	COTTAGE	3'-0"	6'-8"	X	SC WD	A	PAINT	WD	F2	PAINT	--	--	BIFOLD
CX1	ENTRY DOOR	3'-0"	8'-0"		SC WD	C	PAINT	WD	XF1	PAINT	--	--	
CX2	ENTRY DOOR	3'-0"	8'-0"		SC WD	B	PAINT	WD	XF1	PAINT	--	--	
CX3	GARAGE	9'-0"	8'-0"		INSULATED STEEL	--	REFINISHED	--	--	REFINISHED	--	--	

DOOR SCHEDULE LEGEND

HC HOLLOW CORE
 HM HOLLOW METAL (FACTORY PRIMED AND PAINTED)
 KD KNOCK DOWN (TIMELY) FRAMES
 SC SOLID CORE
 AL ALUMINUM (PREFINISHED)
 PT PAINT (RE. FINISH SCHEDULE)
 PL PLASTIC LAMINATE (RE. FINISH SCHEDULE)
 SW STAINED WOOD (RE. FINISH SCHEDULE)



D1 DOOR PANEL TYPES
SCALE: 1/2" = 1'-0"

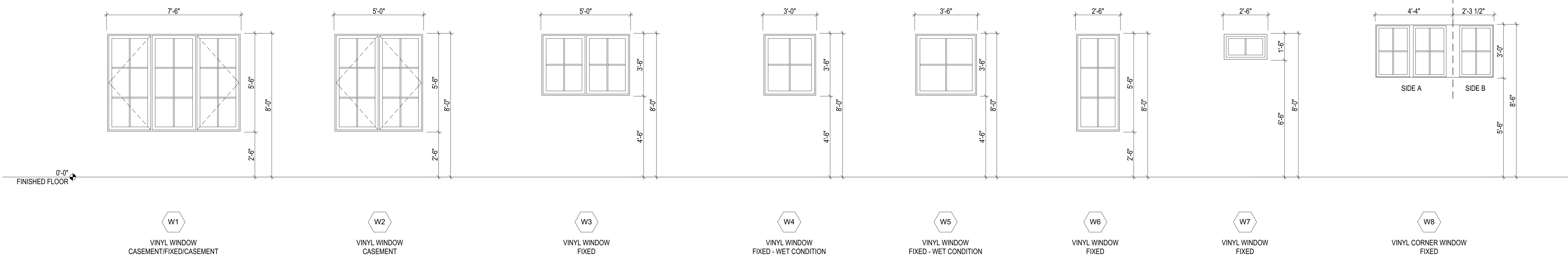


C1 DOOR FRAME TYPES - EXTERIOR
SCALE: 1/2" = 1'-0"

C2 DOOR FRAME TYPES - INTERIOR
SCALE: 1/2" = 1'-0"

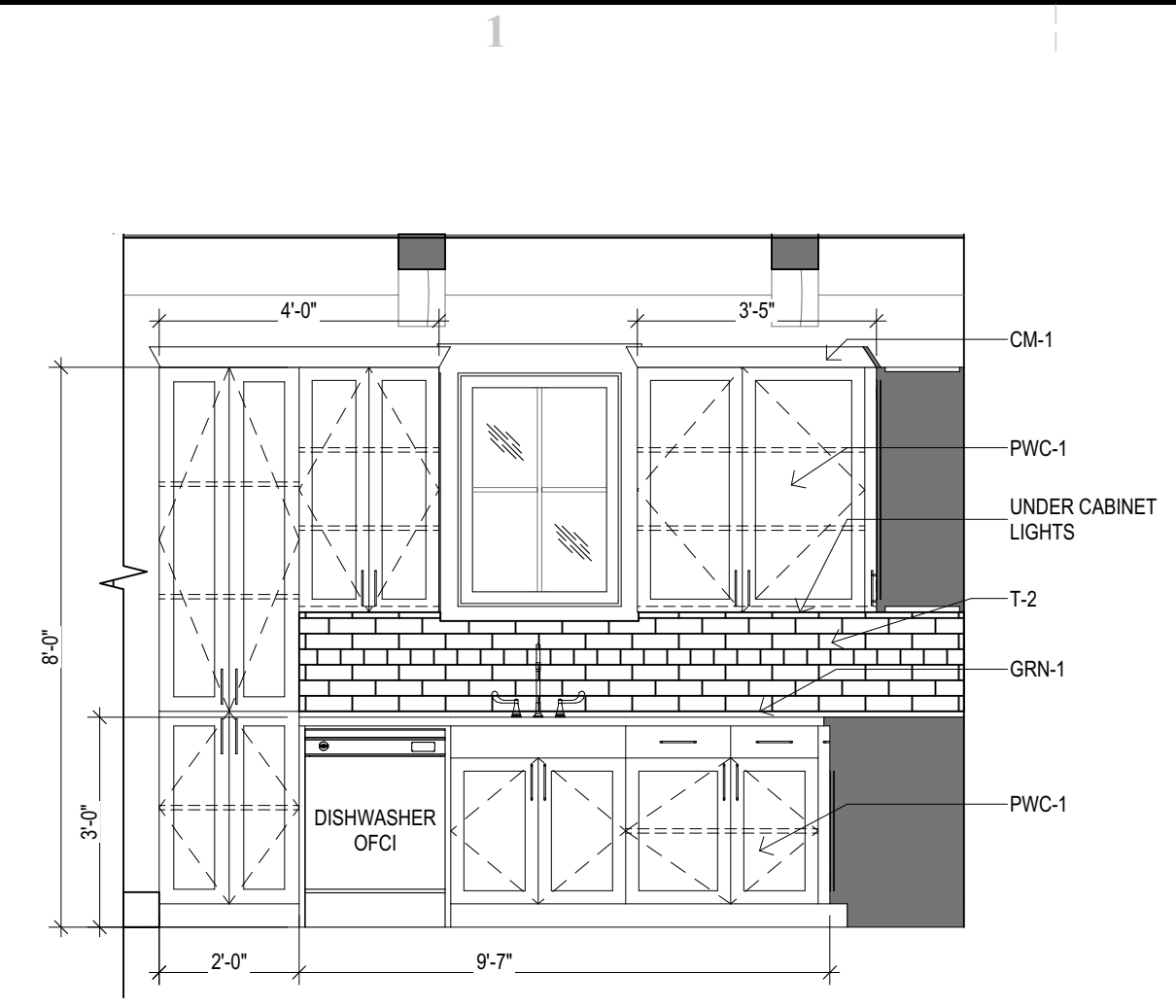
WINDOW SCHEDULE

ID	TYPE	MATL.	FINISH	RATING	NOTES
W1	EXTERIOR; CASEMENT	VINYL	--	--	THREE WINDOW UNITS TO BE FACTORY MULLED TOGETHER. WINDOW TO BE EGRESS WINDOW IN STUDY/BEDROOM. VERIFY WITH MANUFACTURER THAT OPENING SATISFIES EGRESS SIZE REQUIREMENT.
W2	EXTERIOR; CASEMENT	VINYL	--	--	TWO WINDOW UNITS TO BE FACTORY MULLED TOGETHER. WINDOW TO BE EGRESS WINDOW IN MASTER BEDROOM. VERIFY WITH MANUFACTURER THAT OPENING SATISFIES EGRESS SIZE REQUIREMENT.
W3	EXTERIOR; FIXED	VINYL	--	--	TWO WINDOW UNITS TO BE FACTORY MULLED TOGETHER.
W4	EXTERIOR; FIXED	VINYL	--	--	
W5	EXTERIOR; FIXED	VINYL	--	--	
W6	EXTERIOR; FIXED	VINYL	--	--	
W7	EXTERIOR; FIXED	VINYL	--	--	VERIFY WITH MANUFACTURER THAT WINDOW IS SUITABLE FOR WET LOCATION
W8	EXTERIOR; FIXED	VINYL	--	--	

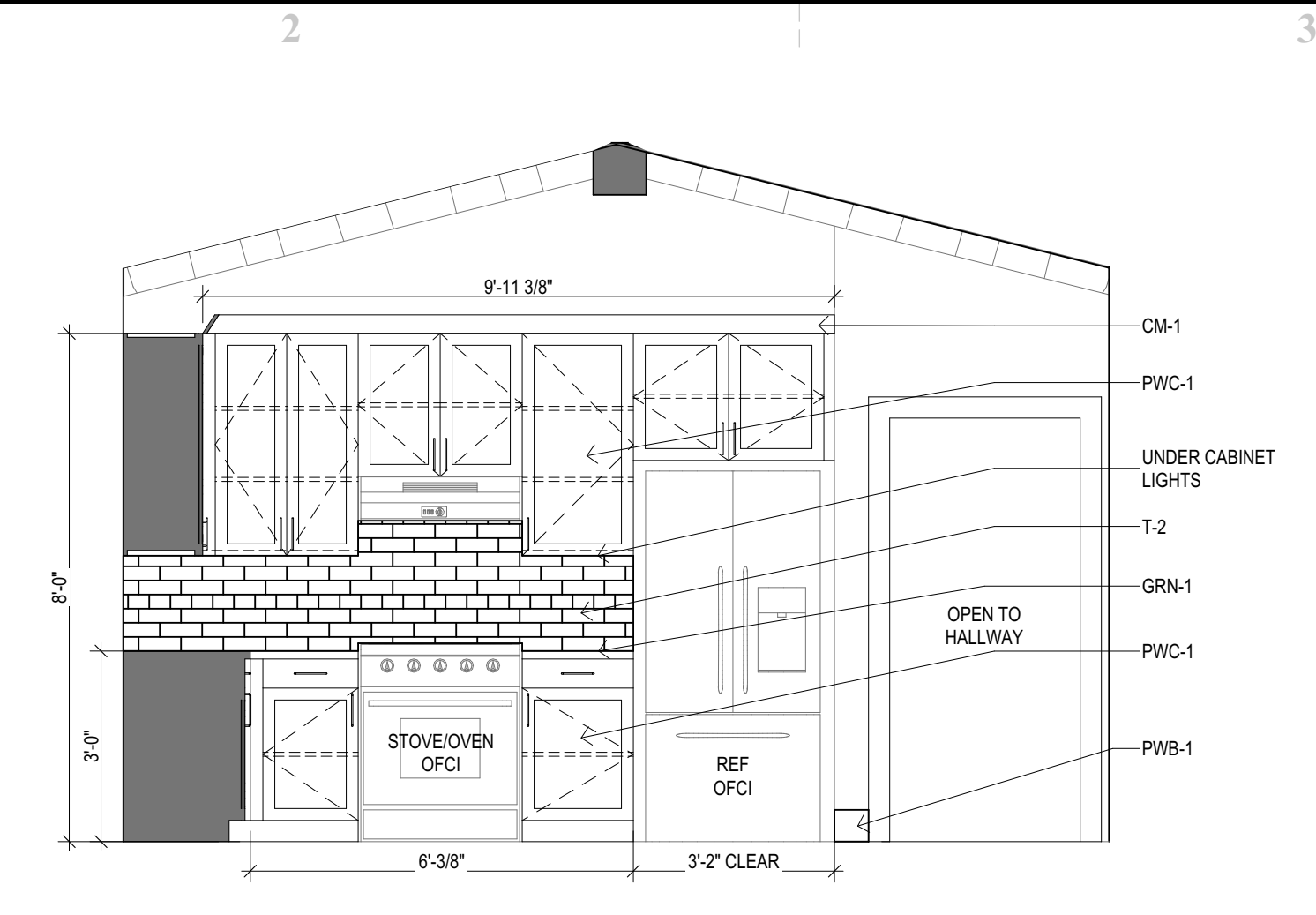


A1 WINDOW TYPES
SCALE: 3/8" = 1'-0"

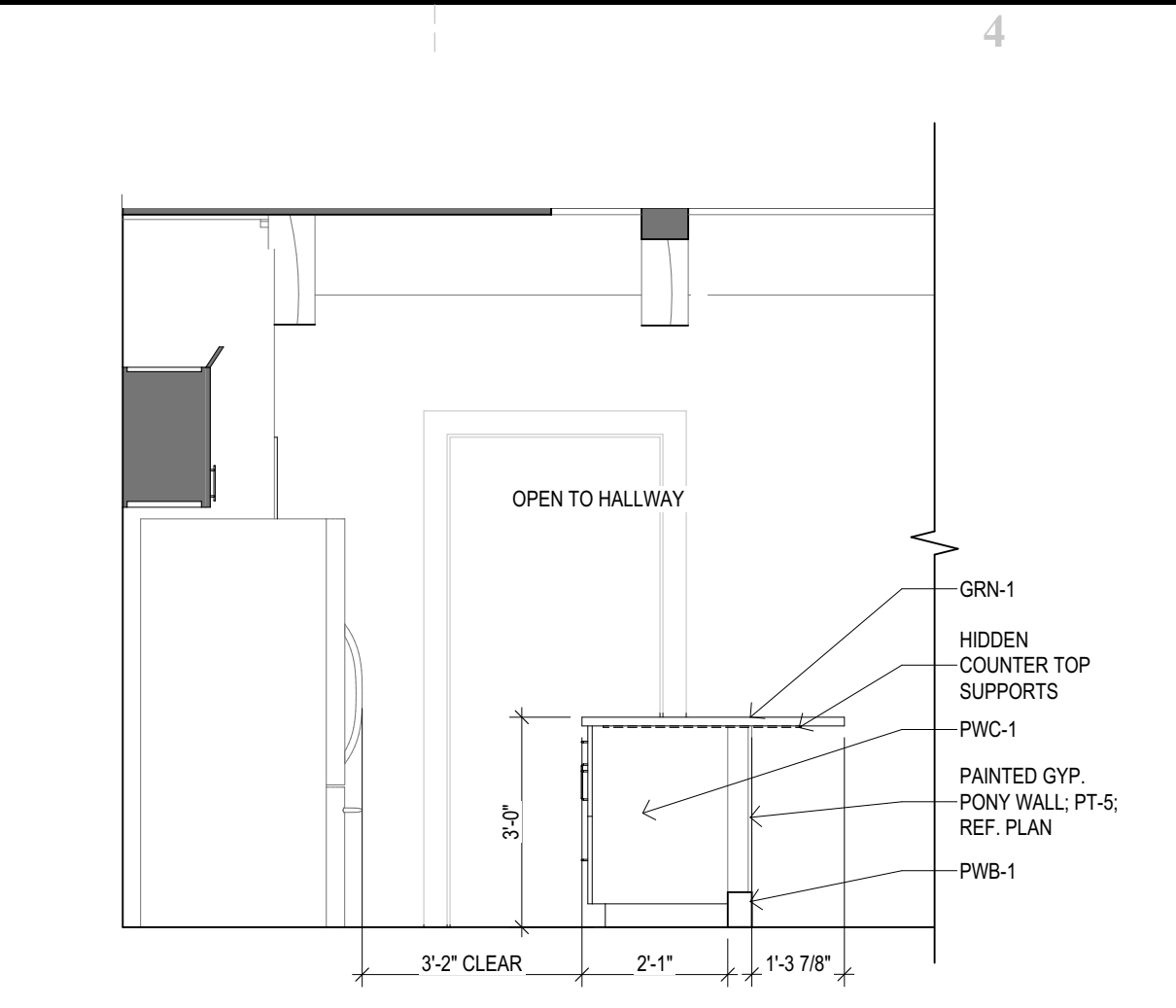
BIMBAUD, PI-BIM-2022 - BIMBAUD Basic for Archicad 25/22019 NOSL, North Ogden UT, Ver. 25.02 | Wednesday, February 22, 2023 | 11:51 PM



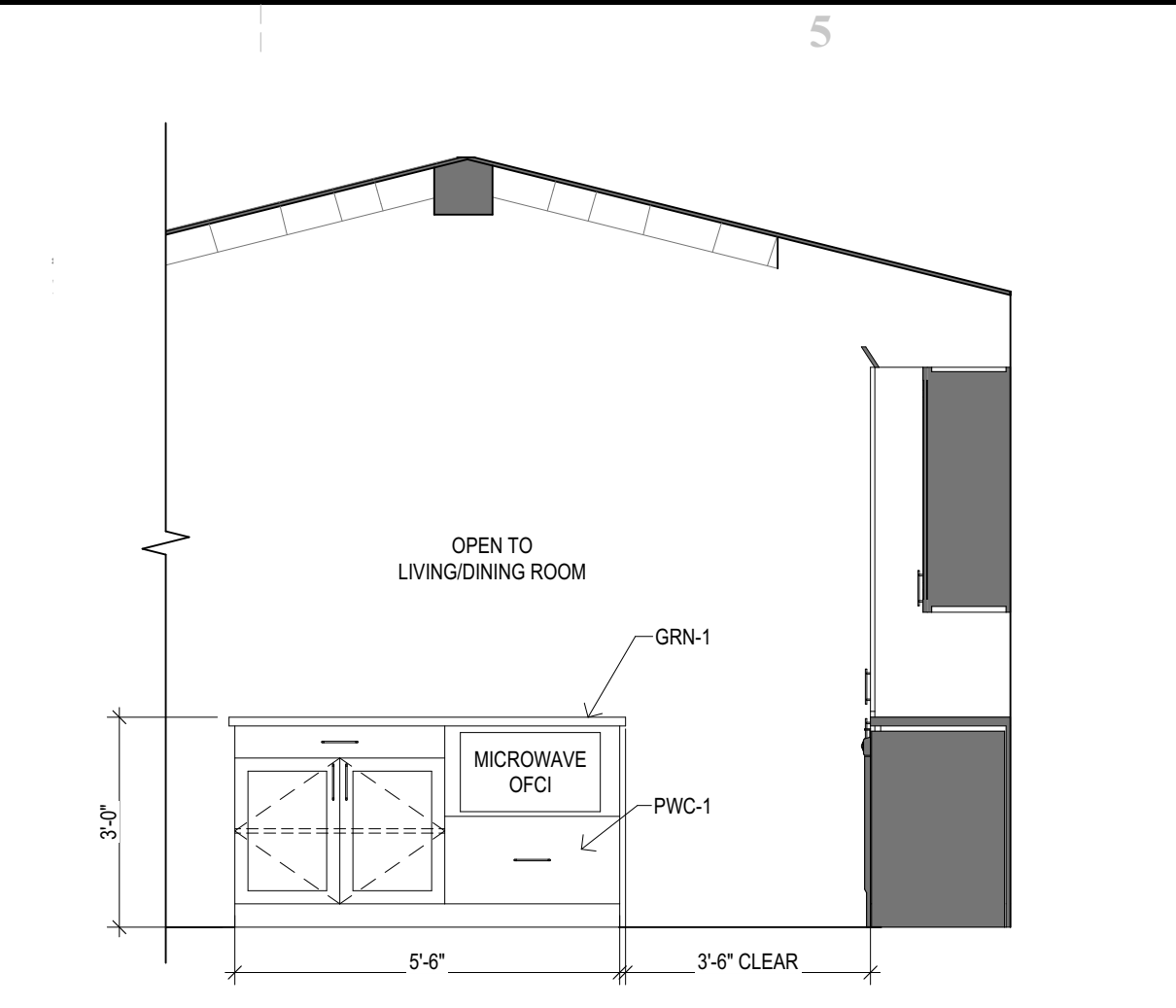
E1 UNIT A KITCHEN
SCALE 3/8" = 1'-0"



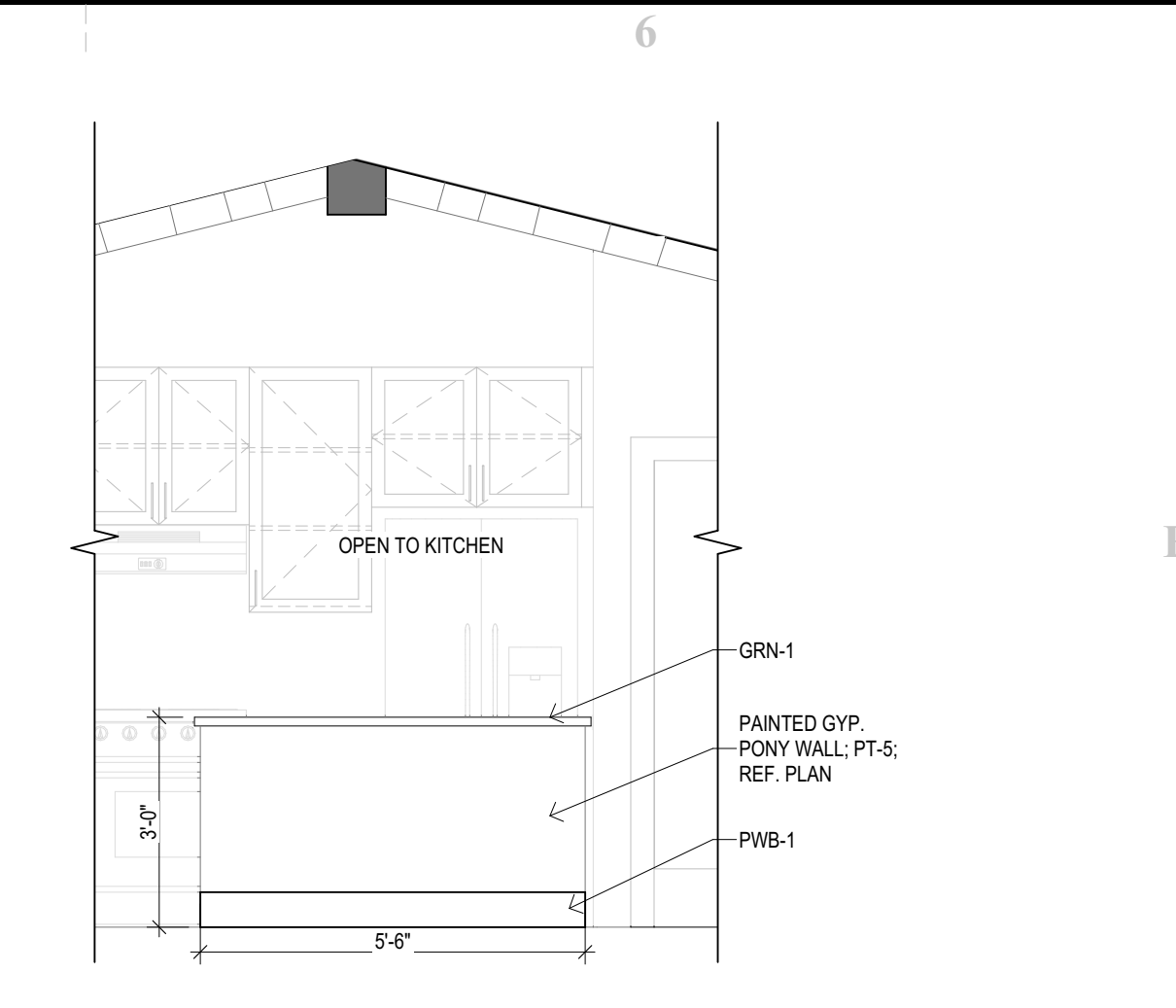
E2 UNIT A KITCHEN
SCALE 3/8" = 1'-0"



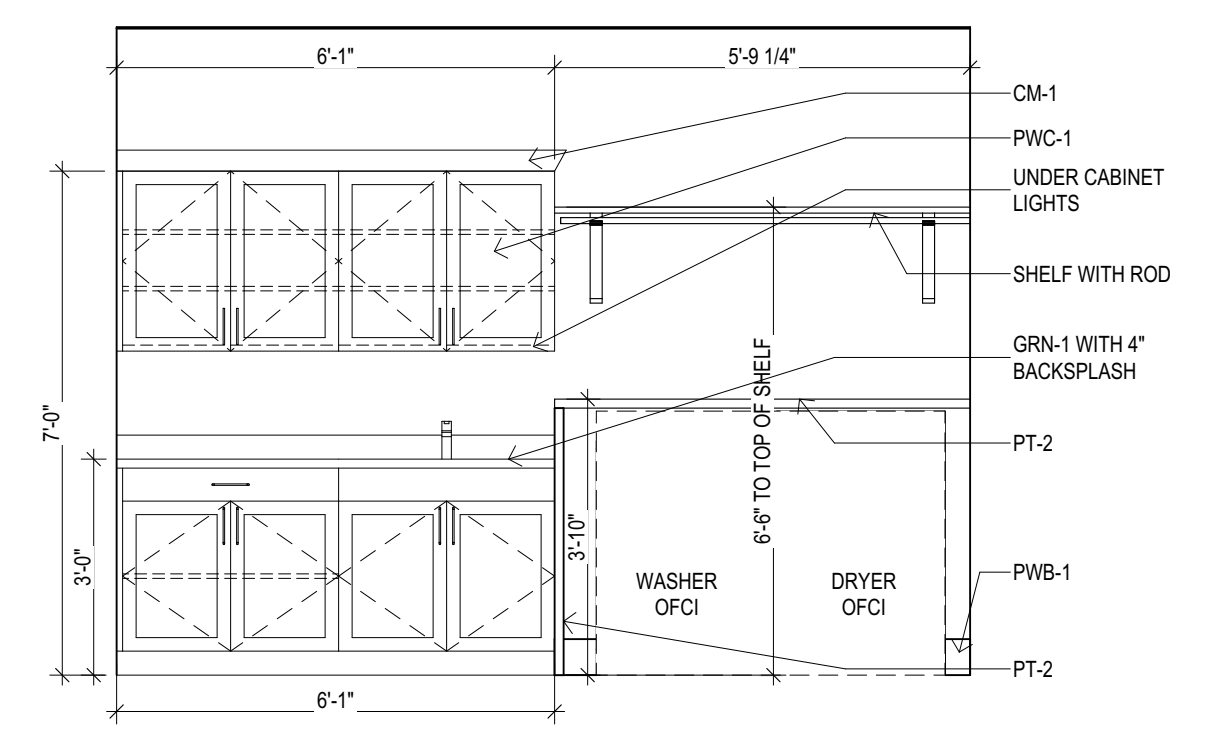
E3 UNIT A KITCHEN
SCALE 3/8" = 1'-0"



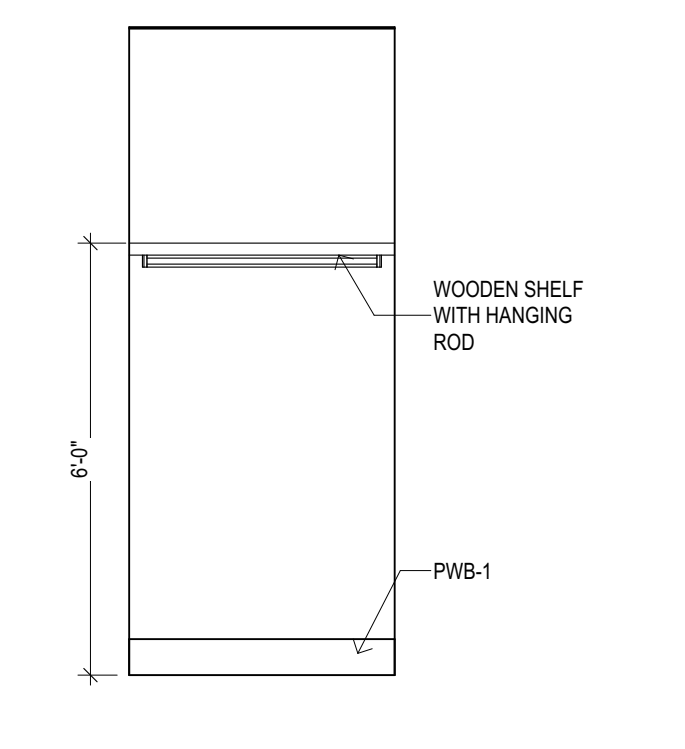
E4 UNIT A KITCHEN
SCALE 3/8" = 1'-0"



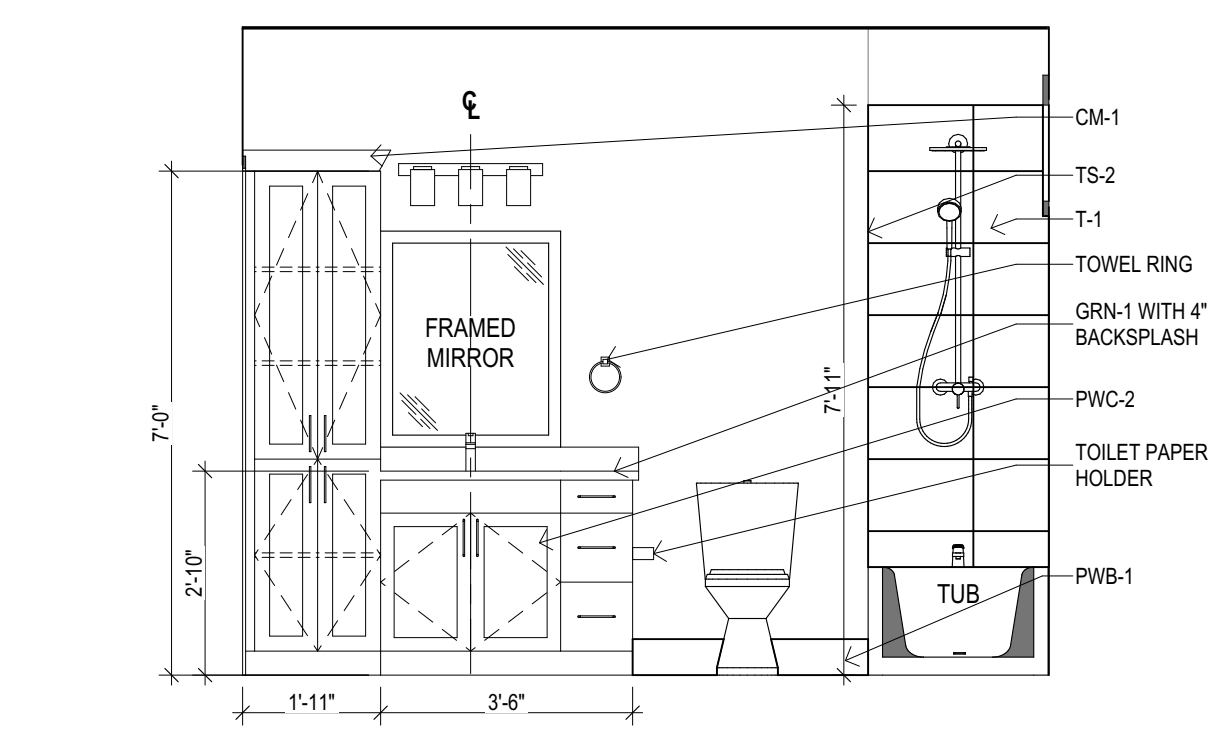
E5 UNIT A KITCHEN
SCALE 3/8" = 1'-0"



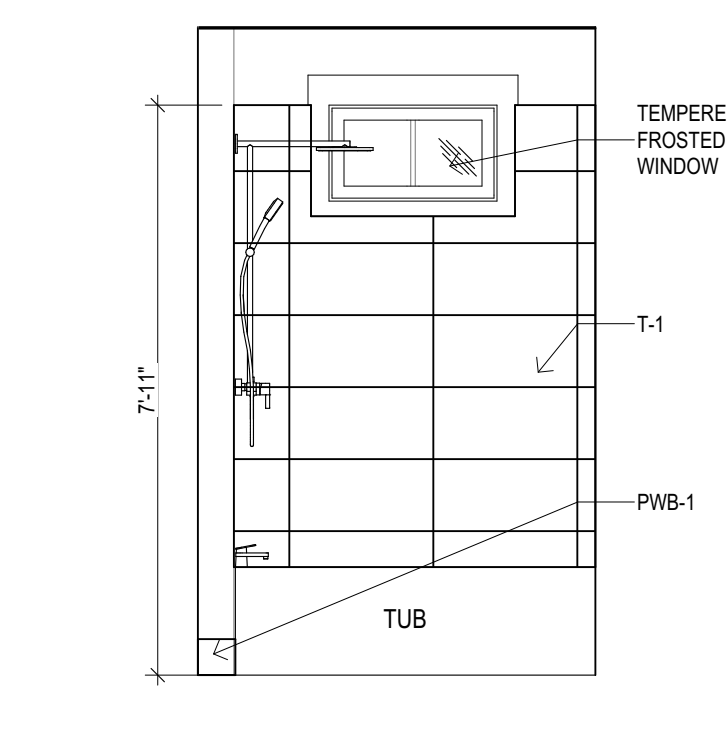
D1 UNIT A UTILITY
SCALE 3/8" = 1'-0"



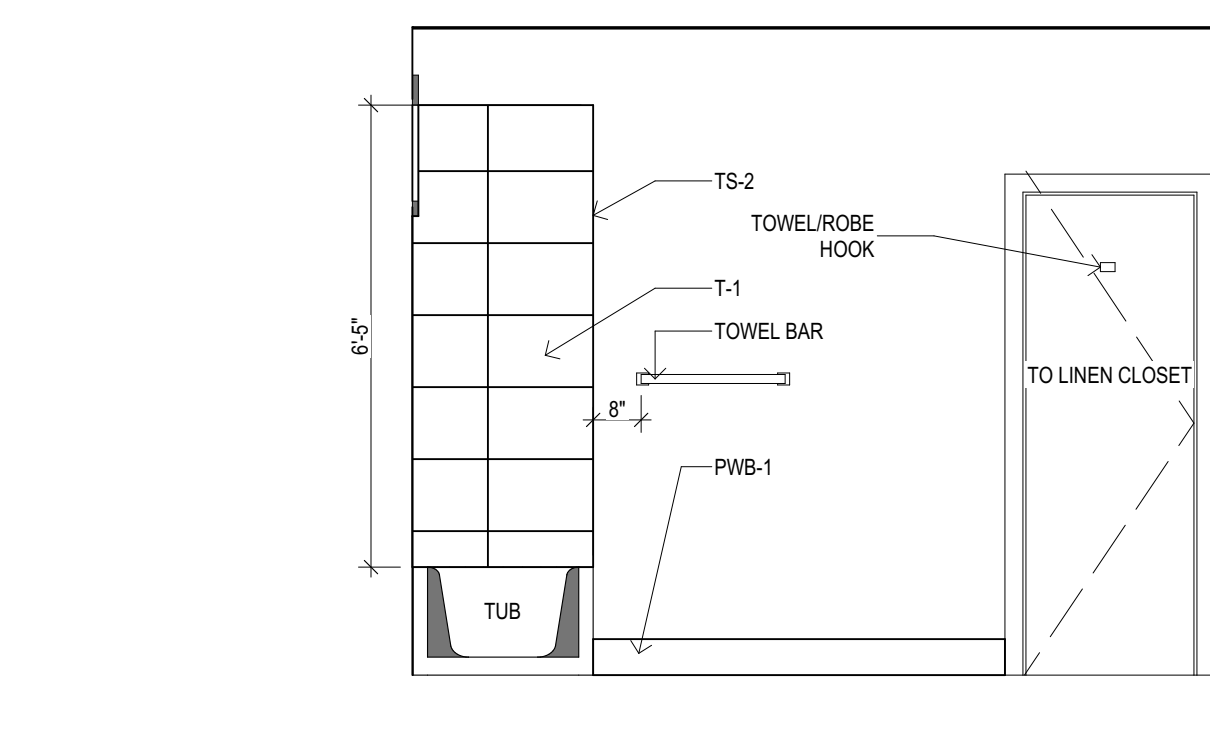
D2 UNIT A HALL CLOSET
SCALE 3/8" = 1'-0"



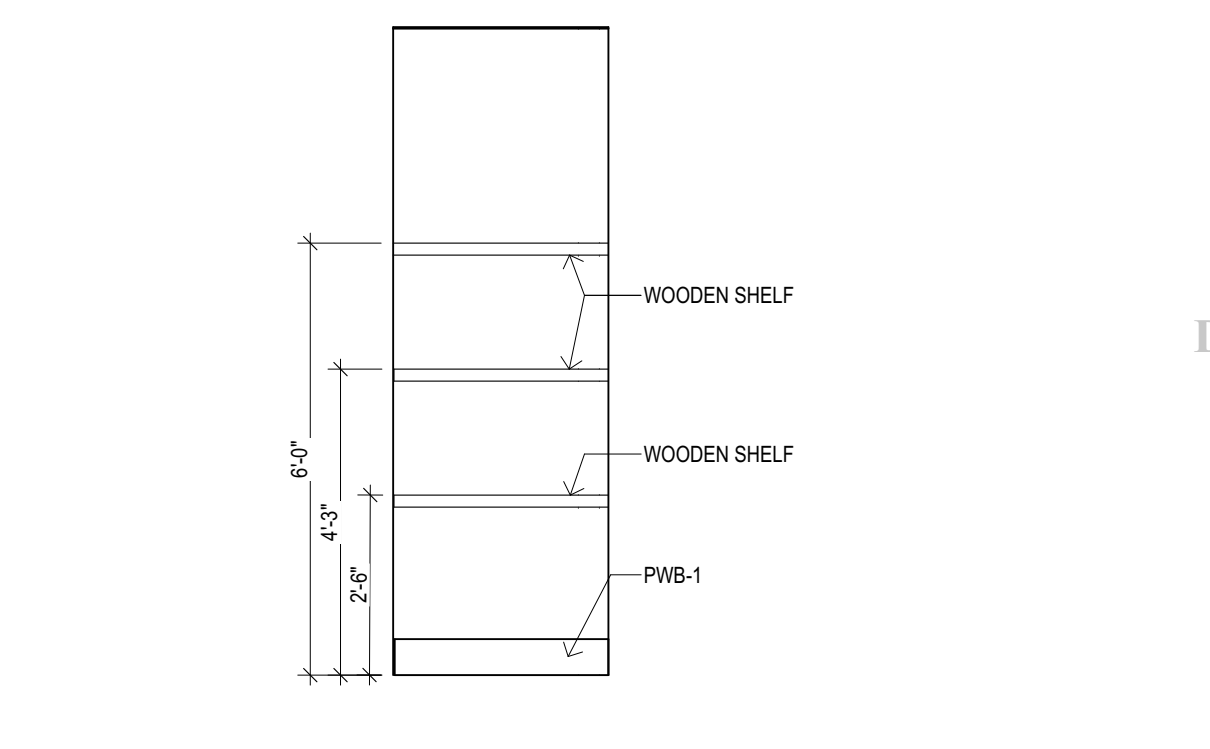
D3 UNIT A BATHROOM
SCALE 3/8" = 1'-0"



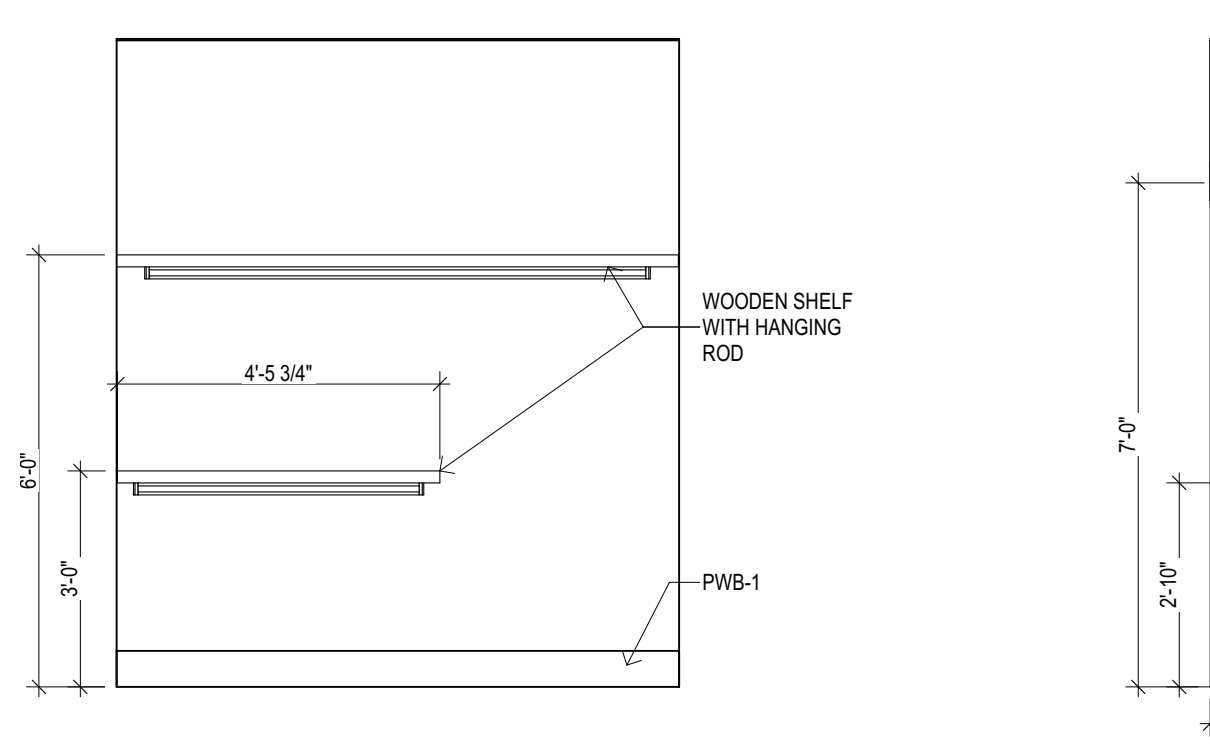
D4 UNIT A BATHROOM
SCALE 3/8" = 1'-0"



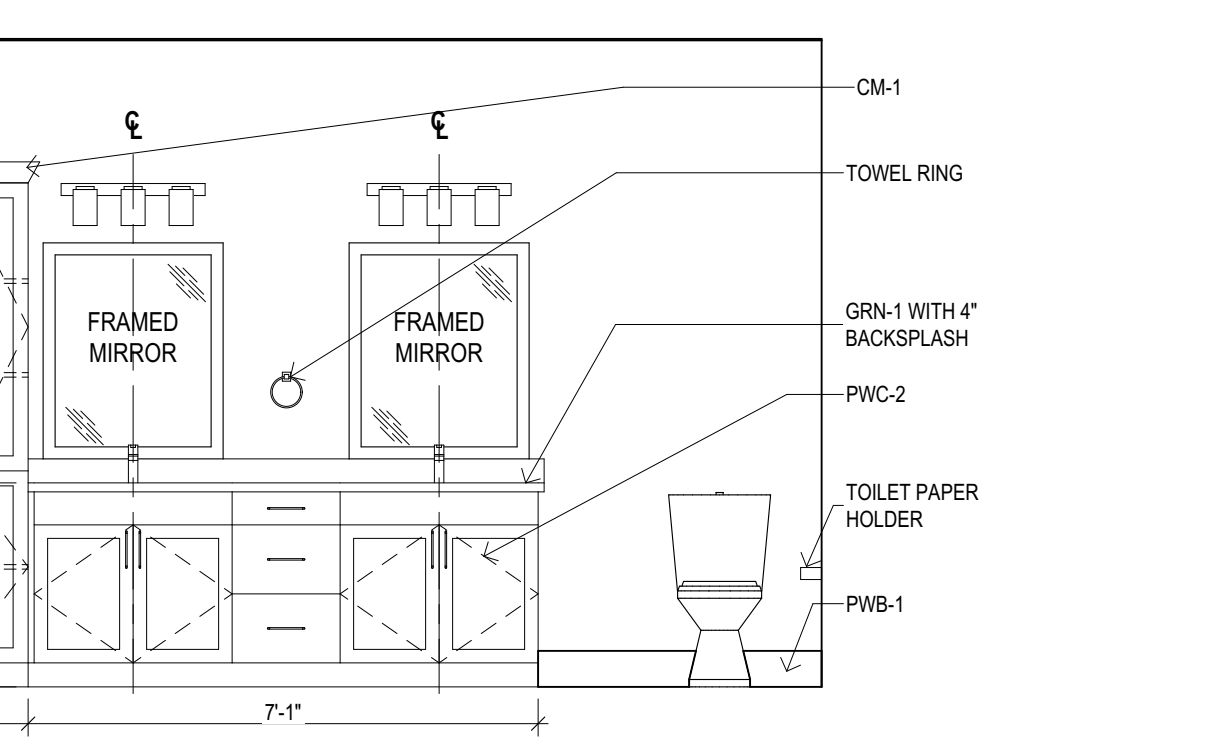
D5 UNIT A BATHROOM
SCALE 3/8" = 1'-0"



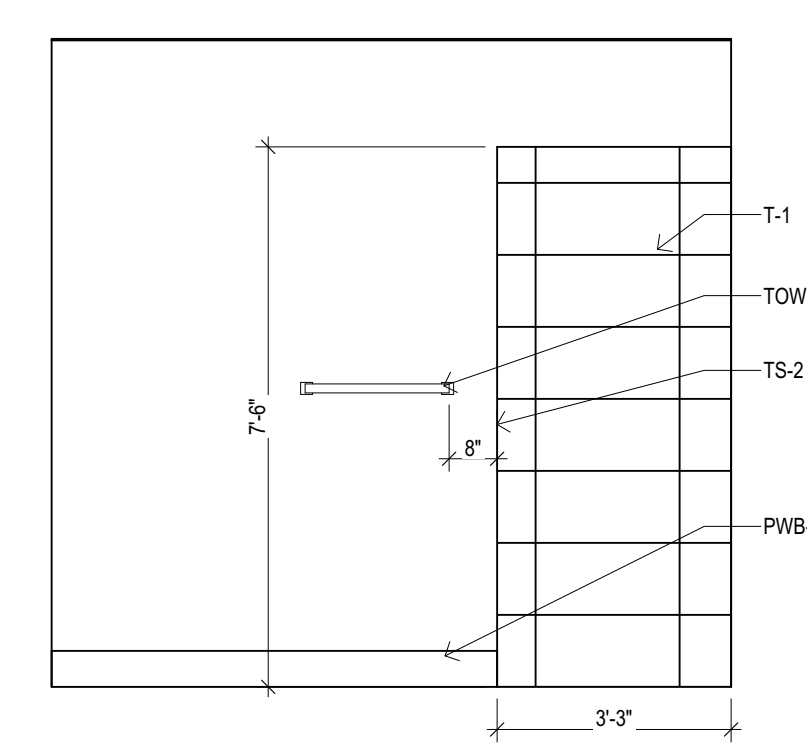
D6 UNIT A LINEN CLOSET
SCALE 3/8" = 1'-0"



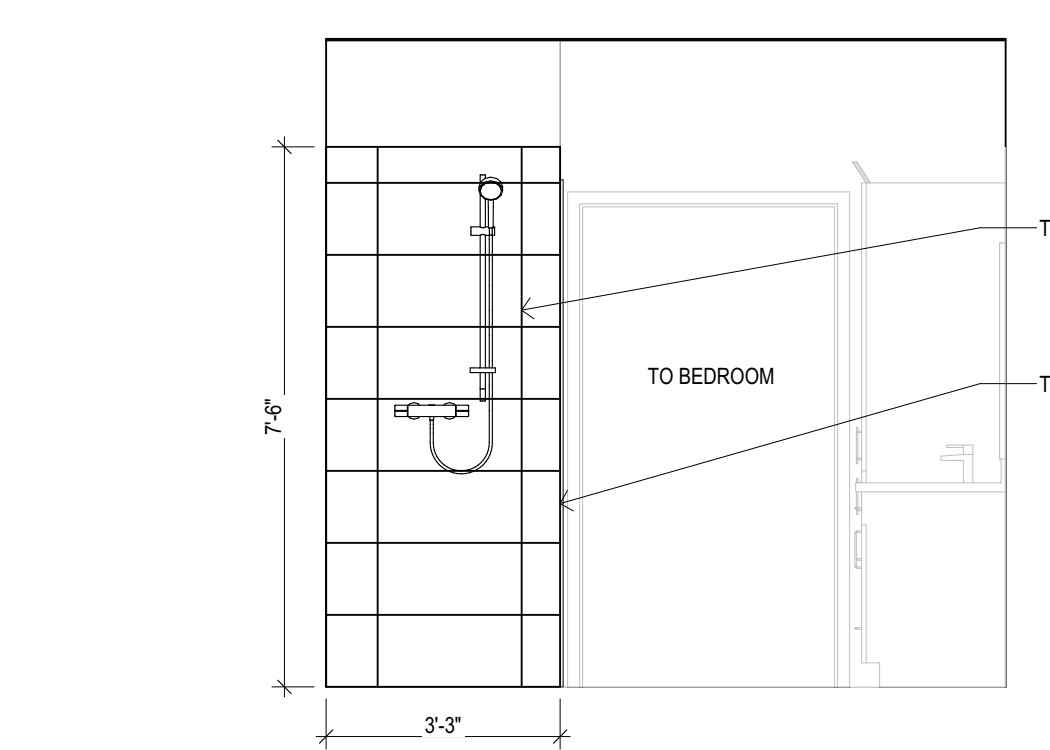
C1 UNIT A BEDROOM CLOSET
SCALE 3/8" = 1'-0"



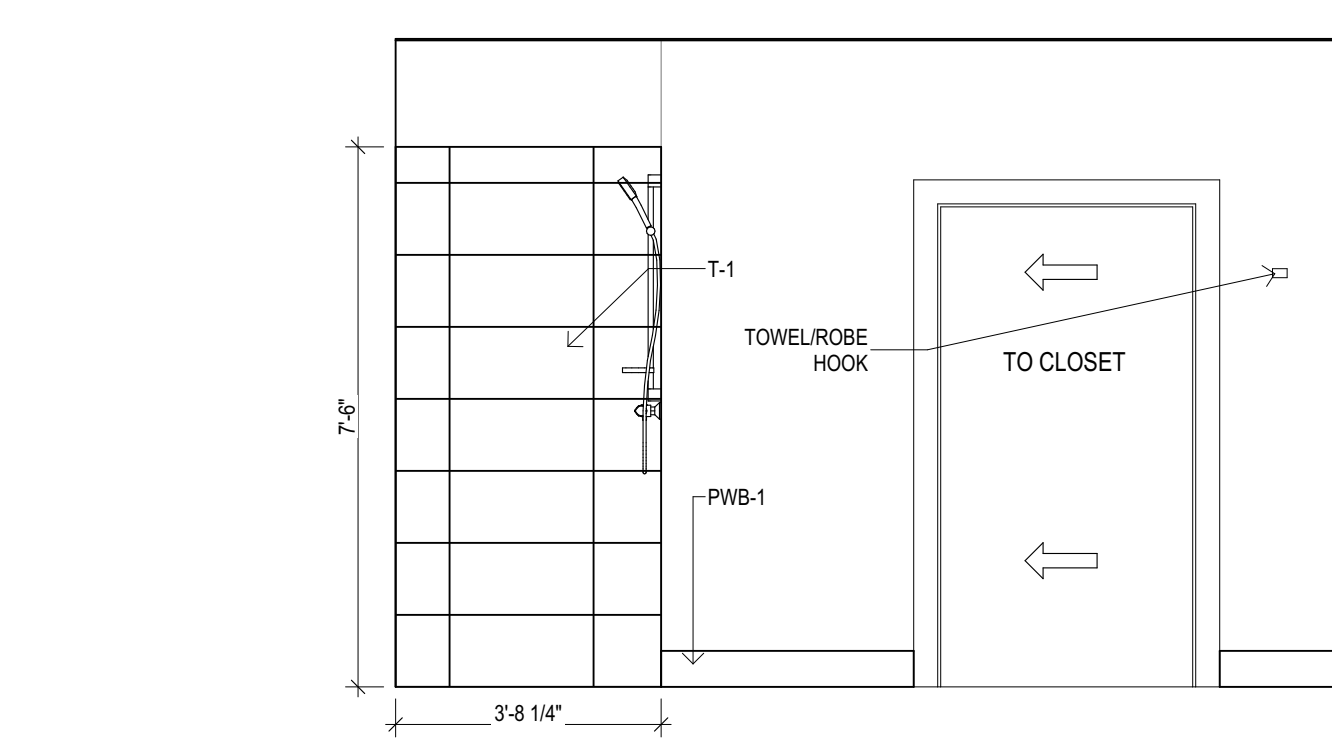
C2 UNIT A MASTER BATHROOM
SCALE 3/8" = 1'-0"



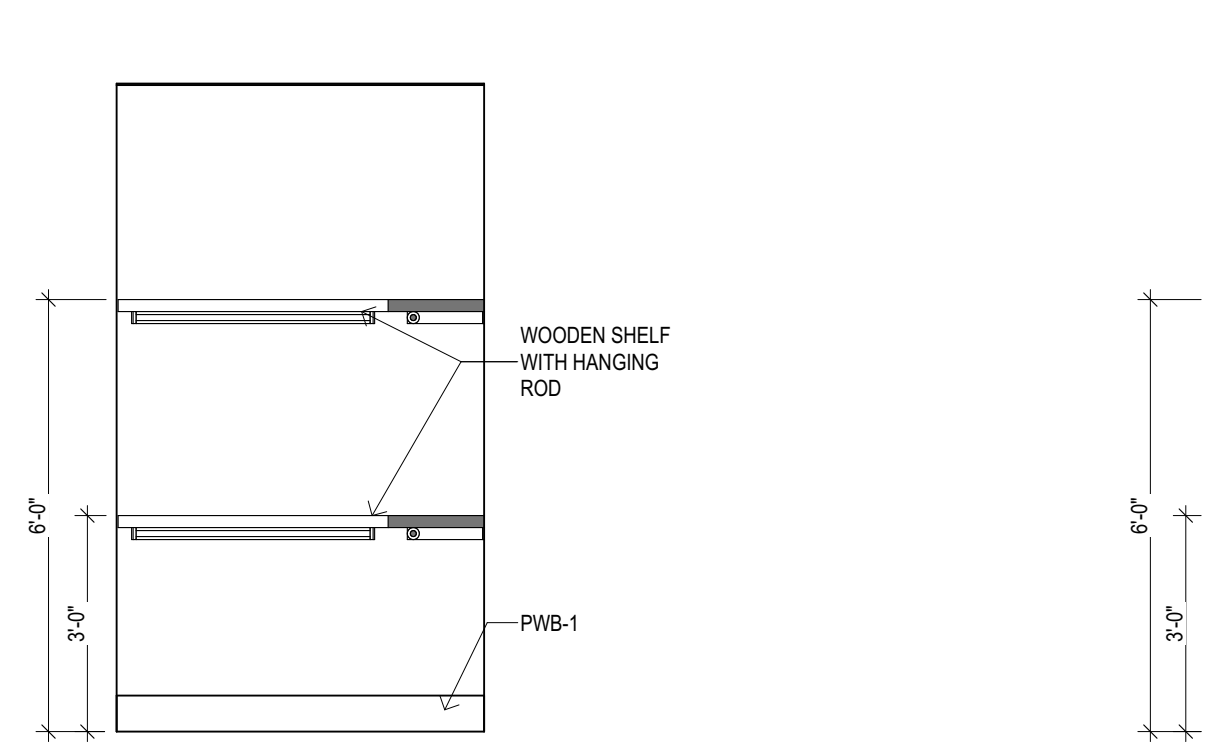
C3 UNIT A MASTER BATHROOM
SCALE 3/8" = 1'-0"



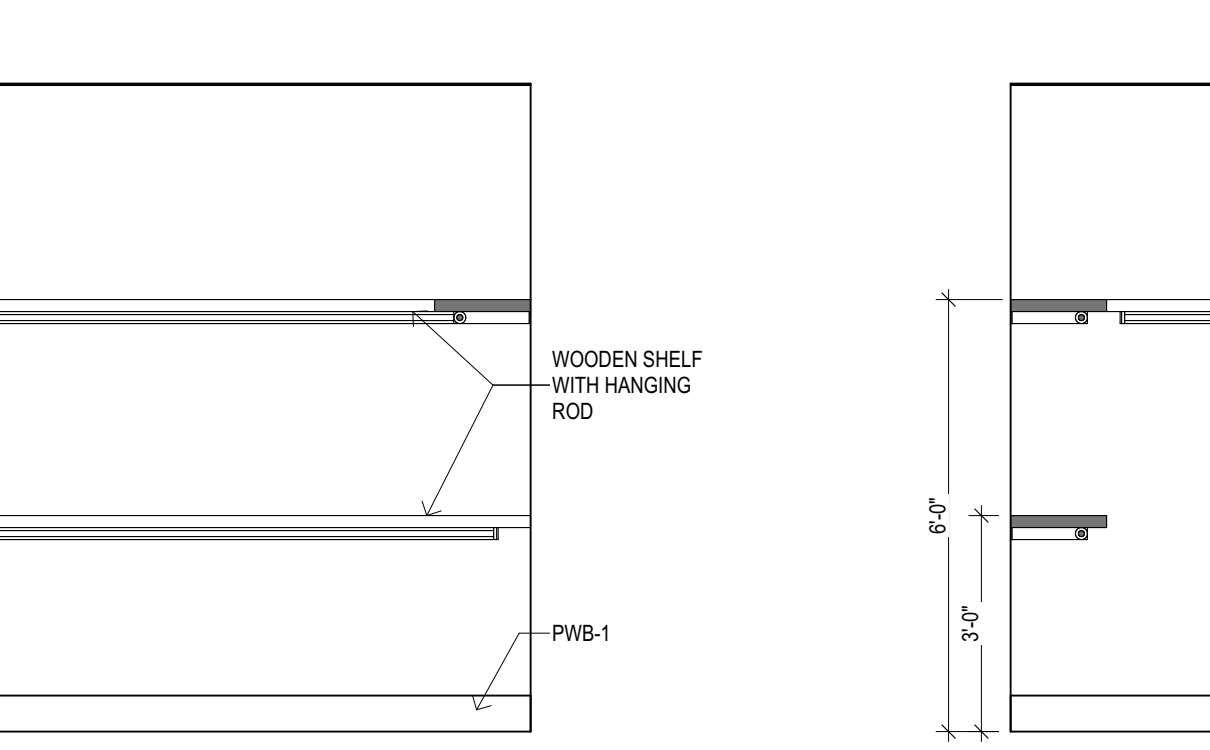
C4 UNIT A MASTER BATHROOM
SCALE 3/8" = 1'-0"



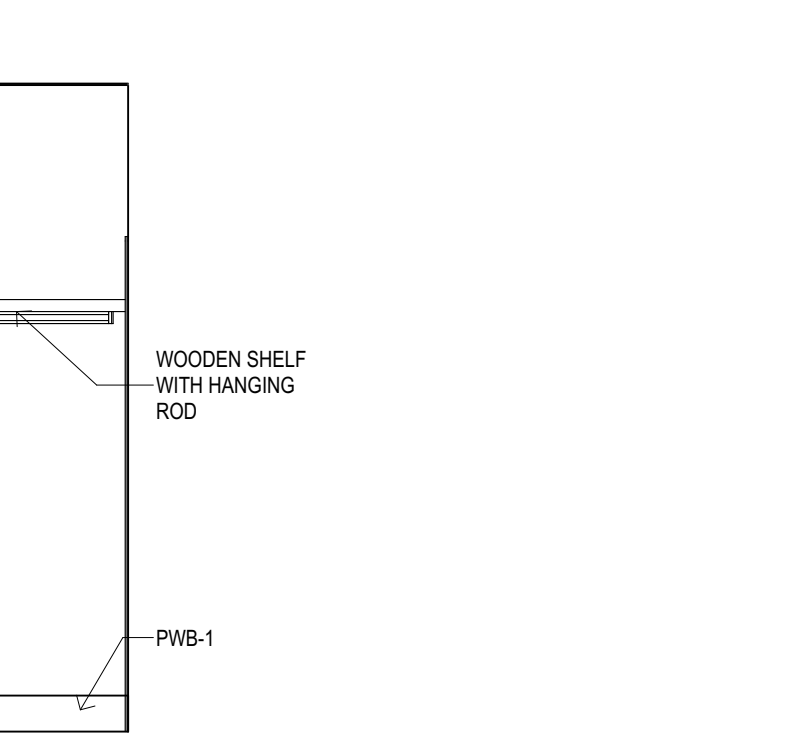
C5 UNIT A MASTER BATHROOM
SCALE 3/8" = 1'-0"



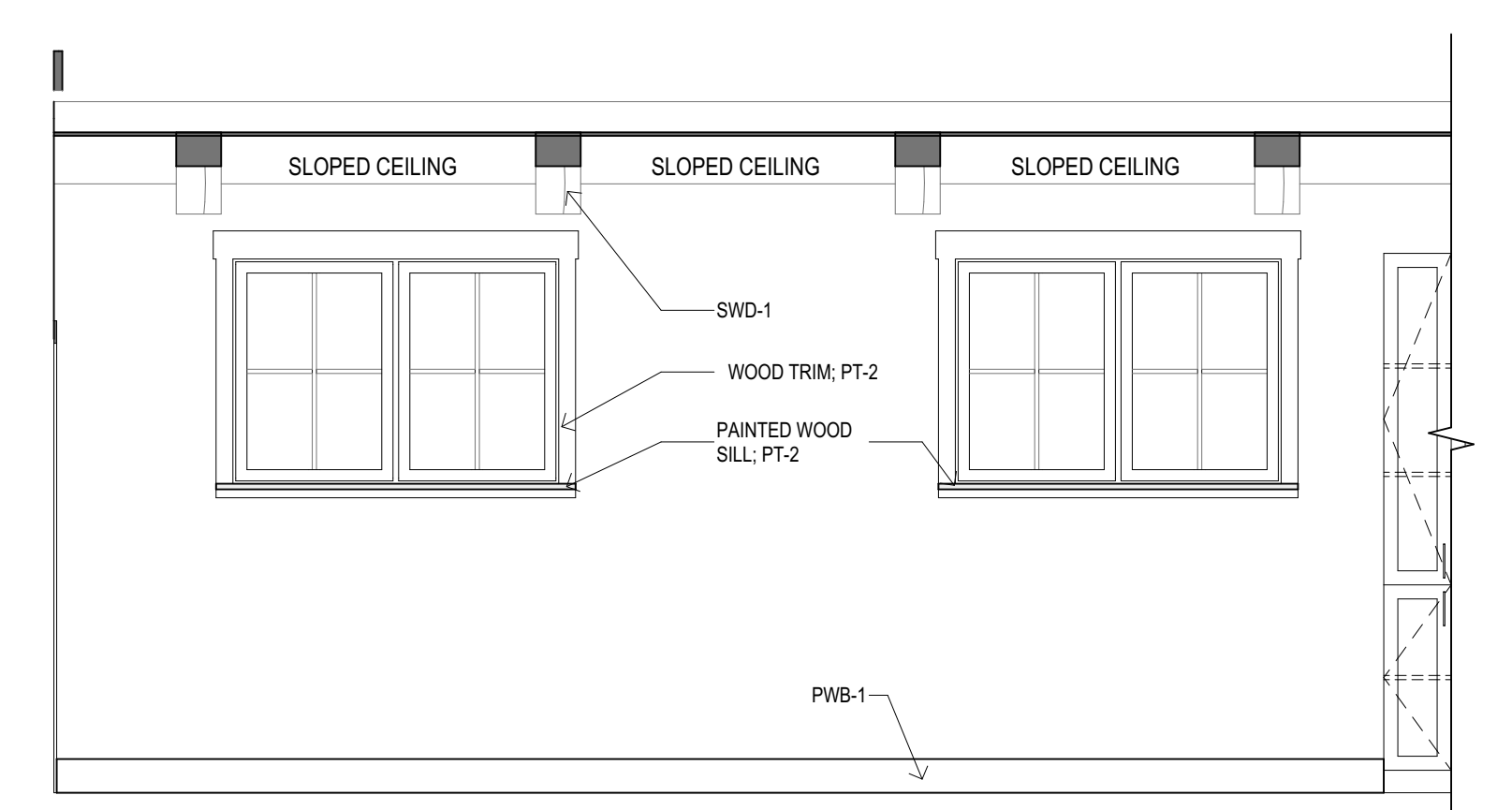
B1 UNIT A MASTER CLOSET
SCALE 3/8" = 1'-0"



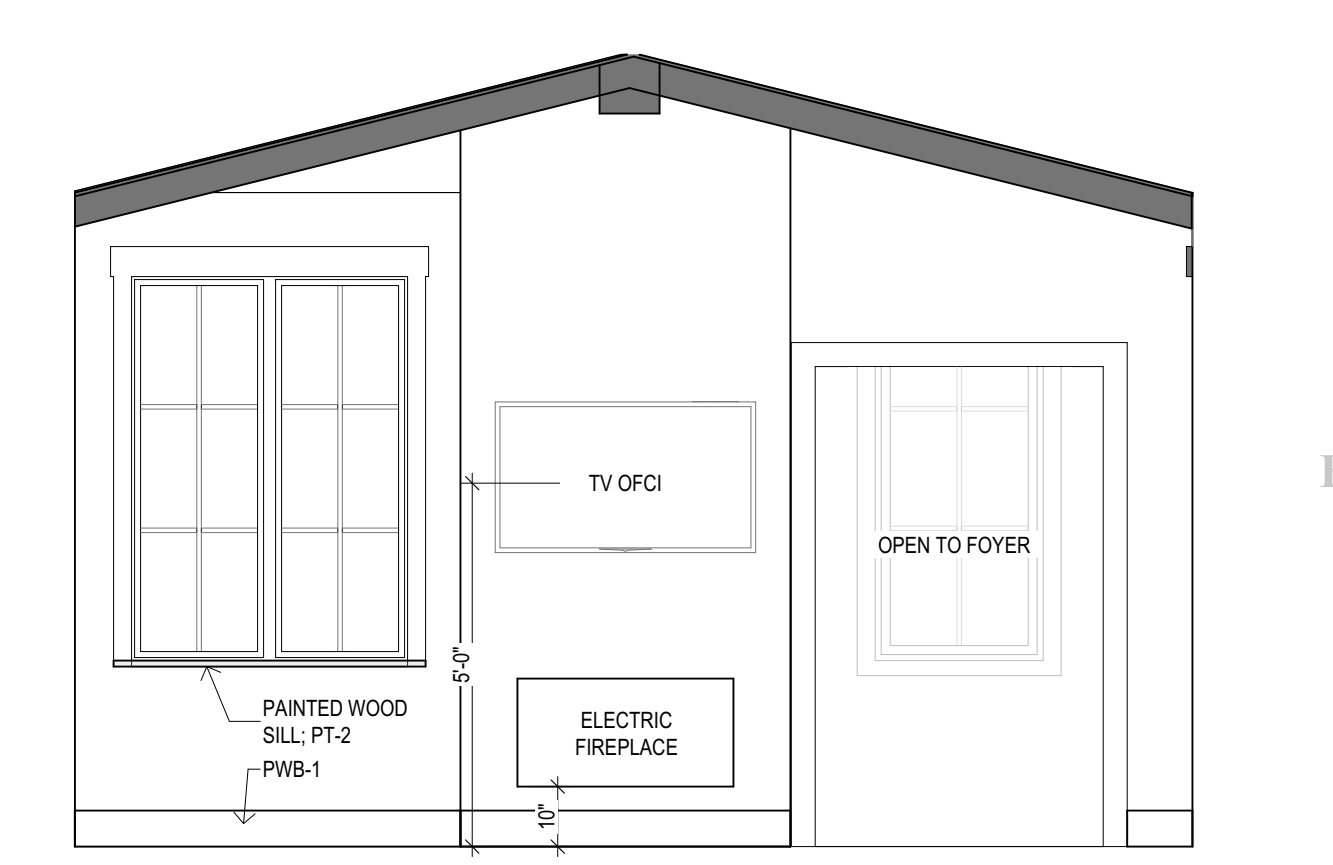
B2 UNIT A MASTER CLOSET
SCALE 3/8" = 1'-0"



B3 UNIT A MASTER CLOSET
SCALE 3/8" = 1'-0"



B4 UNIT A LIVING ROOM
SCALE 3/8" = 1'-0"



B5 UNIT A LIVING ROOM FIREPLACE
SCALE 3/8" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

 1. REFER TO FINISH LEGEND ON FINISH PLANS FOR MATERIAL SELECTIONS, TYPICAL OF ALL INTERIOR ELEVATIONS.

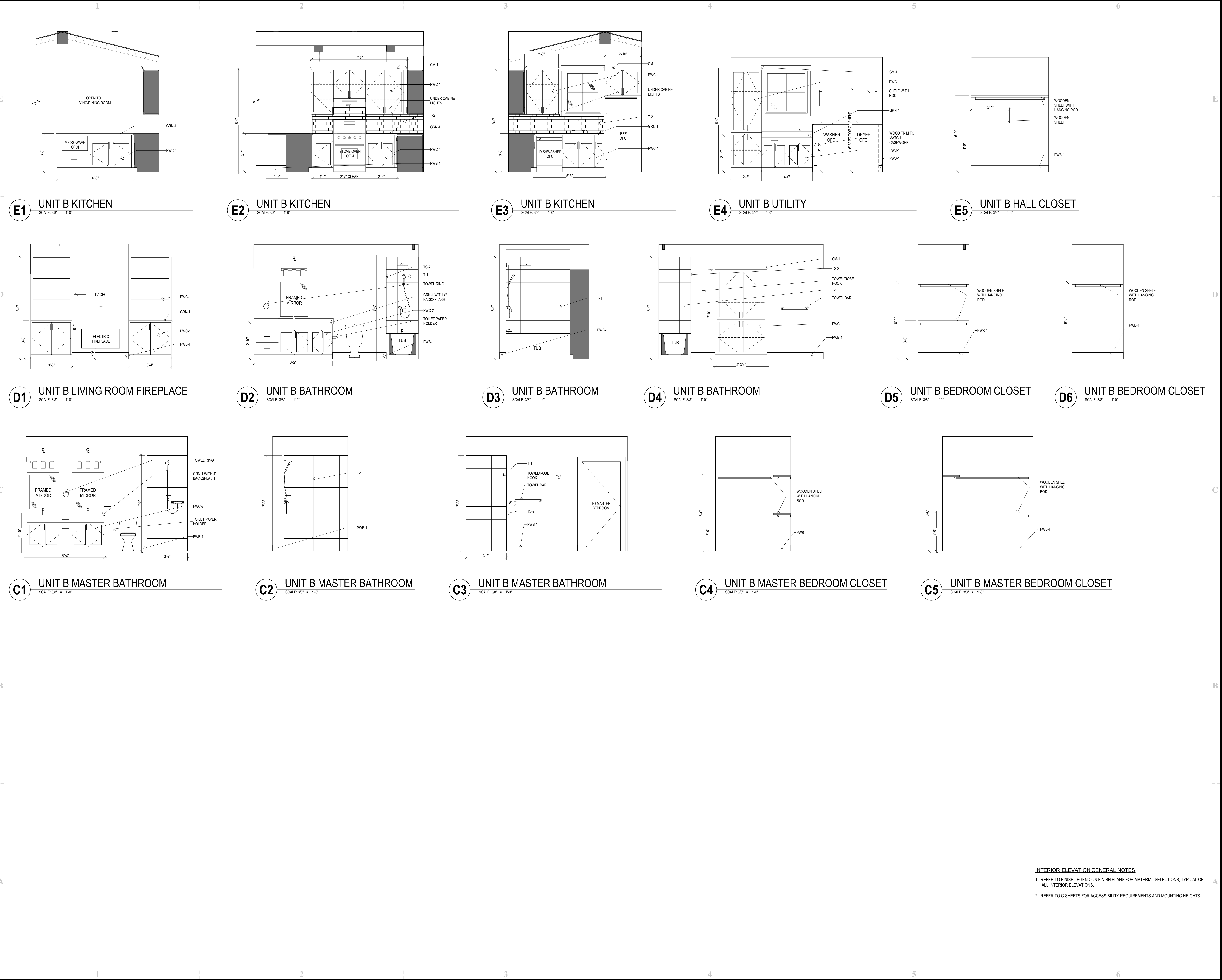
 2. REFER TO G SHEETS FOR ACCESSIBILITY REQUIREMENTS AND MOUNTING HEIGHTS.

BldgDraw: PI-BM-2022 - BldgDraw Basic for Archical 25/22/2019 NOSL North Ogden UT Ver. 25.02 | Wednesday, February 22, 2023 | 11:51 PM

INTERIOR ELEVATION GENERAL NOTES

 1. REFER TO FINISH LEGEND ON FINISH PLANS FOR MATERIAL SELECTIONS, TYPICAL OF ALL INTERIOR ELEVATIONS.

 2. REFER TO G SHEETS FOR ACCESSIBILITY REQUIREMENTS AND MOUNTING HEIGHTS.



E1 UNIT B KITCHEN
SCALE: 3/8" = 1'-0"

E2 UNIT B KITCHEN
SCALE: 3/8" = 1'-0"

E3 UNIT B KITCHEN
SCALE: 3/8" = 1'-0"

E4 UNIT B UTILITY
SCALE: 3/8" = 1'-0"

E5 UNIT B HALL CLOSET
SCALE: 3/8" = 1'-0"

D1 UNIT B LIVING ROOM FIREPLACE
SCALE: 3/8" = 1'-0"

D2 UNIT B BATHROOM
SCALE: 3/8" = 1'-0"

D3 UNIT B BATHROOM
SCALE: 3/8" = 1'-0"

D4 UNIT B BATHROOM
SCALE: 3/8" = 1'-0"

D5 UNIT B BEDROOM CLOSET
SCALE: 3/8" = 1'-0"

D6 UNIT B BEDROOM CLOSET
SCALE: 3/8" = 1'-0"

C1 UNIT B MASTER BATHROOM
SCALE: 3/8" = 1'-0"

C2 UNIT B MASTER BATHROOM
SCALE: 3/8" = 1'-0"

C3 UNIT B MASTER BATHROOM
SCALE: 3/8" = 1'-0"

C4 UNIT B MASTER BEDROOM CLOSET
SCALE: 3/8" = 1'-0"

C5 UNIT B MASTER BEDROOM CLOSET
SCALE: 3/8" = 1'-0"

BIMbaour, PI-BM-2022 - BIMbaour Basic for Archbaour 25/22/2019 NOSC, North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 11:51 PM

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

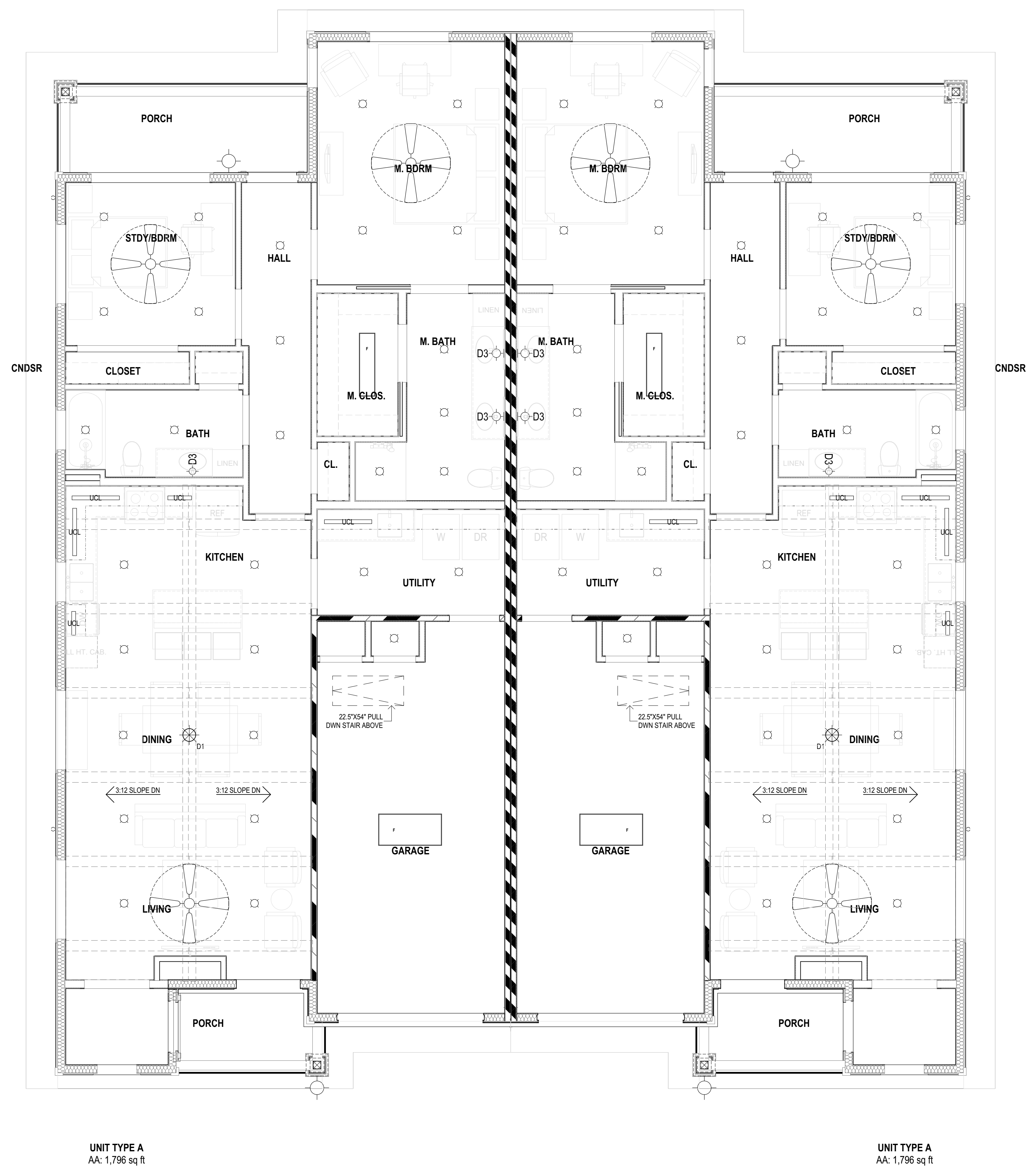
ISSUE:
 DESIGN
 DEVELOPMENT
 SET

©2023 PI ARCHITECTS &
 ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 COTTAGE A-A
 FIRST FLOOR RCP

SHEET:
A9.2



A1 COTTAGE A-A FIRST FLOOR RCP
 SCALE: 1/4" = 1'-0"



BIMBAUD, PI-BM-2022 - BIMBAUD Basic for Archicad 25/22019 NOST, North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:52 PM

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

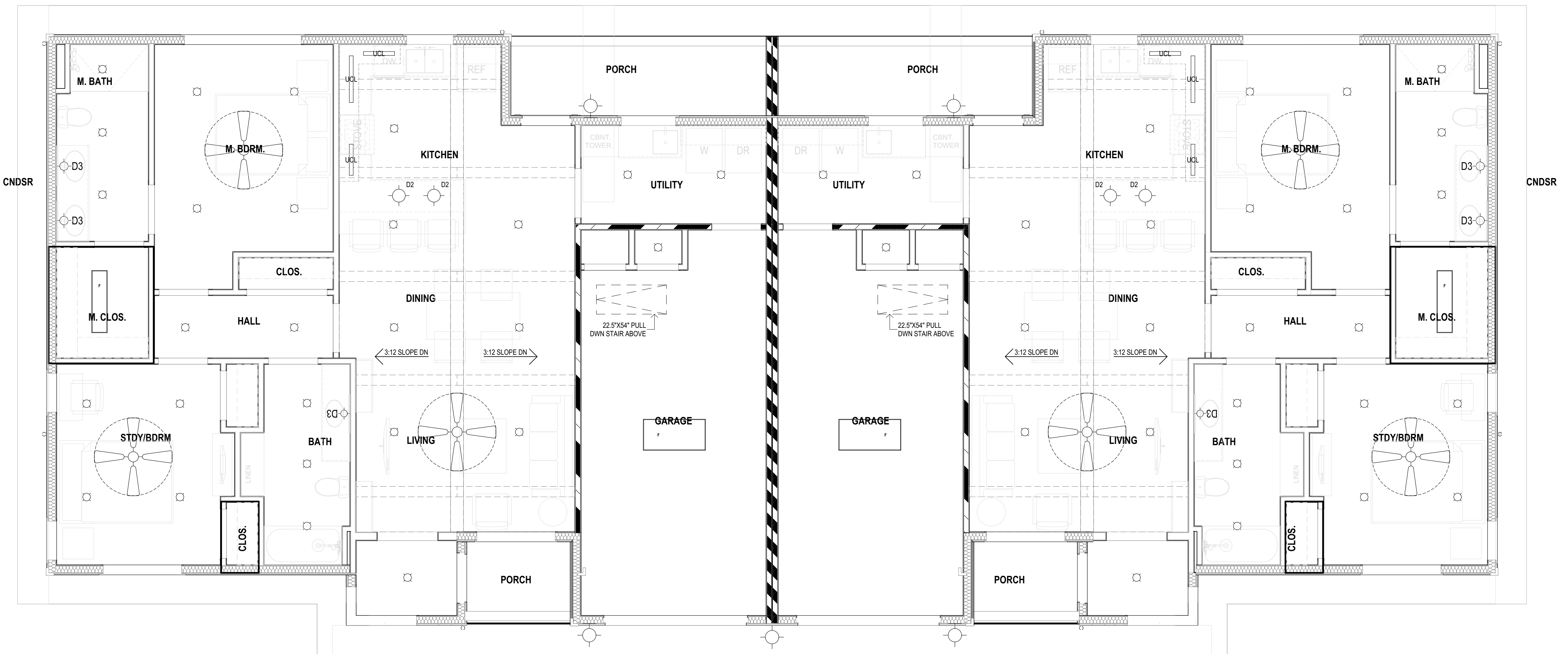
ISSUE:
 DESIGN DEVELOPMENT SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 COTTAGE B-B
 FIRST FLOOR RCP

SHEET:
A9.3

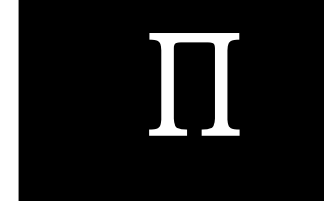


UNIT TYPE B
 AA: 1,691 sq ft

UNIT TYPE B
 AA: 1,691 sq ft

A1 COTTAGE B-B FIRST FLOOR RCP
 SCALE: 1/4" = 1'-0"

BIMbaour, PI-BIM-2022 - BIMbaour Basic for Archbaour 25/22/2019 NCSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:52 PM



pi architects
 6010 Balcones Dr, Suite 200
 Austin, TX 78731
 P: (512) 231-1010
 www.piarch.com

architecture + master planning
 interiors + landscape architecture

Architect Registration:
 Date: 02/22/2022

Not for regulatory approval, permitting, or construction

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING

204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
DESIGN DEVELOPMENT SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 COTTAGE A-B
 FIRST FLOOR RCP

SHEET:
A9.4



UNIT TYPE A
 AA: 1,800 sq ft

UNIT TYPE B
 AA: 1,691 sq ft

A1 COTTAGE A-B FIRST FLOOR RCP
 SCALE: 1/4" = 1'-0"



BIMBAUD, PI-ERM-2022 - BIMBAUD Basic for Archicad 25/22019 NOSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:52 PM

MEDCORE

COTTAGES AT NORTH OGDEN SENIOR LIVING

 204 EAST 1700 NORTH ST.

 NORTH OGDEN, UT 84414

ISSUE:

 DESIGN

 DEVELOPMENT

 SET

©2023 PI ARCHITECTS &

 ENGINEERS, INC.

REVISIONS:

DATE:

 02/22/2022

 PROJECT NUMBER:

 22019

 SHEET TITLE:

 COTTAGE A-A

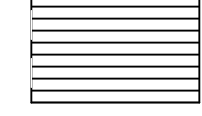
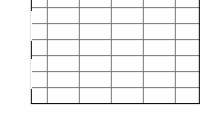
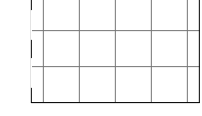
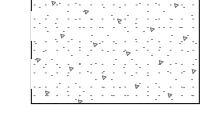
 FINISH PLAN

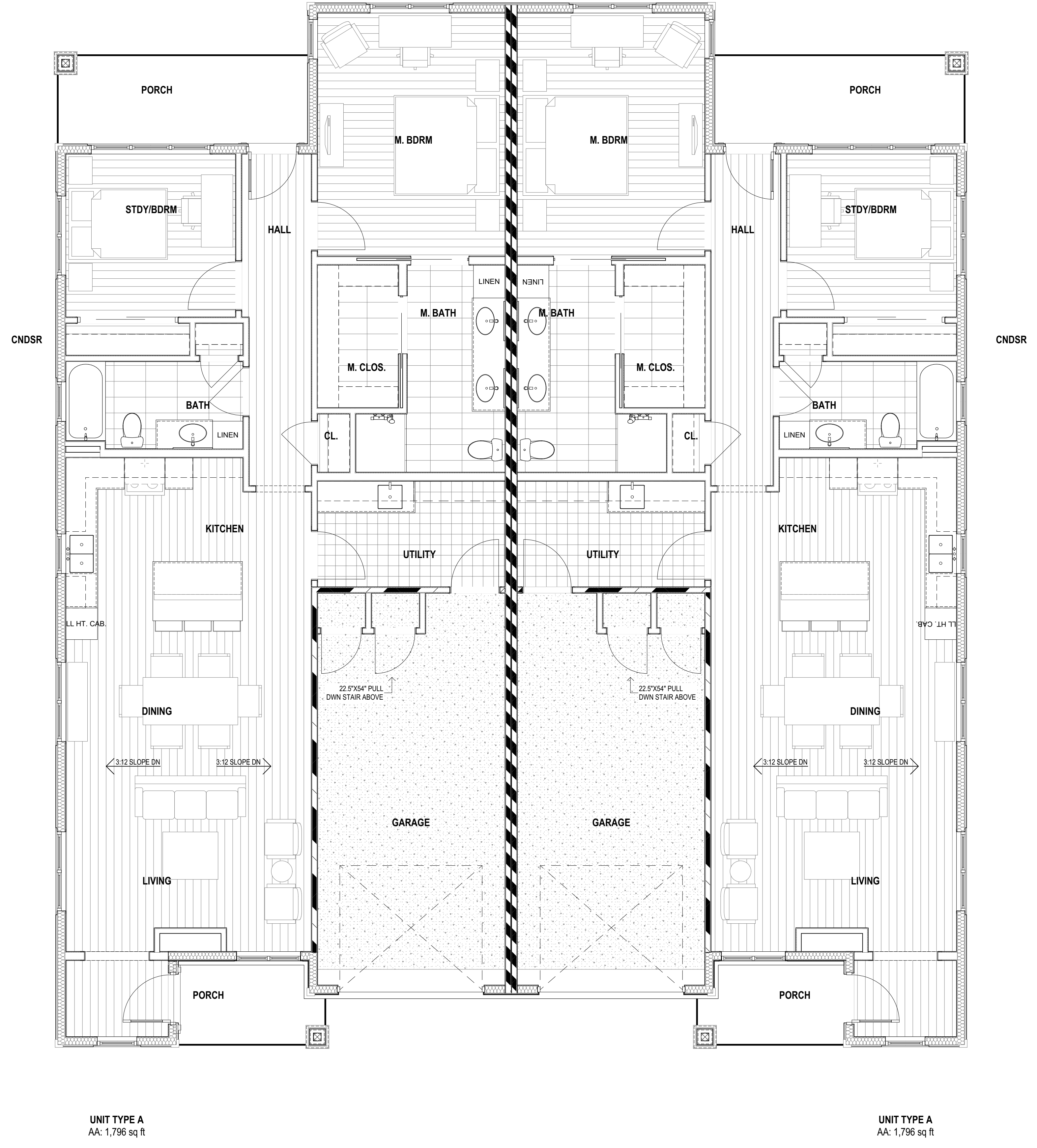
SHEET:

A10.2

- FINISH PLAN GENERAL NOTES**
1. FLOAT FLOORING AT ALL TRANSITIONS TO ENSURE A VERTICAL CHANGE NO MORE THAN 1/4" IN HEIGHT.
 2. PROVIDE COVE BASE AT ALL TRANSITIONS FROM TILE FLOORING TO WALL TILE INCLUDING RESIDENT UNIT TILE BASE.
 3. PROVIDE TILE TRIM AT ALL EXPOSED TILE EDGES.
 4. INSTALL FLOORING TO MATCH ORIENTATION OF PATTERNS ON PLAN.
 5. ALIGN FLOORING TRANSITIONS TO FACE OF GYPSUM WALL UNO.

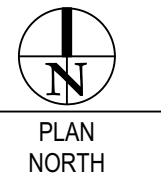
FINISH PLAN MATERIAL LEGEND

-  VINYL WOOD PLANK
-  TILE
-  TILE
-  SEALED CONCRETE



A1 COTTAGE A-A FINISH PLAN

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

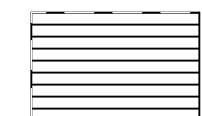
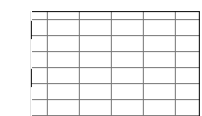
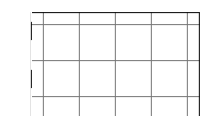
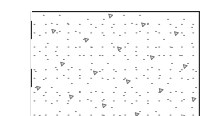


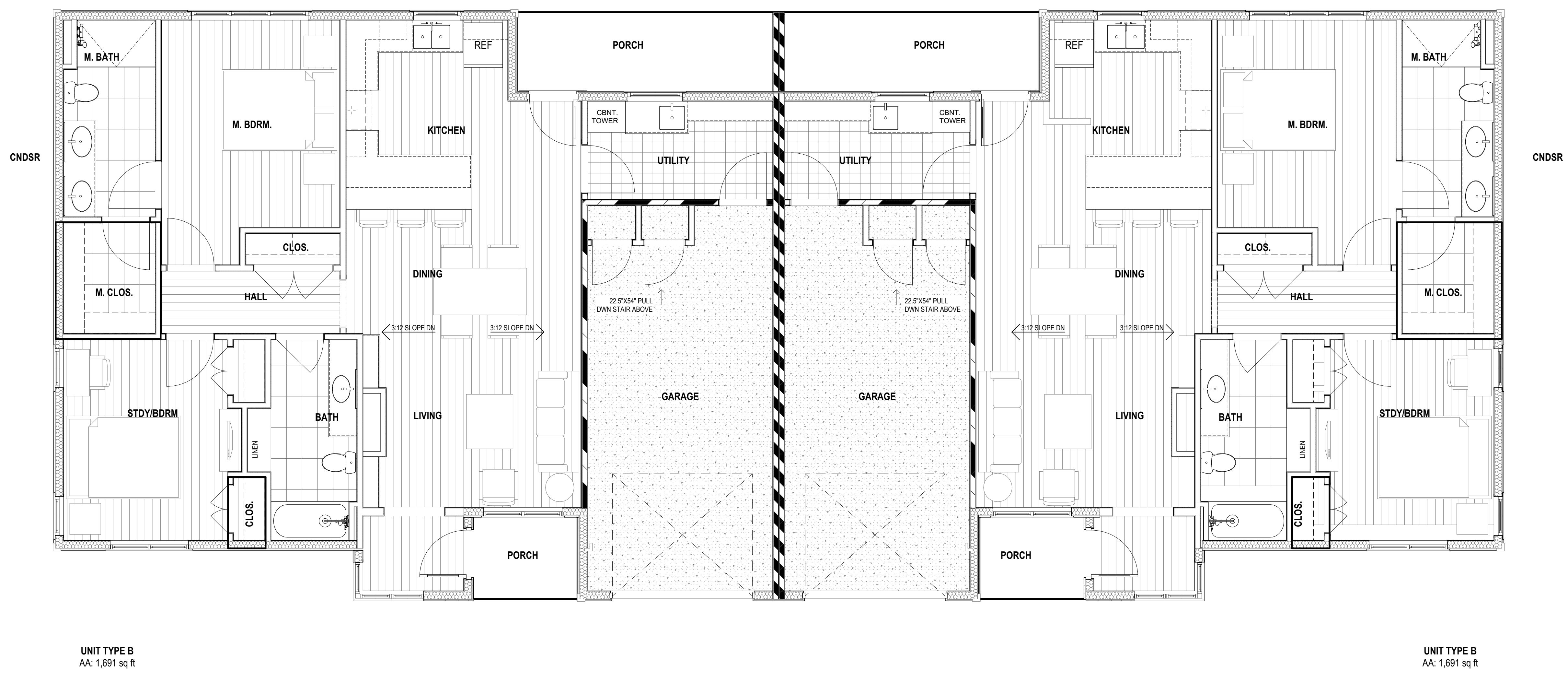
BIMBAUD, PI-2022 - BIMBAUD Basic for Architects 25/22/2019 NOST, North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:52 PM

FINISH PLAN GENERAL NOTES

1. FLOAT FLOORING AT ALL TRANSITIONS TO ENSURE A VERTICAL CHANGE NO MORE THAN 1/4" IN HEIGHT.
2. PROVIDE COVE BASE AT ALL TRANSITIONS FROM TILE FLOORING TO WALL TILE INCLUDING RESIDENT UNIT TILE BASE.
3. PROVIDE TILE TRIM AT ALL EXPOSED TILE EDGES.
4. INSTALL FLOORING TO MATCH ORIENTATION OF PATTERNS ON PLAN.
5. ALIGN FLOORING TRANSITIONS TO FACE OF GYPSUM WALL UNO.

FINISH PLAN MATERIAL LEGEND

-  VINYL WOOD PLANK
-  TILE
-  TILE
-  SEALED CONCRETE



UNIT TYPE B
 AA: 1,691 sq ft

UNIT TYPE B
 AA: 1,691 sq ft

A1 COTTAGE B-B FINISH PLAN
 SCALE: 1/4" = 1'-0"

BIMbaour, PI-BM-2022 - BIMbaour Basic for Archbaour 25/22/2019 NOSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:52 PM

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 DESIGN DEVELOPMENT SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

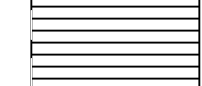
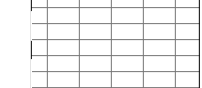


REVISIONS:

DATE:
 02/22/2022
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 COTTAGE A-B
 FINISH PLAN

SHEET:
A10.4

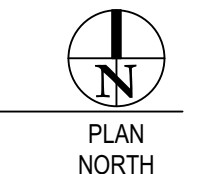
- FINISH PLAN GENERAL NOTES**
1. FLOAT FLOORING AT ALL TRANSITIONS TO ENSURE A VERTICAL CHANGE NO MORE THAN 1/4" IN HEIGHT.
 2. PROVIDE COVE BASE AT ALL TRANSITIONS FROM TILE FLOORING TO WALL TILE INCLUDING RESIDENT UNIT TILE BASE.
 3. PROVIDE TILE TRIM AT ALL EXPOSED TILE EDGES.
 4. INSTALL FLOORING TO MATCH ORIENTATION OF PATTERNS ON PLAN.
 5. ALIGN FLOORING TRANSITIONS TO FACE OF GYPSUM WALL UNO.

FINISH PLAN MATERIAL LEGEND

-  VINYL WOOD PLANK
-  TILE
-  TILE
-  SEALED CONCRETE

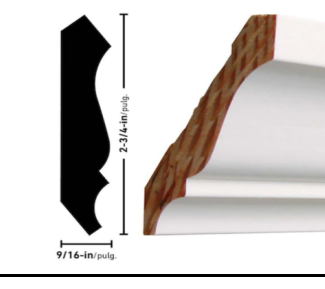


A1 COTTAGE A-B FINISH FLOOR
 SCALE: 1/4" = 1'-0"



BIMBAUD, PI-ERM-2022 - BIMBAUD Basic for Architects 25/22/2019 NCSL North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:52 PM

ROOM NAME	FLOOR	BASE	WALLS	CROWN	CEILING	CASEWORK	COUNTERTOP	CSWK HARDWARE	NOTES
LIVING ROOM	VWP-1	PWB-1	PT-1		PT-4				
DINING ROOM	VWP-1	PWB-1	PT-1		PT-4				
KITCHEN	VWP-1	PWB-1	PT-1, T-2		PT-4	PWC-1	GRN-1	HDW-1	
UTILITY	T-4	PWB-1	PT-1		PT-4	PWC-1	GRN-1	HDW-1	
HALL	VWP-1	PWB-1	PT-1		PT-4				
BATHROOM	T-1, T-3	PWB-1	PT-1		PT-4	PWC-2	GRN-1	HDW-1	
STUDY/BEDROOM	VWP-1	PWB-1	PT-1		PT-4				
MASTER BEDROOM	VWP-1	PWB-1	PT-1, T-1		PT-4				
MASTER BATHROOM	T-1, T-3	PWB-1	PT-1		PT-4	PWC-2	GRN-1	HDW-1	
GARAGE	SC-1	PWB-1	PT-1		PT-4				

FINISH LEGEND									
VINYL FLOORING									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
VWP-1	Vinyl Wood Plank	Shaw	Terrain II 12 Mil	Thicket 07008	Bridget Harris (512)-826-6864				
CASEWORK									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
PWC-1	Painted Wood Casework	By Contractor	Shaker Style Doors with Flat Panel Drawers	PT-2 Pure White					
PWC-2	Painted Wood Casework	By Contractor	Shaker Style Doors with Flat Panel Drawers	PT-3 Dorian Gray					
COUNTERTOP									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
GRN-1	Granite	Daltile	3 CM, eased edge profile	Bengal White	Jamie Johnson (512)-589-8350	Round all exposed corners to 1" radius			
HARDWARE									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
HDW-1	Hardware Decorative Pulls	Miseno	6" (c-c) Handle Style Cabinet Pull	Black					
PAINT & STAIN									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
PT-1	Paint - Wall	Sherwin Williams	Interior Egg-shell Paint	SW 9166 Drift of Mist					
PT-2	Paint - Casework & Trim	Sherwin Williams	Interior Semi-Gloss Paint	SW 7005 Pure White					
PT-3	Paint - Casework	Sherwin Williams	Interior Semi-Gloss Paint	SW 7017 Dorian Gray					
PT-4	Paint - Ceiling	Sherwin Williams	Interior Flat Paint	SW 7005 Pure White					
PT-5	Paint - Wall	Sherwin Williams	Interior Egg-shell Paint	SW 7005 Pure White					
SWD-1	Wood Stain	td by contractor		Stained to match Wilsonart Stickley Oak 17003K-57					
TILE & GROUT									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
T-1	Floor Tile & Wall Tile	Daltile	Costar Rectangle 12x24	Calacatta Empire CT76	Jamie Johnson (512)-589-8350	Bathroom floor and shower wall			
T-2	Wall Tile	Daltile	Costar Rectangle 4x12	Calacatta Empire CT76	Jamie Johnson (512)-589-8350	Kitchen backsplash			
T-3	Floor Tile	Daltile	Costar Straight Joint 2x2	Calacatta Empire CT76	Jamie Johnson (512)-589-8350	Shower floor			
T-4	Floor Tile	Daltile	Quartetto 8x8	Cool Sole QU18	Jamie Johnson (512)-589-8350				
GT-1	Grout	Custom Building Products		542 Graystone		Use for T-1, T-2 and T-3			
TRIM									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
PWB-1	Painted Wood Base	Contractor Provided	1X6 Flat Profile	PT-2 Pure White					
TR-1	Wood Trim	Contractor Provided		PT-2 Pure White					
CM-1	Crown Molding	Contractor Provided	Crown Molding - 2 3/4" x 9/16" - match profile in notes section	Painted to match casework color		For casework 			
TRANSITION STRIPS									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
TS-1	Transition Strip: Metal Cove	Schluter Systems	DILEX-AHK; size appropriately to match tile thickness	Satin Nickel Anodized Aluminum	Josie Janssen (512) 230-7953	Use where all tile walls meet flooring			
TS-2	Transition Strip: Wall Edge	Schluter Systems	RONDEC; sized appropriately to match tile thickness	Satin Nickel Anodized Aluminum	Josie Janssen (512) 230-7953	For wall tile - to trim exposed tile edges			
MISC.									
KEY:	DESCRIPTION:	MANUFACTURER:	PRODUCT:	COLOR:	CONTACT:	NOTES:			
SC-1	Sealed Concrete	contractor provided	textured sealed concrete with slip resistant coating	n/a					
TYPICAL DOOR, WINDOW:									
Door Trims shall be painted PT-2									
Door shall be painted PT-2									
Door hardware shall be black finish									
Window Trims shall be painted PT-2									
Window Sills shall be painted PT-2									
GENERAL NOTES:									
Round all exposed corners for all granite countertops.									
All paint for trim/molding to be oil-based.									
All paint for cabinetry to be oil-based.									
All appliances to be Stainless Steel finish									
Support brackets for counters to be The Original Granite Bracket, Hidden Island Support Bracket in Black									
All changes in paint color and wall material shall terminate at inside corners, unless noted otherwise in a detail drawing.									
At every transition of flooring material, float flooring to achieve a 1/4" high or less transition; reference details. Provide transition strips between different floor finishes. RE: Finish Legend and Finish Plans.									
Provide Schluter cove-shaped profile where floor tile and wall tile join; finish - Satin Nickel Anodized Aluminum									

BIMbaour, PI-BM-2022 - BIMbaour Basic for Archbaour 25/22/2019 NOSC, North Ogden UT | Ver. 25.02 | Wednesday, February 22, 2023 | 1:52 PM

GENERAL NOTES

GENERAL CONDITIONS AND COORDINATION

- NOTES SHOWN ON GENERAL NOTES SHEET SHALL GOVERN THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR ON DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND ADDENDA TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWINGS PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPARE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS, AND REPORT ANY DISCREPANCIES AMONG OR WITHIN THE DRAWING SETS PRIOR TO FABRICATION OR CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR ELEVATIONS, DROPS, SLOPES, DRAINS, EMBEDDED ITEMS, ETC., PRIOR TO CONSTRUCTION.
- THE DETAILS AND SECTIONS SHOWN ON STRUCTURAL DRAWINGS APPLY GENERALLY TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.
- STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.
- THE USE OF THESE STRUCTURAL DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE ACQUIRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF THE INDIVIDUAL PARTY.
- SHOP DRAWINGS MAY BE SUBMITTED TO ENGINEER FOR REVIEW FOR CORRECTNESS OF STRUCTURAL INTENT. CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR SHOULD ANTICIPATE A MINIMUM 10 BUSINESS DAY REVIEW PERIOD BY ENGINEER.
- THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS.
- THE DESIGN AND PROVISION FOR SUPPORTS OF ALL NON-STRUCTURAL FRAMING, INCLUDING MECHANICAL EQUIPMENT, PLUMBING, ETC IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUPPORTS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS IN ACCORDANCE WITH THE GOVERNING BUILDING CODE INCLUDING SEISMIC LOADING. SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIRED.
- THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING THE WORK AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.
- THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS IS INSTALLED IN THEIR ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE FOR STRUCTURAL REFERENCE PURPOSES ONLY. REFER TO CIVIL FOR DATUM ELEVATIONS.

DESIGN CODES/STANDARDS

- GOVERNING BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE.
- DESIGN LOADS: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-16.
- CONCRETE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-14.
- CONCRETE MASONRY: BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, THE MASONRY SOCIETY, TMS 402-16
- STRUCTURAL STEEL: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND STEEL CONSTRUCTION MANUAL, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 360-16.
- WOOD: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN FOREST & PAPER ASSOCIATION, NDS-18 W/ 2018 NDS SUPPLEMENT.

LOADS AND DESIGN CRITERIA

- DEAD LOADS

A. ROOF	15 PSF
TRUSS TOP CHORD	10 PSF
TRUSS BTM CHORD	10 PSF
- LIVE LOADS

A. FLOOR	40 PSF
CORRIDORS/BALCONIES	40 PSF SERVING PRIVATE SPACES
	100 PSF SERVING PUBLIC SPACES
C. ROOF	20 PSF
10 PSF W/ UN-INHABITABLE ATTICS	
WITHOUT STORAGE (NON-CONCURRENT)	
D. ROOF TRUSS BTM CHORD	20 PSF W/ UN-INHABITABLE ATTICS W/ LIMITED STORAGE (NON-CONCURRENT)
- SNOW LOADS

A. IMPORTANCE FACTOR	1.00
B. GROUND SNOW LOAD	38 PSF
- WIND LOADS

A. RISK CATEGORY	II
B. BASIC WIND SPEED	103 MPH
C. EXPOSURE CATEGORY	C
D. C & C PRESSURES	REF S1.02 FOR TYP CONFIGURATIONS

EDGE DISTANCE 'e'
4FT

ROOF EFFECTIVE AREA	10 SF (0.6W)	100 SF (0.6W + 0.6D)
ROOF ZONE 1	9.2 PSF	4.9 PSF NET
ROOF ZONE 2a	14.3 PSF	-0.4 PSF NET
ROOF ZONE 2f	17.8 PSF	1.7 PSF NET
ROOF ZONE 3	16.6 PSF	3.0 PSF NET
ROOF ZONE 1&1'0H	20.7 PSF	12.0 PSF NET
ROOF ZONE 2a'0H	24.0 PSF	14.0 PSF NET
ROOF ZONE 2'0H	23.0 PSF	15.4 PSF NET
ROOF ZONE 3'0H	26.4 PSF	15.4 PSF NET

WALL EFFECTIVE AREA	10 SF (0.6 W)	28 SF (0.6W)
WALL ZONE 4	23.5 PSF	22.1 PSF
WALL ZONE 5	29.0 PSF	26.2 PSF

PARAPET EFFECTIVE AREA	10 SF (0.6W)	33 SF (0.6W)
PARAPET ZONE 4	50.4 PSF	42.0 PSF
PARAPET ZONE 5	69.0 PSF	50.9 PSF
- SEISMIC LOADS

A. STRUCTURAL SYSTEM	LIGHT FRAME WALLS W/ SHEAR PANELS (WOOD & OTHER MATERIALS)
B. ANALYSIS PROCEDURE	STATIC LATERAL FORCE
C. IMPORTANCE FACTOR	1.00
D. SITE CLASS	D
E. SEISMIC DESIGN CATEGORY	D
F. MAPPED SRA	Ss 1.475 g
	S1 0.541 g
G. DESIGN SRA	Sds 0.983 g
	Sd1 0.649 g
H. Cs	0.492
I. Vb = 0.7 x Cs x W	10.0 KIP
- FOUNDATION DESIGN CRITERIA

A. ALLOWABLE BEARING	2,000 PSF @ MIN 30" BELOW FIN GRADE
----------------------	-------------------------------------

SOIL AND SUBSURFACE CONDITIONS

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY READ, UNDERSTAND THE DESIGN CRITERIA AND FOLLOW THE RELATED BUILDING PAD PREPARATION REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT, PROJECT # 80-1000, PREPARED BY ECS SOUTHWEST, LLP, DATED 09/02/2022.
- BUILDING PAD PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN GEOTECHNICAL REPORT. REMOVE AND REPLACE SOFT/LOOSE SOILS AND/OR UNSUITABLE DEBRIS W/ WELL COMPACTED SELECT FILL IN ACCORDANCE W/ GEOTECHNICAL REPORT.
- ANY FILL WORK WITHIN 10 FT OF BUILDING EXTENTS SHALL BE PROPERLY PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DEFINED IN ASTM D688 STANDARD PROCTOR TEST.
- POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED AWAY FROM THE BUILDING DURING CONSTRUCTION AND PERMANENTLY. STORED EXCAVATION MATERIAL AND/OR CONSTRUCTION MATERIALS SHALL NOT DISRUPT POSITIVE DRAINAGE AWAY FROM BUILDING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED BACK FILLING OF WALLS, PIERS, FOOTINGS, ETC., SUCH THAT SYMMETRICAL LOADING OCCURS. IN THE EVENT THAT CONDITIONS PREVENT SUCH SYMMETRICAL LOADING, TEMPORARY BRACING SHALL BE PROVIDED AND MAINTAINED UNTIL PERMANENT HORIZONTAL AND VERTICAL SHORING ELEMENTS ARE PLACED AND PROPERLY SET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN STABILITY OF EXCAVATIONS UNTIL PROPERLY BACK FILLED. EXCAVATIONS SHALL REMAIN FREE OF LOOSE DEBRIS/MATERIAL AND WATER. EXCAVATIONS SHALL BE DE-WATERED AND ALL WET MATERIAL REMOVED/REPLACED PRIOR TO CONCRETE PLACEMENT.
- HEAVY EQUIPMENT NECESSARY FOR SPREADING AND COMPACTING BACK FILL MATERIAL SHALL NOT BE OPERATED CLOSER THAN A DISTANCE EQUAL TO THE HEIGHT OF BACK FILL MATERIAL ABOVE THE WALL, PIER, FOOTING, ETC. HAND TAMPING SHALL BE USED TO COMPACT THE REMAINING AREA.
- EXCAVATED MATERIAL MAY BE USED AS BACKFILL IF FOUND TO BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. OTHERWISE, PROVIDE SELECT FILL IN ACCORDANCE WITH GEOTECHNICAL REPORT AS BACKFILL MATERIAL.
- BUILDING PAD PREPARATION SHALL BE SUCH THAT THE THICKNESS OF FOUNDATION SLAB-ON-GRADE SHALL NOT BE REDUCED BY MORE THAN 5 PERCENT OF DEPTH SHOWN ON DRAWINGS.

SLAB-ON-GRADE FOUNDATION

- LOCATION OF TREES IN CLOSE PROXIMITY CAN EFFECT LONG-TERM PERFORMANCE OF THE FOUNDATION. TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE FOUNDATION. CONTRACTOR SHALL CONSULT WITH APPROPRIATE JURISDICTIONAL OFFICIALS PRIOR TO REMOVAL OF PROTECTED TREES.
- FINAL GRADE SHALL BE MAINTAINED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. FOUNDATION EXPOSURE AND SLOPE AWAY FROM FOUNDATION SHALL CONFORM WITH APPLICABLE CODE PROVISIONS. CONTRACTOR SHALL REFERENCE GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL PROVIDE A 10 MIL POLY VAPOR BARRIER BENEATH ALL SLAB AREAS. BARRIER SHALL EXTEND A MINIMUM OF 12" DOWN BEAMS AND SHALL BE CUT OUT OF BOTTOM OF BEAM EXCAVATIONS TO FACILITATE FOUNDATION INSPECTIONS. CONTRACTOR SHALL PROVIDE A DOUBLE LAYER OF VAPOR BARRIER UNDER ALL CONSTRUCTION JOINTS. EXTENDING MIN 18" EACH SIDE OF THE JOINT. VAPOR BARRIER SHALL BE INSTALLED, LAPPED, AND TAPED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR MIN 6".
- MATERIAL FOR CONCRETE EXPANSION JOINTS SHALL BE 1/2" THICK ASPHALT IMPREGNATED MATERIAL x DEPTH OF JOINT. TO SEPARATE CONCRETE PLACEMENTS. PROVIDE ELASTOMERIC JOINT SEALANT TO TOP OF JOINT WHEN CONCRETE HAS CURED.
- WHERE SLAB BLOCK-OUTS ENROACH INTO GRADE BEAMS, BEAM WIDTH SHALL BE INCREASED, TO MAINTAIN SPECIFIED MIN WIDTH EXCLUSIVE OF THE BLOCK-OUT, FOR THE FULL DEPTH OF THE BEAM. THE INCREASED BEAM WIDTH SHALL BE MAINTAINED AT MIN 30" EACH SIDE OF BLOCK-OUT. CONVENTIONAL REINFORCEMENT SHALL BE CONTINUOUS AROUND BLOCK-OUT.

CAST IN PLACE CONCRETE

- CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:

A. ACI 318 - REINFORCED CONCRETE
B. ACI 318-11 - PLAIN CONCRETE
C. ACI 308R - COLD WEATHER CONCRETING
D. ACI 305R - HOT WEATHER CONCRETING
E. ACI 117 - STANDARD SPECIFICATION FOR TOLERANCES
- CONCRETE USED FOR STRUCTURAL APPLICATIONS AS SHOWN ON DRAWINGS SHALL BE STANDARD WEIGHT, WITH 28-DAY COMPRESSIVE STRENGTH AS NOTED BELOW. COMPRESSIVE STRENGTH TESTING SHALL BE IN ACCORDANCE WITH ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS."
- CONCRETE SHALL HAVE A MAXIMUM SLUMP AS NOTED BELOW AND SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C143 "SLUMP OF PORTLAND CEMENT CONCRETE."
- AGGREGATES USED FOR NORMAL WEIGHT CONCRETE SHALL HAVE A NOMINAL MAXIMUM COARSE AGGREGATE SIZE AS NOTED BELOW AND SHALL CONFORM TO ASTM C33 "SPECIFICATIONS FOR CONCRETE AGGREGATE."
- CONCRETE SHALL BE PROPORTIONED TO MEET THE REQUIREMENTS OF ACI 318 CHAPTER 19. CONCRETE SHALL BE DESIGNED FOR EXPOSURE CLASS FO, SO, W0 AND C0 UNQ.
- CONCRETE MIX DESIGNS SHALL BE IN ACCORDANCE WITH THE REQ'S BELOW:

LOCATION	AIR ENTRAINMENT	MIN Fc	SLUMP	MAX AGG SIZE	CLASS	W/C/M
COLUMNS	1 1/2%	4000 PSI	4" +/- 1"	1 1/2"	C1, F0	NA
BEAMS	1 1/2%	3000 PSI	4" +/- 1"	1 1/2"	C1, F0	NA
FOOTINGS	1 1/2%	3000 PSI	4" +/- 1"	1 1/2"	C1, F0	NA
GRADE BEAMS	1 1/2%	3000 PSI	4" +/- 1"	1 1/2"	C1, F0	NA
4" MIN SLAB ON GRADE	1 1/2%	3000 PSI	4" +/- 1"	1 1/4"	C1, F0	NA
- FLY ASH CONTENT SHALL BE MAX 25% OF CEMENT REPLACEMENT.
- AIR ENTRAINMENT SHALL BE PROVIDED AS SHOWN IN THE CONCRETE MIX DESIGN REQUIREMENTS WITH A TOLERANCE OF +/- 1/2%. AIR ENTRAINMENT SHALL CONFORM TO ASTM C260 "AIR ENTRAINING ADMIXTURES FOR CONCRETE."
- CONCRETE TESTING SHALL BE PROVIDED BY AN APPROVED AGENCY, AND IN ACCORDANCE WITH ASTM C31 "MAKING AND CURING CONCRETE TEST SPECIMENS IN THE FIELD."
- CURING COMPOUNDS AND SURFACE HARDENERS SHALL BE APPROVED BY ENGINEER PRIOR TO USE. APPLICATION OF CURING COMPOUNDS AND SURFACE HARDENERS SHALL BE IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL BE PROTECTED BY WATERPROOFING AS DETAILED BY ARCHITECTURAL DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE FOUNDATION BLOCKOUTS AND EMBEDDED ITEMS NECESSARY FOR ARCHITECTURAL, MEP, CIVIL, ETC.
- THE CONTRACTOR SHALL PROVIDE A SUBMITTAL OF EMBEDDED CONDUITS, PIPES, AND SLEEVES WHICH ARE BEYOND THE SCOPE DETAILED IN THE STRUCTURAL DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE AND FINISH CONCRETE SLABS WITH A MINIMUM FLATNESS OF Ff = 35 AND A MINIMUM LEVELNESS OF FL = 25. ANY DEVIATION FROM THIS TOLERANCE THAT REQUIRES CUTTING OR ADDITIONAL FINISHING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL PLANS. VERTICAL CONSTRUCTION JOINT LOCATIONS, OTHER THAN THOSE SHOWN ON PLAN, SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW. ADDITIONAL DETAILING AND REINFORCING MAY BE REQUIRED AND SPECIFIED BY THE ENGINEER FOR UNSCHEDULED CONSTRUCTION JOINTS, AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE WIDTH AND DEPTH OF GRADE BEAM VARIES AT INTERSECTIONS, EXTEND THE LARGER OF THE BEAMS 3'-0" MIN BEYOND INTERSECTION AND SLOPE REINFORCEMENT OF LARGER BEAM ALONG LAP LENGTH OF SMALLER BEAM.

CONCRETE REINFORCING

- REINFORCING STEEL SHALL BE GRADE 60, DOMESTIC, DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH ASTM A615.
- REINFORCING STEEL DETAILING SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL. ALL HOOKS AND BENDS IN REINFORCING STEEL SHALL CONFORM TO ACI DETAILING STANDARDS, UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SUPPORT DEVICES SHALL BE IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE.
- UNSCHEDULED BEAMS, SLABS, COLUMNS, AND WALLS, SHALL HAVE REINFORCING STEEL DETAILED IN ACCORDANCE WITH THE FOLLOWING:

A. MINIMUM LAP SPLICE FOR ALL REINFORCING BARS SHALL BE 48 TIMES THE BAR DIAMETER, UNLESS NOTED OTHERWISE.
B. LAP TOP REINFORCING BARS AT MID SPAN
C. LAP BOTTOM REINFORCING BARS AT SUPPORTS.
D. LAP VERTICAL BARS IN WALLS AND COLUMNS AT FLOOR LINES ONLY, UNLESS NOTED OTHERWISE.
E. PROVIDE CORNER BARS, OF SAME SIZE, FOR ALL HORIZONTAL BARS AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS.
- PROVIDE MINIMUM (2) #4 x 8'-0" BARS AT 45° AT ALL REINTRANT CORNERS IN SLAB ON GRADE AND ELEVATED SLABS.
- REINFORCING STEEL INTERRUPTED BY OPENINGS OR EMBEDDED ITEMS IN SLABS OR WALLS SHALL BE COMPENSATED FOR BY REPLACING AN EQUAL AMOUNT OF REINFORCING BARS AT THE SIDES OF THE OPENING, PARALLEL TO UNINTERRUPTED STEEL. COMPENSATION STEEL SHALL EXTEND BEYOND THE EDGE OF OPENING OR EMBED A MINIMUM OF 48 TIMES THE BAR DIAMETER.
- WELDING OF REINFORCING BARS IS NOT PERMITTED, AND HEAT SHALL NOT BE PERMITTED IN THE FABRICATION OR INSTALLATION OF REINFORCEMENT.
- WELDED STEEL WIRE FABRIC USED FOR CONCRETE REINFORCING SHALL BE INSTALLED IN FLAT SHEETS, AND SHALL CONFORM TO ASTM A185.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER:	#6 BAR OR LARGER 2"
	#5 BAR OR SMALLER 1 1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND:	SLABS, WALLS, JOISTS 3/4"
	BEAMS, COLUMNS 1 1/2"

STRUCTURAL SLAB FOUNDATION

- LOCATION OF TREES IN CLOSE PROXIMITY CAN EFFECT LONG-TERM PERFORMANCE OF THE FOUNDATION. TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE FOUNDATION. CONTRACTOR SHALL CONSULT WITH APPROPRIATE JURISDICTIONAL OFFICIALS PRIOR TO REMOVAL OF PROTECTED TREES.
- FINAL GRADE SHALL BE MAINTAINED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. FOUNDATION EXPOSURE AND SLOPE AWAY FROM FOUNDATION SHALL CONFORM WITH APPLICABLE CODE PROVISIONS. CONTRACTOR SHALL REFERENCE GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
- SLAB AND GRADE BEAMS SHALL BE CAST ON 6 INCH DEEP CORRUGATED CARDBOARD CARTON FORMS. CARTON FORMS SHALL BE SUREVOID WAX COATED VERTICAL CELL RECTANGULAR BOXES (OR EQUIVALENT). TRAPEZOIDAL VOID BOXES SHALL NOT BE USED. DIAGONAL CELL BOXES SHALL NOT BE USED. BOXES SHALL NOT BE WRAPPED IN POLYETHYLENE. SOIL RETAINERS SHALL BE USED ON EACH SIDE OF THE GRADE BEAM TO PREVENT SOIL FROM SLOUGHING OFF INTO THE VOID. RETAINERS SHALL BE PLASTIC MOTZBLOCK OR OTHER EQUIVALENT.
- CONTRACTOR SHALL PROVIDE A 15 MIL POLY VAPOR BARRIER (0.01 PERMS) BENEATH ALL SLAB AREAS. BARRIER SHALL EXTEND A MINIMUM OF 12" DOWN BEAMS AND SHALL BE CUT OUT OF BOTTOM OF BEAM EXCAVATIONS TO FACILITATE FOUNDATION INSPECTIONS. CONTRACTOR SHALL PROVIDE A DOUBLE LAYER OF VAPOR BARRIER UNDER ALL CONSTRUCTION JOINTS. EXTENDING MIN 18" EACH SIDE OF THE JOINT. VAPOR BARRIER SHALL BE INSTALLED, LAPPED, AND TAPED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR MIN 6".
- WHERE SLAB BLOCK-OUTS ENROACH INTO GRADE BEAMS, BEAM WIDTH SHALL BE INCREASED, TO MAINTAIN SPECIFIED MIN WIDTH EXCLUSIVE OF THE BLOCK-OUT, FOR THE FULL DEPTH OF THE BEAM. THE INCREASED BEAM WIDTH SHALL BE MAINTAINED AT MIN 30" EACH SIDE OF BLOCK-OUT. CONVENTIONAL REINFORCEMENT SHALL BE CONTINUOUS AROUND BLOCK-OUT.

CONCRETE AND CMU ANCHORS

- ANCHOR BOLTS AND THREADED ROD SHALL BE ASTM F1554 GRADE 36 FURNISHED WITH STD WASHER AND HEAVY HEX NUT. UNQ.
- ANCHOR BOLTS SPECIFIED AS ASTM F1554 GRADE 55 SHALL CONFORM TO SUPPLEMENT 1.
- EXPANSION ANCHORS SHALL BE:

A. SIMPSON STRONG-BOLT 2
B. DEWALT POWER-STUD + SD4/SD6
C. APPROVED EQUIVALENT
- ADHESIVE ANCHOR SYSTEM IN CONCRETE SHALL BE:

A. SIMPSON AT-XP
B. DEWALT AC200+
C. APPROVED EQUIVALENT
- ADHESIVE ANCHOR SYSTEM IN CMU SHALL BE:

A. SIMPSON AT-XP
B. DEWALT AC100+
C. APPROVED EQUIVALENT
- POWDER ACTUATED FASTENERS SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- FLY ASH CONTENT SHALL BE MAX 25% OF CEMENT REPLACEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL REINFORCING AND EMBEDDED ITEMS THROUGH NON-DESTRUCTIVE METHODS PRIOR TO POST-INSTALLED ANCHOR INSTALLATION. NO REINFORCEMENT OR EMBEDDED ITEMS SHALL BE CUT. POST-INSTALLED ANCHOR LOCATIONS SHALL BE RELOCATED WITH ENGINEERS APPROVAL WHERE CONFLICTS OCCUR.
- POST INSTALLED ANCHORS IN CMU SHALL BE IN GROUTED CELLS.
- POST-INSTALLED ANCHORS EXPOSED TO WEATHER OR PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR STAINLESS STEEL.
- FILL ABANDONED HOLES WITH EPOXY, FLEXIBLE JOINT SEALER OR GROUT.
- INSTALLATION OF POST-INSTALLED ANCHORS SHALL BE INSPECTED BY THE TESTING AGENCY IN ACCORDANCE WITH THE GOVERNING BUILDING CODE.
- ADHESIVE ANCHORS INSTALLED IN A HORIZONTAL TO VERTICAL OVERHEAD ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACSI/CSI. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
- ADHESIVE ANCHORS NOT TO BE INSTALLED IN CONCRETE AGED LESS THAN 21 DAYS.
- DRILLED HOLES FOR ANCHORS SHALL BE OF SIZE & DEPTH AS RECOMMENDED BY THE ANCHOR MANUFACTURER.
- MINIMUM EDGE DISTANCE FOR POWDER ACTUATED FASTENERS SHALL BE 3 1/2" INTO CONCRETE AND 5" INTO MASONRY.
- MINIMUM SPACING FOR POWDER ACTUATED FASTENERS SHALL BE 5" OC INTO CONCRETE & MASONRY.

WOOD

- DIMENSIONAL LUMBER FOR RAFTERS, JOISTS AND BEAMS SHALL BE SYP #2 OR DFL #2, 19% KILN-DRY, WITH THE FOLLOWING DESIGN VALUES:

SIZE	Fb	Fv
2x4	1100 PSI	175 PSI
2x6	1000 PSI	175 PSI
2x8	925 PSI	175 PSI
2x10	800 PSI	175 PSI
2x12	750 PSI	175 PSI
- ALL MEMBERS ARE CONTINUOUS UNLESS SPECIFICALLY DETAILED OTHERWISE. SPLICES ARE NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR OTHERWISE APPROVED.
- REF STUD SCHEDULE FOR STUD GRADES.
- ALL PLATES SHALL BE SYP #2 OR DFL #2. BLOCKING AND MISCELLANEOUS FRAMING MAY BE SPT, DF OR SYP STUD GRADE, #3, OR BETTER.
- ALL MEMBERS SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY.
- ALL MEMBERS IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. FASTENERS FOR ATTACHING NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL.
- DEFLECTION OF MEMBERS DUE TO LIVE LOAD SHALL BE LIMITED TO L/360. DEFLECTION OF MEMBERS DUE TO LIVE LOAD + DEAD LOAD + CREEP SHALL BE LIMITED TO L/240.
- CONTRACTOR SHALL ENSURE THAT ALL LOADS TRANSFERRED TO BEAMS AND HEADERS ARE TRANSFERRED TO FOUNDATION.
- FRAMING MEMBERS AND LAYOUTS SHOWN ON PLANS ARE INTENDED TO REPRESENT CONSTRUCTION CONDITIONS, AND ARE NOT INTENDED TO REPRESENT MATERIAL OR COMPONENT QUANTITIES REQUIRED.
- ALL METAL FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE. INSTALL ALL HARDWARE PER MFG SPECS. WHERE OPTIONAL NAIL HOLES ARE PROVIDED ON METAL CONNECTORS, FILL ALL NAIL HOLES WITH FASTENERS PER MFG.
- ALL FLUSH BEAM AND JOIST CONNECTIONS SHALL BE MADE WITH HANGER SIZES OF ADEQUATE LOAD CARRYING CAPACITY CONFORMING TO LOADS SPECIFIED BY THE GOVERNING CODE, AND SHALL BE THE MINIMUM AVAILABLE FOR THE SPECIFIED BEAM OR JOIST. UNLESS NOTED OTHERWISE.
- PROVIDE STANDARD WASHERS FOR MACHINE BOLTS OR LAG SCREWS WITH HEADS OR NUTS BEARING ON WOOD.
- PROVIDE MINIMUM FASTENING OF ALL MEMBERS PER IBC TABLE 2304.9.1 UNQ.
- PORTIONS OF THE STRUCTURE WHICH ARE NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL FOLLOW THE APPLICABLE CONVENTIONAL FRAMING PROVISIONS OF THE GOVERNING BUILDING CODE.
- WHERE STRAPS ARE INSTALLED OVER WSP, MIN 2 1/2" NAILS SHALL BE USED.
- LINTELS SUPPORTING MASONRY VENEER SHALL BE AS FOLLOWS:

A. MASONRY VENEER SHALL BE SUPPORTED INDEPENDENTLY OF FRAMING.
B. MAX BRICK WEIGHT = 30 PSF OR CONTACT ENGINEER.
C. LINTELS SHALL BE GALVANIZED AND ASTM A36 OR ASTM A572 GR 50
D. LINTELS SHALL EXTEND MIN 8" BEYOND OPENINGS EA END.
E. LINTELS SHALL MEET REQUIREMENTS BELOW OR CONTACT ENGINEER.

OPENING	MAX BRICK ABV	SIZE
3'-0"	6'-0"	L3x3x3/16
6'-0"	6'-0"	L4x4x1/4
9'-0"	6'-0"	L5x3x3/8 (LLV)
12'-0"	5'-0"	L6x4x3/8 (LLV)

ENGINEERED LUMBER

- ENGINEERED LUMBER PRODUCTS HAVE BEEN SPECIFIED BASED ON THE FOLLOWING MINIMUM DESIGN VALUES:

ENGINEERED LUMBER	Fb	Fv	E
GLUE LAMINATED TIMBER	2,400 PSI	200 PSI	1,800 KSI
ANTHONY POWER BEAM	3,000 PSI	290 PSI	2,100 KSI
MICROLAM LVL	2,600 PSI	285 PSI	1,900 KSI
PARALLAM PSL	2,900 PSI	290 PSI	2,000 KSI
- ENGINEERED LUMBER MANUFACTURER SHALL DESIGN GLUED-LAMINATED MEMBERS IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES, AITC-117.
- MATERIAL, MANUFACTURE AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION ANSI A190.1.
- CONTRACTOR SHALL PROVIDE MATERIAL SHAPES AND SIZES AS SPECIFIED ON STRUCTURAL DRAWINGS. FINAL MEMBER SIZES ARE SUBJECT TO THE PRODUCT MANUFACTURER.
- ENGINEERED LUMBER SUPPLIER SHALL DESIGN AND PROVIDE STEEL CONNECTORS TO JOIN ENGINEERED LUMBER PRODUCTS.
- BUILT-UP MEMBERS SHALL BE CONNECTED PER MANUFACTURERS RECOMMENDATIONS.

PRE ENGINEERED WOOD TRUSSES

- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY A STATE LICENSED REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. PROVIDE UPLIFT FORCE UTILIZING C & C PRESSURES.
- TRUSSES SHALL BE DESIGNED TO BEAR ON ALL LOAD BEARING WALLS.
- TRUSS MFG TO DESIGN PARALLEL INTERIOR PARTITION WALLS OVER 8'-0" AS UNIFORM LINE LOADS.
- TRUSS MANUFACTURER TO COORDINATE TRUSS LAYOUT AND PROFILES WITH ARCH AND MEP.
- TRUSS MANUFACTURER SHALL INDICATE ALL TEMPORARY AND PERMANENT BRACING AND BRIDGING REQUIREMENTS ON THE TRUSS ERECTION DRAWINGS.
- THE CONTRACTOR SHALL REVIEW AND FOLLOW ALL REQUIREMENTS OF THE "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" BY BCSI IN ADDITION TO ALL REQUIREMENTS SET FORTH BY THE TRUSS MFG.
- ROOF TRUSSES SHALL BE DESIGNED FOR L/240 TOTAL AND L/360 LIVE.
- FLOOR TRUSSES SHALL BE DESIGNED FOR L/240 TOTAL AND L/480 LIVE.

SPECIAL INSPECTIONS

- THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (RDPRIC) FOR THIS PROJECT IS THE ARCHITECT. SUBMIT ALL INSPECTION REPORTS DIRECTLY TO THE RDPRIC FOR REVIEW. SUBMIT A COPY OF THE STRUCTURAL RELATED SPECIAL INSPECTION REPORTS TO THE EOR REVIEW.
- THE RDPRIC AND SPECIAL INSPECTORS MAY NOT BE IN THE EMPLOY OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR MATERIAL SUPPLIERS. IN THE CASE OF AN OWNER/CONTRACTOR, THE BUILDING OFFICIAL SHALL SPECIFY WHO EMPLOYS THE RDPRIC AND SPECIAL INSPECTORS.
- ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704 AND 1705 OF THE IBC INCLUDING ADOPTED AMENDMENTS. SPECIAL INSPECTIONS ARE IN ADDITION TO INSPECTIONS REQUIRED BY SECTION 110 OF THE IBC.
- FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE RDPRIC STATING THAT ALL WORK WAS PERFORMED UNDER THE INSPECTION SERVICES OF A SPECIAL INSPECTOR OR UNDER THE INSPECTION SERVICES OF A NATIONALLY RECOGNIZED TRADE ORGANIZATION THAT REQUIRES QUALITY CONTROL INSPECTIONS.
- SPECIAL INSPECTIONS SHALL COMPLY WITH THE FOLLOWING:

MATERIAL	CODE REFERENCE
SOILS	IBC TABLE 1705.6
CONCRETE	IBC SECTION 1705.3
STRUCTURAL STEEL	AISC 360
OPEN WEB WOOD TRUSSES	IBC SECTION 1704.2.5
WOOD HIGH LOAD DIAPHRAGM	IBC SECTION 1705.5.1
WIND RESISTANCE	IBC SECTION 1705.11
SEISMIC RESISTANCE	IBC SECTION 1705.12

STAIR, HANDRAIL AND GUARD RAIL NOTES

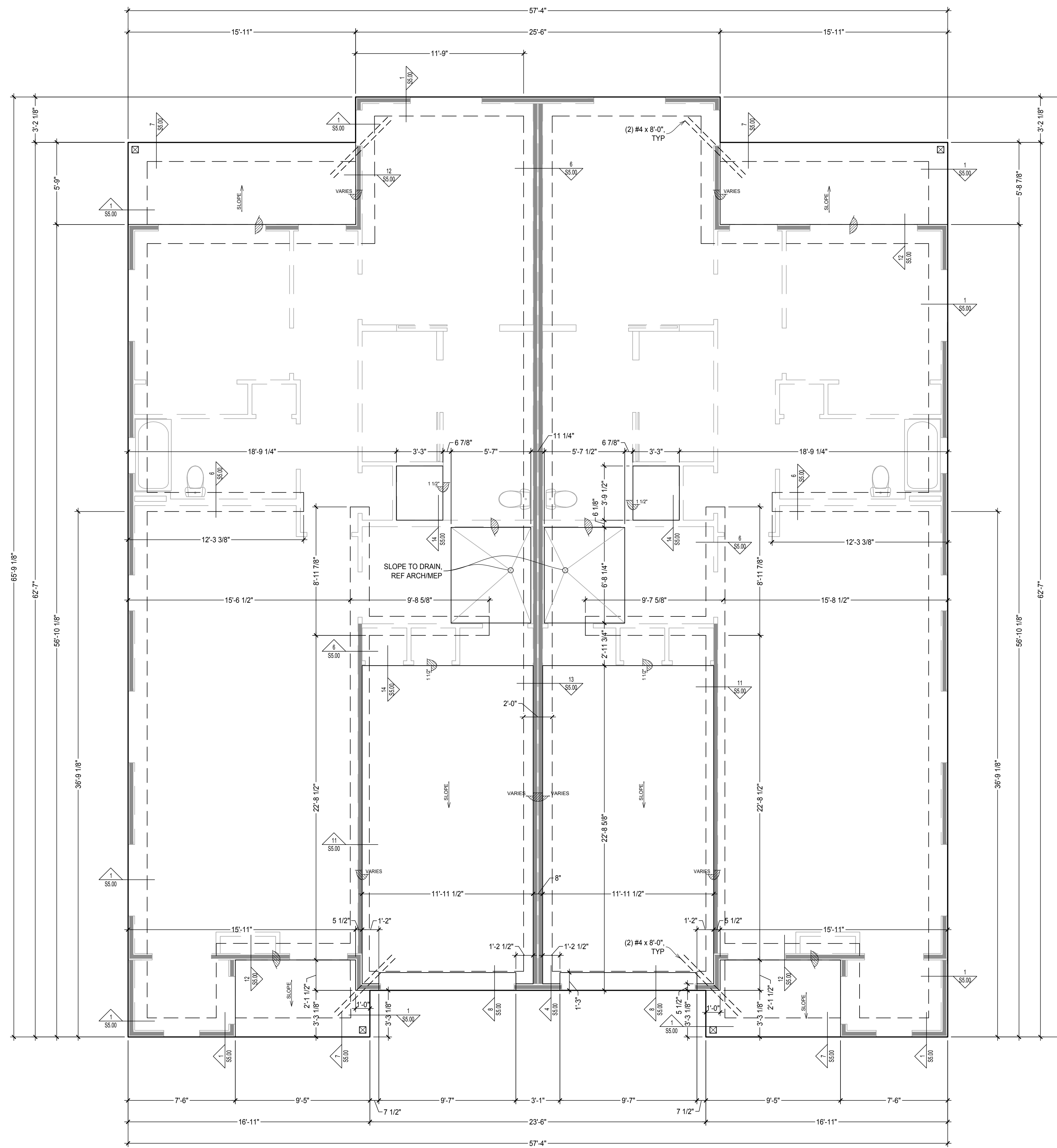
- ALL STAIR, HANDRAIL AND GUARD RAILS NOT DETAILED ON THESE PLANS AND SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER. SUBMIT SEALED DRAWINGS & CALCULATIONS TO EOR FOR REVIEW.
- STAIR STRINGERS, TREADS AND RISERS SHALL BE DESIGNED TO SUPPORT 100 PSF LIVE LOAD.
- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED TO SUPPORT A 300 POUND CONCENTRATED LOAD PLACED IN A POSITION THAT WOULD CAUSE MAXIMUM STRESS.
- PER IBC HANDRAILS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 50 PLF APPLIED IN ANY DIRECTION, OR A 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION. INTERMEDIATE RAILS, PANEL FILLERS AND THEIR CONNECTIONS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 50 PSF APPLIED HORIZONTALLY AT RIGHT ANGLES OVER THE ENTIRE TRIBUTARY AREA, INCLUDING OPENINGS AND SPACES BETWEEN RAILS.

SHEET INDEX

STRUCTURAL DRAWINGS

- | |
|---------------------------------------|
| \$1.00 - GENERAL NOTES |
| \$1.01 - GENERAL NOTES |
| \$2.00 - FOUNDATION PLAN - TYPE "A" |
| \$2.10 - FOUNDATION PLAN - TYPE "B" |
| \$2.20 - FOUNDATION PLAN - TYPE "C" |
| \$3.00 - ROOF FRAMING PLAN - TYPE "A" |
| \$3.10 - ROOF FRAMING PLAN - TYPE "B" |
| \$3.20 - ROOF FRAMING PLAN - TYPE "C" |
| \$4.00 - SHEAR WALL PLAN - TYPE "A" |
| \$4.10 - SHEAR WALL PLAN - TYPE "B" |
| \$ |

- FOUNDATION PLAN NOTES**
1. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
 2. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100.07'
 3. SLAB THICKNESS SHALL BE 4" MIN WITH #3 @ 14" OC EV. UNO. SLAB DEPTH SHALL BE MAINTAINED THROUGH ALL DROPS, SLOPES, ETC.
 4. GRADE BEAM WIDTH SHALL BE 16" MIN AND DEPTH SHALL BE 18" MIN. UNO.
 5. EXT FOOTINGS & GRADE BEAMS SHALL BEAR 30" MIN BELOW FINISHED GRADE. UNO.
 6. INCREASE DEPTH OF EXT FOOTINGS AND GRADE BEAMS AS REQUIRED TO MAINTAIN MIN EMBEDMENT INTO FIN GRADE.
 7. REF DETAIL "A" REFERS TO THE DETAIL ON THE FOUNDATION DETAIL SHEETS.
 8. REF DETAIL "C" FOR ADDL REINF AT FOOTING AND WALL CORNERS.
 9. REF DETAIL "Q" FOR ADDL REINF AT PLUMBING PENETRATIONS.
 10. REF DETAIL "B" FOR WALL ANCHOR BOLTS.
 11. REF DETAIL "H" FOR HOLDOWN ANCHOR BOLTS.



BUILDING TYPE "A"
FOUNDATION PLAN
 1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
 16712 Huffmeister Road, Bldg 600-B
 Cypress, TX 77429
 832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312

pi architects
 8010 Balcones Dr, Suite 200
 Austin, TX 78731
 P: (512) 231-1910
 www.piarch.com

architecture + master planning
 interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.
 Stephen A. TenBrook
 PE 13266559-2202
 2023/02/22

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 FINAL DD SET

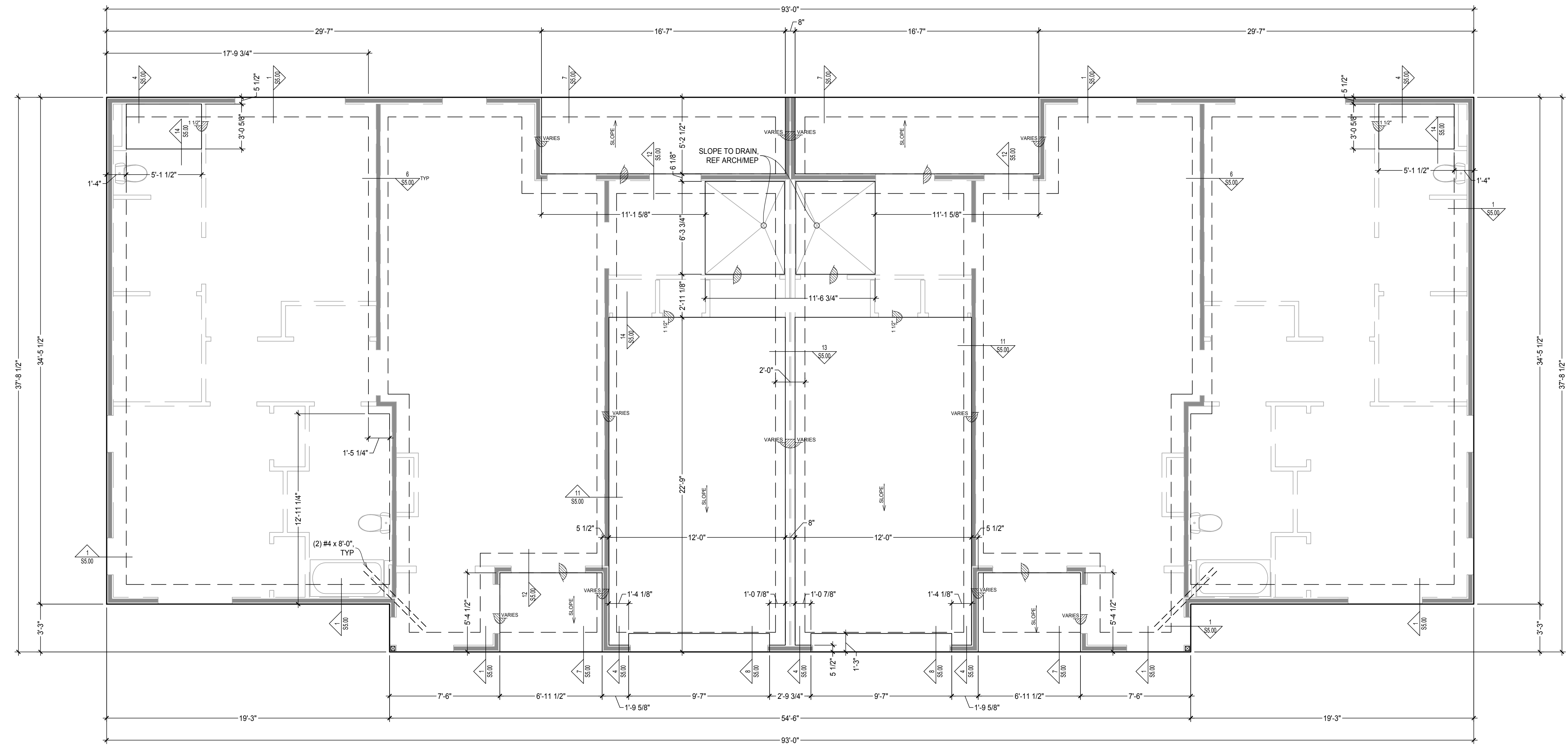
©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2023
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 FOUNDATION PLAN
 BLDG TYPE "A"

SHEET:
S2.00

- FOUNDATION PLAN NOTES**
1. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION
 2. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100.0'
 3. SLAB THICKNESS SHALL BE 4" MIN WITH #3 @ 14" OC EV. UNO. SLAB DEPTH SHALL BE MAINTAINED THROUGH ALL DROPS, SLOPES, ETC.
 4. GRADE BEAM WIDTH SHALL BE 16" MIN AND DEPTH SHALL BE 18" MIN. UNO.
 5. EXT FOOTINGS & GRADE BEAMS SHALL BEAR 30" MIN BELOW FINISHED GRADE. UNO.
 6. INCREASE DEPTH OF EXT FOOTINGS AND GRADE BEAMS AS REQUIRED TO MAINTAIN MIN EMBEDMENT INTO FIN GRADE.
 7. REF DETAIL "X" REFERS TO THE DETAIL ON THE FOUNDATION DETAIL SHEETS.
 8. REF DETAIL "C" FOR ADDL REINF AT FOOTING AND WALL CORNERS
 9. REF DETAIL "Q" FOR ADDL REINF AT PLUMBING PENETRATIONS
 10. REF DETAIL "B" FOR WALL ANCHOR BOLTS.
 11. REF DETAIL "H" FOR HOLDOWN ANCHOR BOLTS.



**BUILDING TYPE "B"
FOUNDATION PLAN**
1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
16712 Huffmeister Road, Bldg 600-B
Cypress, TX 77429
832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312

pi architects
8010 Balcones Dr, Suite 200
Austin, TX 78731
P: (512) 231-1910
www.piarch.com

architecture + master planning
interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.
Stephen A. TenBrook
PE 13268559-2202
2023/02/22

**MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING**
204 EAST 1700 NORTH ST.
NORTH OGDEN, UT 84414

ISSUE:
FINAL DD SET

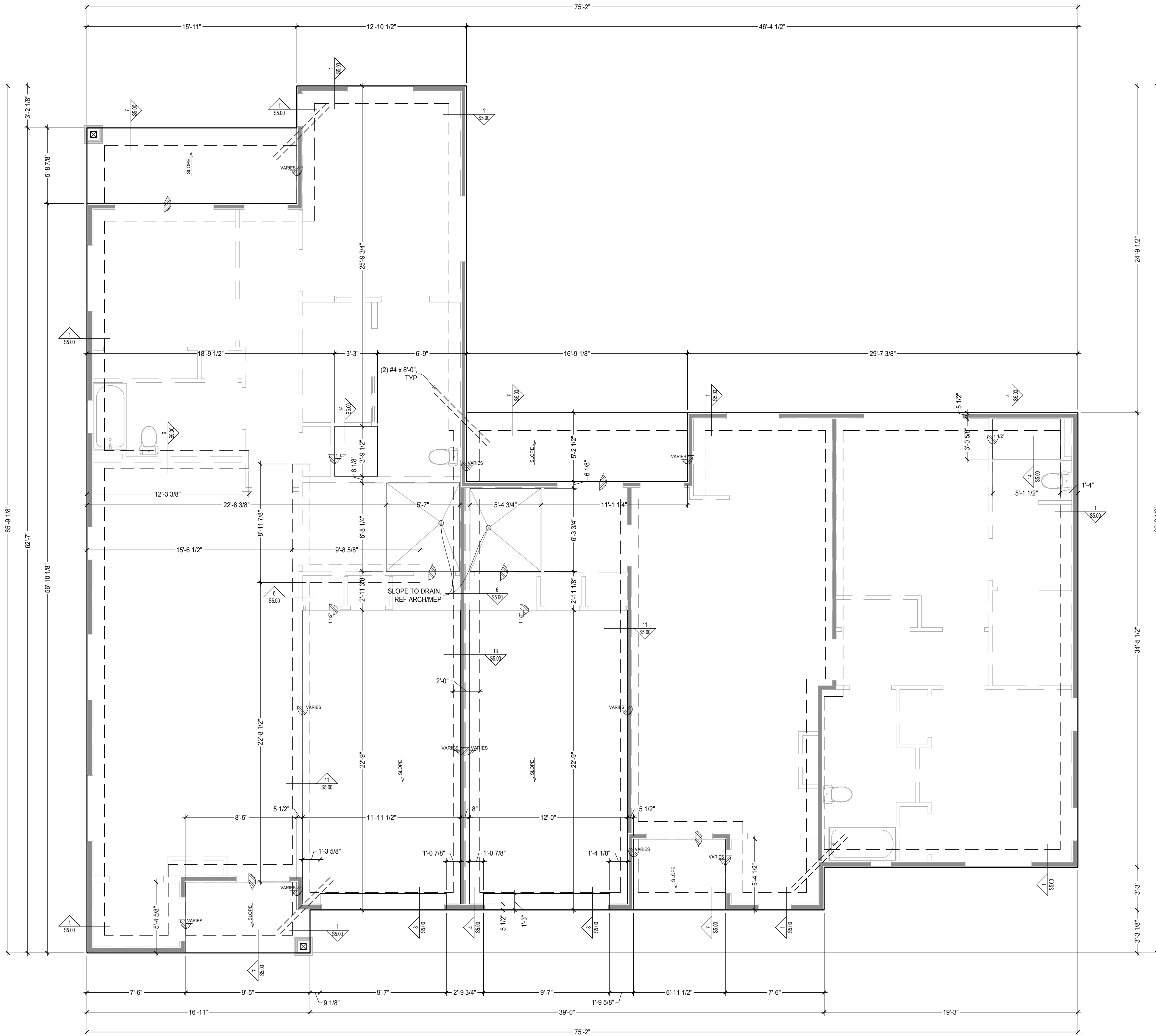
©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
02/22/2023
PROJECT NUMBER:
22019
SHEET TITLE:
FOUNDATION PLAN
BLDG TYPE "B"

SHEET:
S2.10

- FOUNDATION PLAN NOTES**
1. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION
 2. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0"
 3. SLAB THICKNESS SHALL BE 4" MIN WITH #3 @ 14" OC EV. UNO. SLAB DEPTH SHALL BE MAINTAINED THROUGH ALL DROPS, SLOPES, ETC.
 4. GRADE BEAM WIDTH SHALL BE 16" MIN AND DEPTH SHALL BE 18" MIN. UNO.
 5. EXT FOOTINGS & GRADE BEAMS SHALL BEAR 30" MIN BELOW FINISHED GRADE. UNO.
 6. INCREASE DEPTH OF EXT FOOTINGS AND GRADE BEAMS AS REQUIRED TO MAINTAIN MIN EMBEDMENT INTO FIN GRADE.
 7. REF DETAIL "A" REFERS TO THE DETAIL ON THE FOUNDATION DETAIL SHEETS.
 8. REF DETAIL "C" FOR ADDL REINF AT FOOTING AND WALL CORNERS
 9. REF DETAIL "D" FOR ADDL REINF AT PLUMBING PENETRATIONS
 10. REF DETAIL "E" FOR WALL ANCHOR BOLTS.
 11. REF DETAIL "F" FOR HOLDOWN ANCHOR BOLTS.



**BUILDING TYPE "C"
FOUNDATION PLAN**
1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
16712 Huffmeister Road, Bldg 600-B
Cypress, TX 77429
832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312

pi architects
8010 Balcones Dr, Suite 200
Austin, TX 78731
P: (512) 231-1910
www.piarch.com

architecture + master planning
interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.
Stephen A. TenBrook
PE 13266559-2202
2023/02/22

**MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING**
204 EAST 1700 NORTH ST.
NORTH OGDEN, UT 84414

ISSUE:
FINAL DD SET

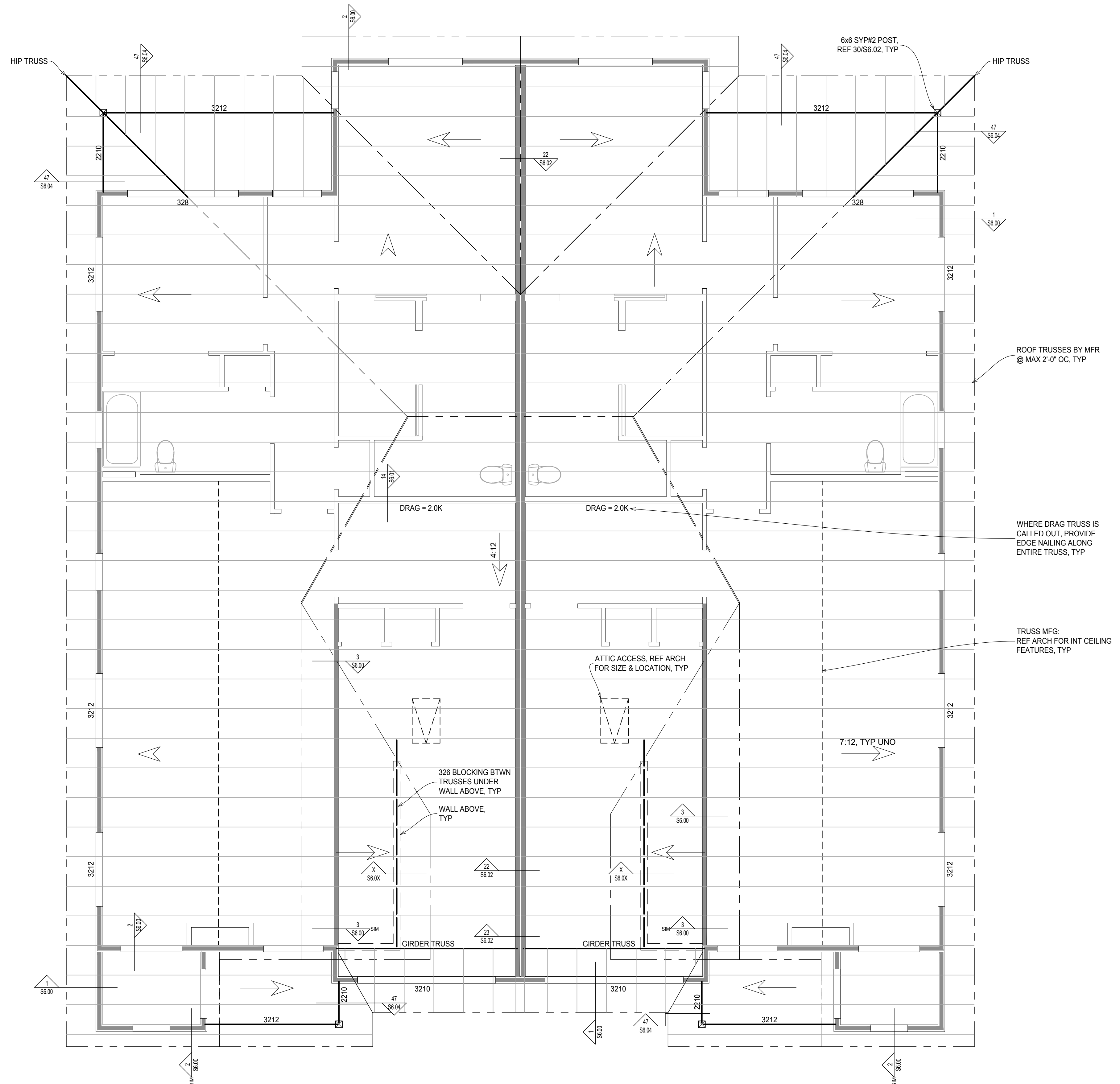
©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
02/22/2023
PROJECT NUMBER:
22019
SHEET TITLE:
FOUNDATION PLAN
BLDG TYPE "C"

SHEET:
S2.20

- FRAMING PLAN NOTES**
- NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, STUDS, JAMBS, BEAMS, COLLARS, BLOCKING, DRAG TRUSSES, SHEAR WALLS, HOLD-DOWNS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
 - VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
 - ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0".
 - REF GENERAL NOTES, SCHEDULE 5, FOR ALL UNMARKED INTERIOR AND EXTERIOR HEADERS, TYP UNO ON PLANS.
 - REF DETAIL "X" REFERS TO THE DETAIL ON THE FRAMING DETAIL SHEETS.
 - TRUSS MFR SHALL DESIGN TRUSSES FOR DRAG LOAD OF X.X K (KIPS) WHERE INDICATED.
 - SPACE FLOOR TRUSSES TO PROVIDE CLEARANCE ABOVE MECHANICAL AREAS. COORD W/ MEP.
 - EXTEND EXTERIOR WALLS AT PORCHES AND ENTRIES UP TO ROOF DECK FOR FIRE RATINGS AT THOSE LOCATIONS. COORDINATE WITH ARCH.



BUILDING TYPE "A"
ROOF FRAMING PLAN
 1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
 16712 Huffmeister Road, Bldg 600-B
 Cypress, TX 77429
 832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312

pi architects
 8010 Balcones Dr., Suite 200
 Austin, TX 78731
 P: (512) 231-1910
 www.piarch.com

architecture + master planning
 interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.

Stephen A. TenBrook
 PE 13266559-2202
 2023/02/22

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING

204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 FINAL DD SET

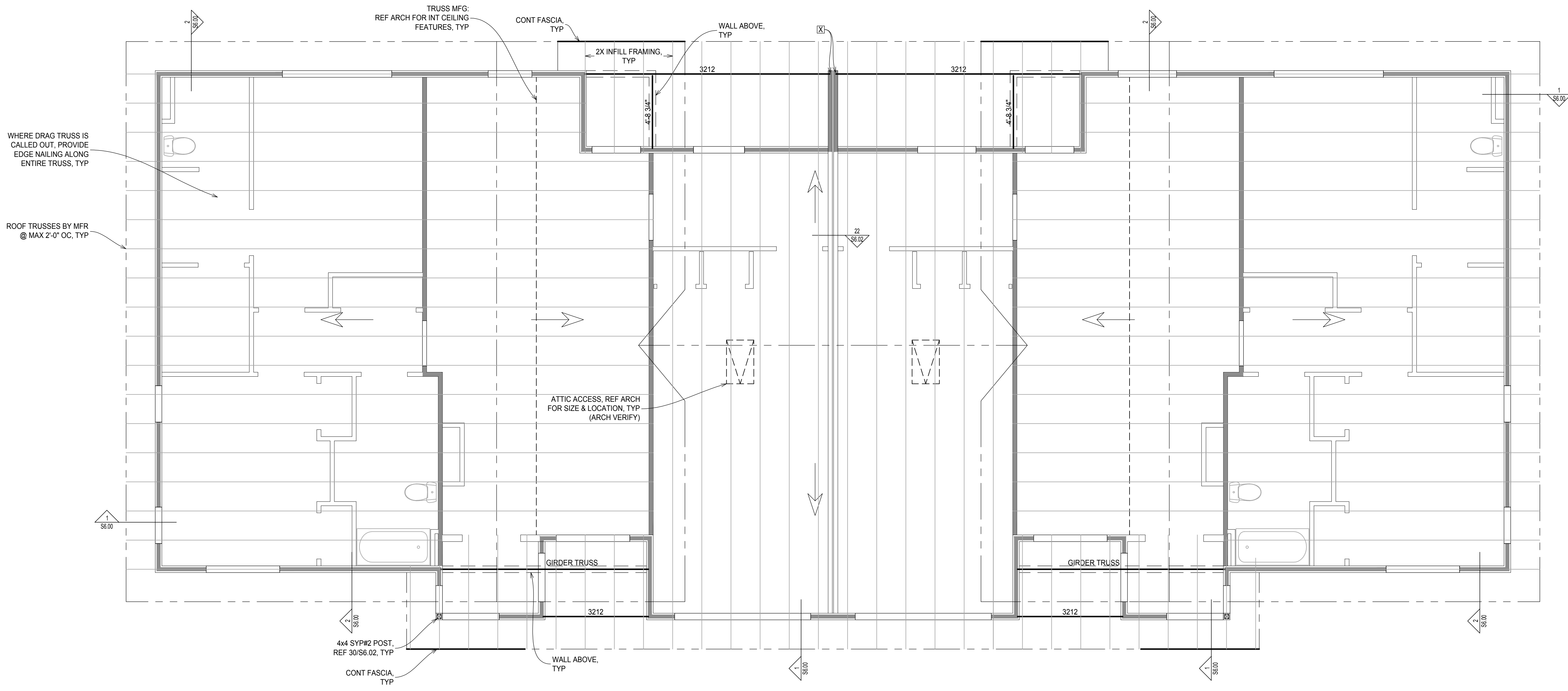
©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2023
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 ROOF FRM PLAN
 BLDG TYPE "A"

SHEET:
S3.00

- FRAMING PLAN NOTES**
- NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, STUDS, JAMBS, BEAMS, COLLARS, BLOCKING, DRAG TRUSSES, SHEAR WALLS, HOLD-DOWNS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
 - VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
 - ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0".
 - REF GENERAL NOTES, SCHEDULE 5, FOR ALL UNMARKED INTERIOR AND EXTERIOR HEADERS, TYP UND ON PLANS.
 - REF DETAIL "X" REFERS TO THE DETAIL ON THE FRAMING DETAIL SHEETS.
 - TRUSS MFR SHALL DESIGN TRUSSES FOR DRAG LOAD OF X.X K (KIPS) WHERE INDICATED.
 - SPACE FLOOR TRUSSES TO PROVIDE CLEARANCE ABOVE MECHANICAL AREAS, COORD W/MEP.
 - EXTEND EXTERIOR WALLS AT PORCHES AND ENTRIES UP TO ROOF DECK FOR FIRE RATINGS AT THOSE LOCATIONS. COORDINATE WITH ARCH.



BUILDING TYPE "B"
ROOF FRAMING PLAN
 1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
 16712 Huffmaster Road, Bldg 600-B
 Cypress, TX 77429
 832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312

pi architects
 8010 Balcones Dr, Suite 200
 Austin, TX 78731
 P: (512) 231-1910
 www.piarch.com

architecture + master planning
 interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.

Stephen A. TenBrook
 PE 1326559-2202
 2023/02/22

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING

204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 FINAL DD SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

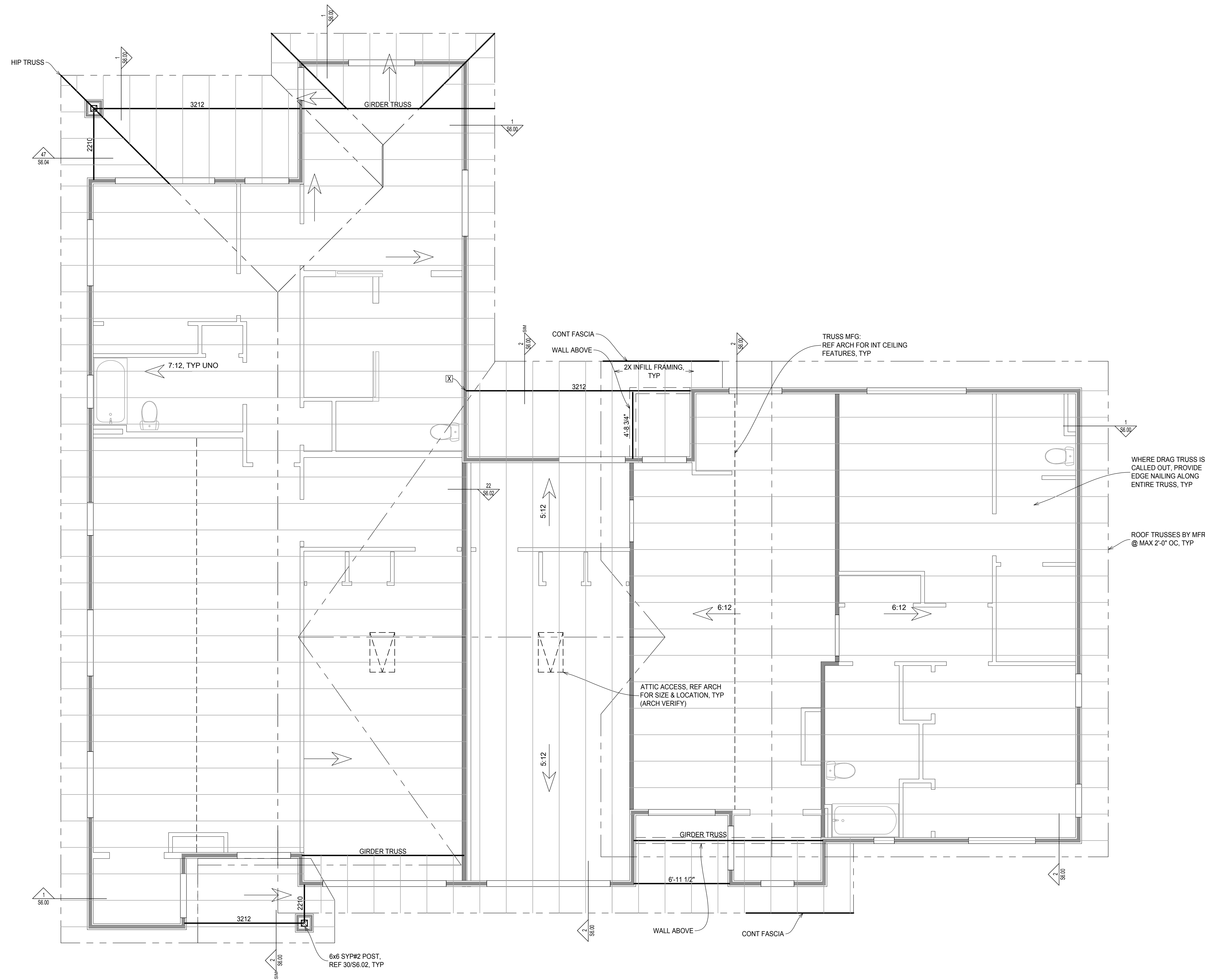
REVISIONS:

DATE:
 02/22/2023
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 ROOF FRM PLAN
 BLDG TYPE "B"

SHEET:
S3.10

2023/02/21 - LAST SAVED BY: DARRENCMCFATER - PLOTTED BY: DARRENCMCFATER

- FRAMING PLAN NOTES**
1. NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, STUDS, JAMBS, BEAMS, COLLARS, BLOCKING, DRAG TRUSSES, SHEAR WALLS, HOLD-DOWNS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
 2. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
 3. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0".
 4. REF GENERAL NOTES, SCHEDULE 5, FOR ALL UNMARKED INTERIOR AND EXTERIOR HEADERS, TYP UNO ON PLANS.
 5. REF DETAIL "X" REFERS TO THE DETAIL ON THE FRAMING DETAIL SHEETS.
 6. TRUSS MFR SHALL DESIGN TRUSSES FOR DRAG LOAD OF X.X K (KIPS) WHERE INDICATED.
 7. SPACE FLOOR TRUSSES TO PROVIDE CLEARANCE ABOVE MECHANICAL AREAS, COORD W/MEP.
 8. EXTEND EXTERIOR WALLS AT PORCHES AND ENTRIES UP TO ROOF DECK FOR FIRE RATINGS AT THOSE LOCATIONS. COORDINATE WITH ARCH.



**BUILDING TYPE "C"
ROOF FRAMING PLAN**
1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
16712 Huffmaster Road, Bldg 600-B
Cypress, TX 77429
832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312

pi architects
8010 Balcones Dr, Suite 200
Austin, TX 78731
P: (512) 231-1910
www.piarch.com

architecture + master planning
interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.
Stephen A. TenBrook
PE 1326559-2202
2023/02/22

**MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING**

204 EAST 1700 NORTH ST.
NORTH OGDEN, UT 84414

ISSUE:
FINAL DD SET

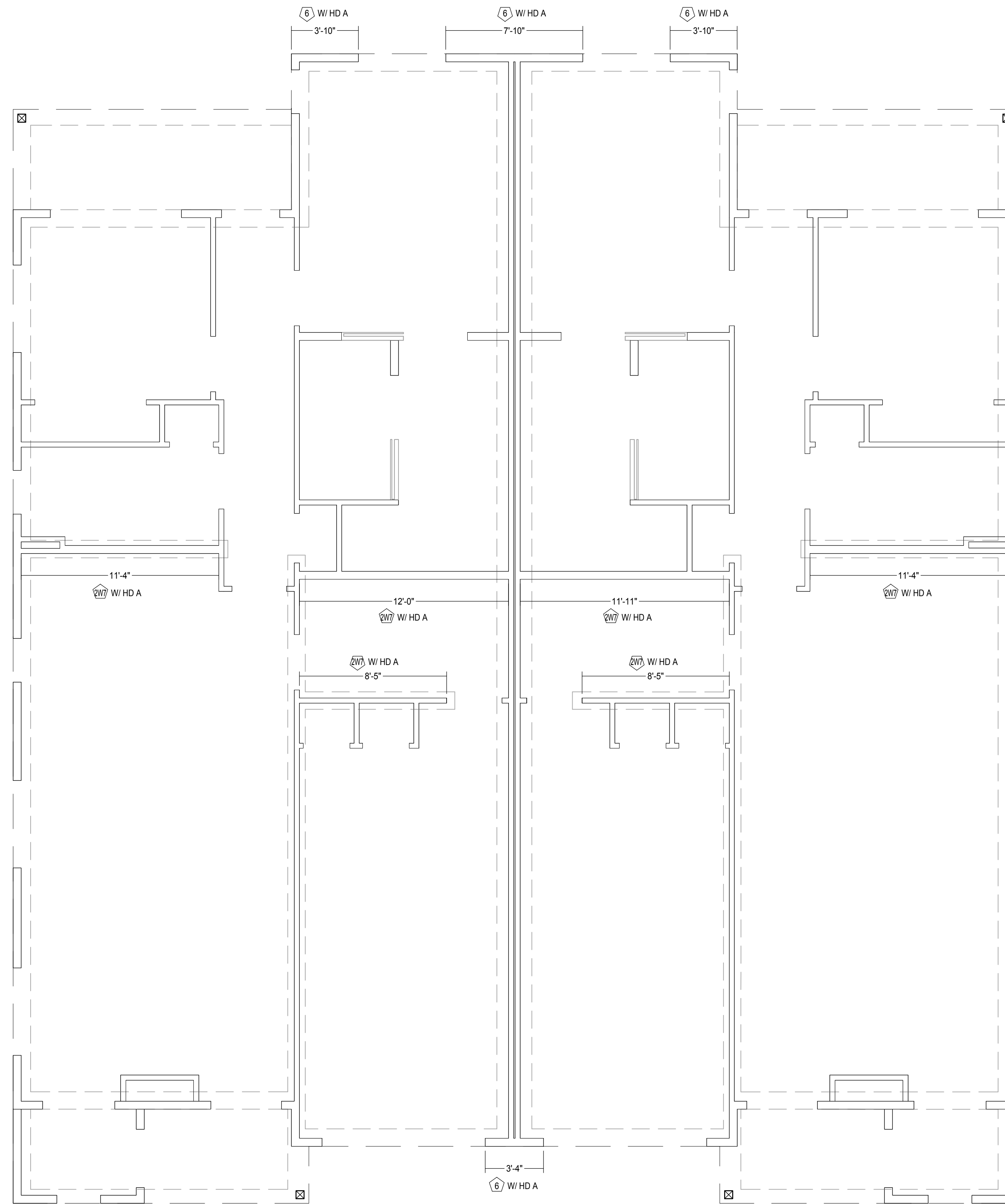
©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
02/22/2023
PROJECT NUMBER:
22019
SHEET TITLE:
ROOF FRM PLAN
BLDG TYPE "C"

SHEET:
S3.20

- SHEAR WALL PLAN NOTES**
1. REF WALL SHEATHING SCHEDULE ON SHEET S1.01.
 2. (S) DENOTES SHEAR WALL REQUIRED.
 3. DIMENSION SHOWN IS LENGTH OF SHEAR WALL. HOLD-DOWNS SPECIFIED SHALL BE LOCATED AT ENDS OF WALL AND IN ACCORDANCE WITH DETAIL "H".
 4. SEE DETAIL 34 FOR ADDITIONAL INFORMATION.
 5. SEE DETAIL 1158.00 FOR CMU WALL SCHEDULE.



BUILDING TYPE "A"
SHEAR WALL PLAN
 1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
 16712 Huffmeister Road, Bldg 600-B
 Cypress, TX 77429
 832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312



pi architects
 8010 Balcones Dr., Suite 200
 Austin, TX 78731
 P: (512) 231-1910
 www.piarch.com

architecture + master planning
 interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.
 Stephen A. TenBrook
 PE 1326559-2202
 2023/02/22

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING

204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 FINAL DD SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2023

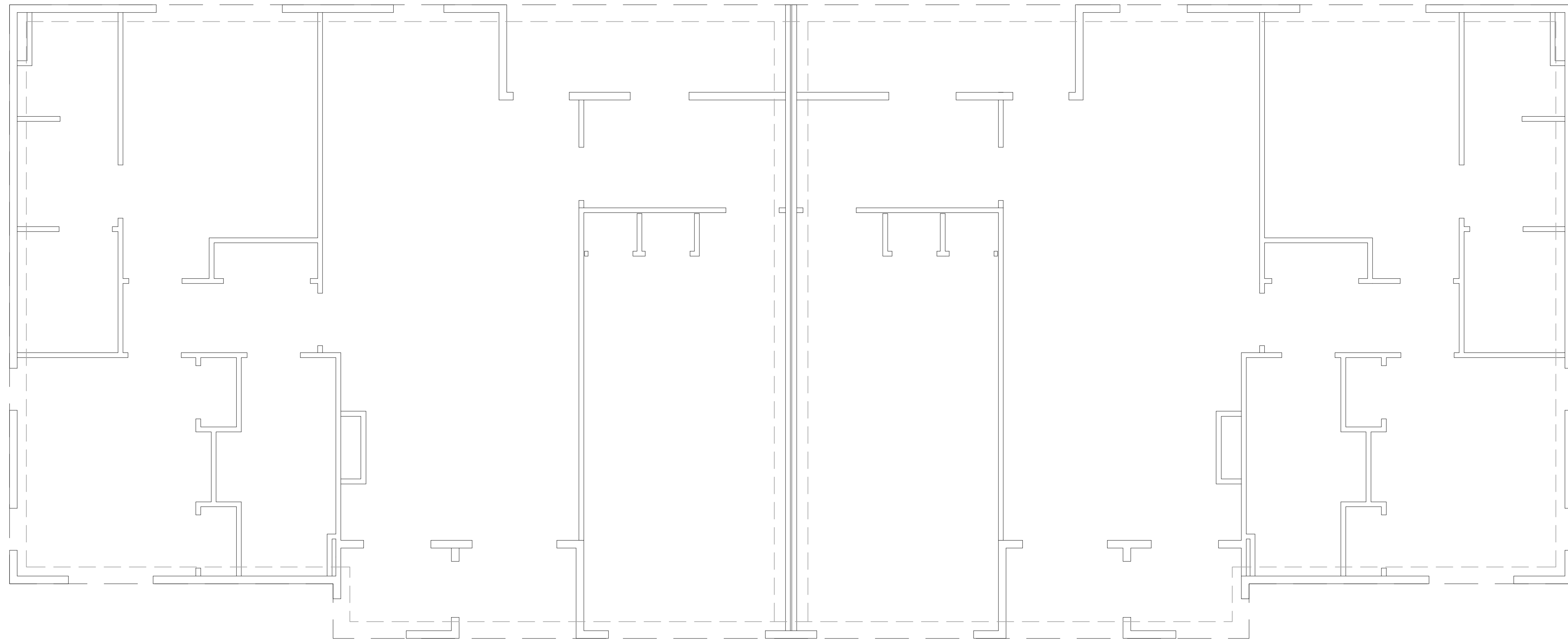
PROJECT NUMBER:
 22019

SHEET TITLE:
 SHEAR WALL PLAN
 BLDG TYPE "A"

SHEET:

S4.00

- SHEAR WALL PLAN NOTES**
1. REF WALL SHEATHING SCHEDULE ON SHEET S1.01.
 2. (S) DENOTES SHEAR WALL REQUIRED.
 3. DIMENSION SHOWN IS LENGTH OF SHEAR WALL. HOLD-DOWNS SPECIFIED SHALL BE LOCATED AT ENDS OF WALL AND IN ACCORDANCE W/ DETAIL "H".
 4. SEE DETAIL 34 FOR ADDITIONAL INFORMATION.
 5. SEE DETAIL 1158.00 FOR CMU WALL SCHEDULE.



BUILDING TYPE "B"
SHEAR WALL PLAN
 1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
 16712 Huffmaster Road, Bldg 600-B
 Cypress, TX 77429
 832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312



pi architects

8010 Balcones Dr., Suite 200
 Austin, TX 78731
 P: (512) 231-1910
 www.piaarch.com

architecture + master planning
 interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.
 Stephen A. TenBrook
 PE 1326559-2202
 2023/02/22

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING
 204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 FINAL DD SET

©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

DATE:
 02/22/2023

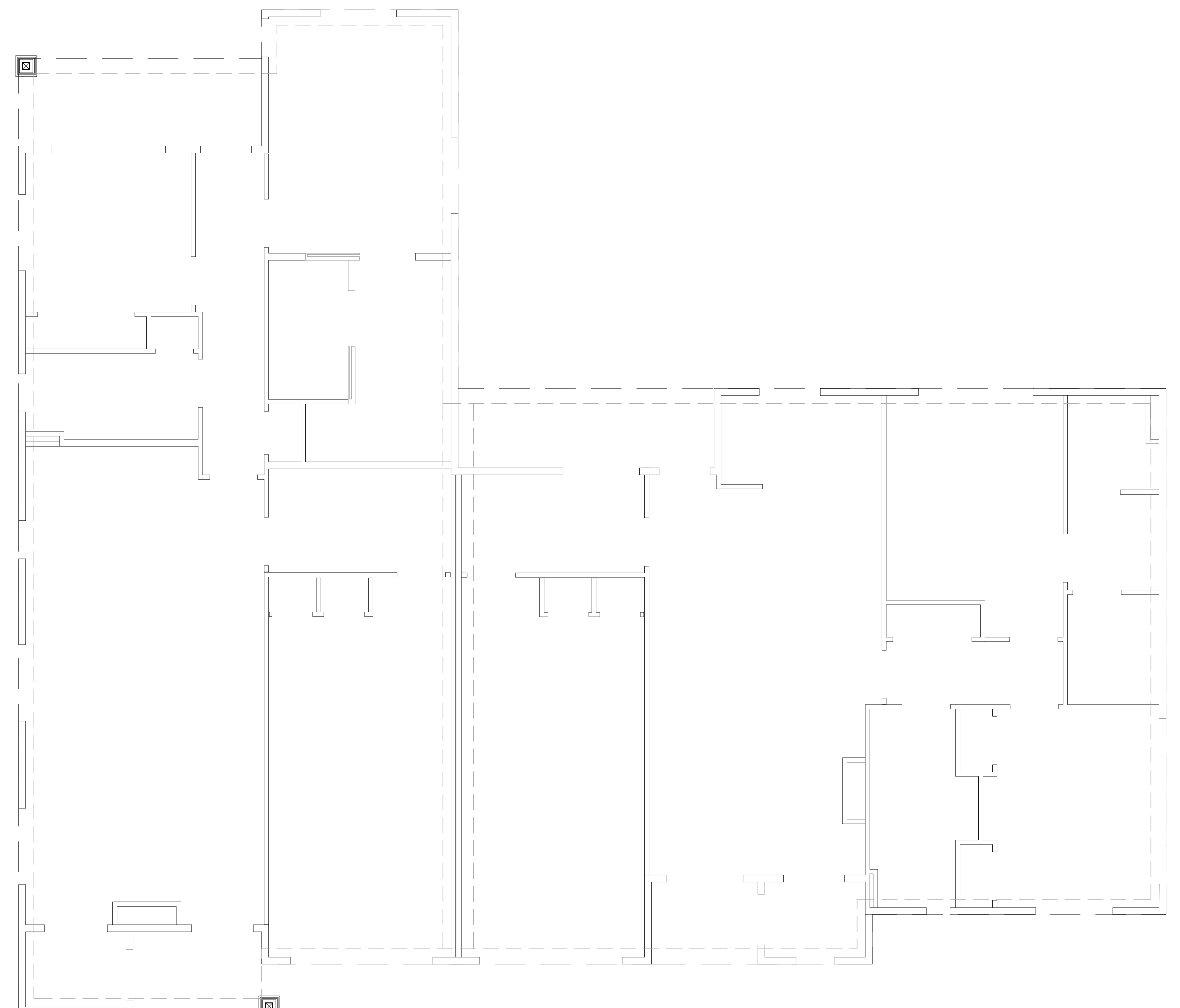
PROJECT NUMBER:
 22019

SHEET TITLE:
 SHEAR WALL PLAN
 BLDG TYPE "B"

SHEET:

S4.10

SHEAR WALL PLAN NOTES
 1. REF WALL SHEATHING SCHEDULE ON SHEET S1.01.
 2. (S) DENOTES SHEAR WALL REQUIRED.
 3. DIMENSION SHOWN IS LENGTH OF SHEAR WALL.
 HOLD-DOWNS SPECIFIED SHALL BE LOCATED AT
 ENDS OF WALL AND IN ACCORDANCE W/ DETAIL "H".
 4. SEE DETAIL 34 FOR ADDITIONAL INFORMATION.
 5. SEE DETAIL 1158.00 FOR CMU WALL SCHEDULE.



BUILDING TYPE "C"
SHEAR WALL PLAN
 1/4" = 1'-0"

TDI*
ENGINEERING

TDI Engineering, LLC
 16712 Huffmeister Road, Bldg 600-B
 Cypress, TX 77429
 832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312

pi architects
 6010 Balcones Dr., Suite 200
 Austin, TX 78731
 P: (512) 231-1910
 www.piaarch.com

architecture + master planning
 interiors + landscape architecture

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.
 Stephen A. TenBrook
 PE 1326559-2202
 2023/02/22

MEDCORE
COTTAGES AT NORTH OGDEN SENIOR LIVING

204 EAST 1700 NORTH ST.
 NORTH OGDEN, UT 84414

ISSUE:
 FINAL DD SET

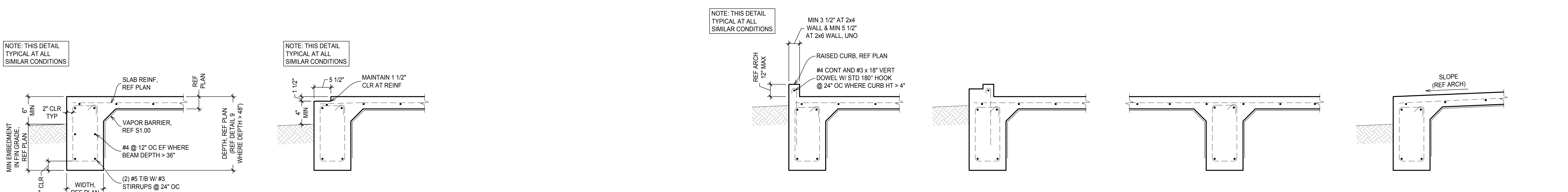
©2023 PI ARCHITECTS & ENGINEERS, INC.

REVISIONS:

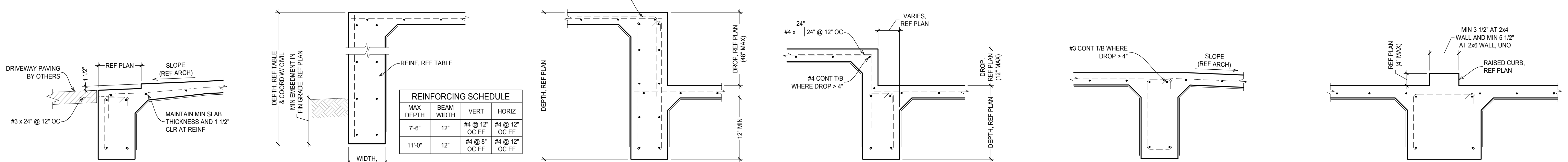
DATE:
 02/22/2023
 PROJECT NUMBER:
 22019
 SHEET TITLE:
 SHEAR WALL PLAN
 BLDG TYPE "C"

SHEET:
S4.20

2023/02/16 - LAST SAVED BY: DARRENCMCFATER - PLOTTED BY: DARRENCMCFATER

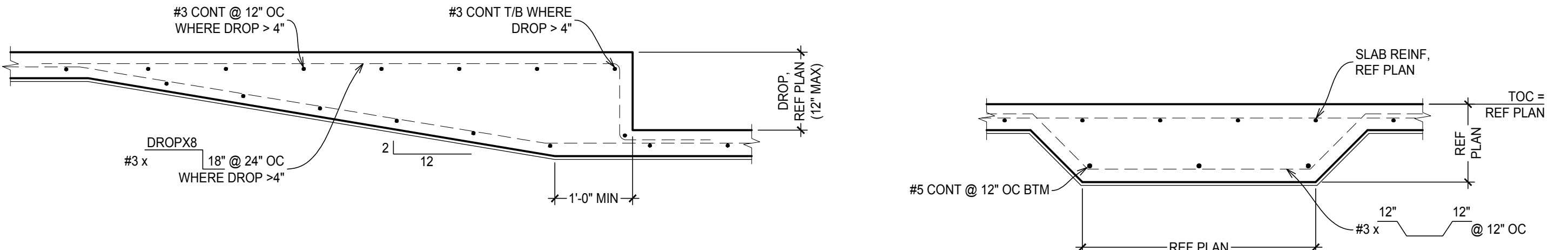


1 CONV EXTERIOR GRADE BEAM
2 CONV EXT GRADE BEAM W/ MASONRY LUG
3 NOT USED
4 CONV EXT GRADE BEAM W/ CURB
5 EXT GRADE BEAM W/ MASONRY LUG
6 CONV INTERIOR GRADE BEAM
7 CONV EXT GRADE BEAM W/ SLOPING SLAB



REINFORCING SCHEDULE			
MAX DEPTH	BEAM WIDTH	VERT	HORIZ
7'-6"	12"	#4 @ 12" OC EF	#4 @ 12" OC EF
11'-0"	12"	#4 @ 8" OC EF	#4 @ 12" OC EF

8 EXT GRADE BEAM W/ GARAGE DOOR
9 DEEP EXTERIOR GRADE BEAM
10 DROP IN SLAB AT GRADE BEAM (48" MAX)
11 DROP IN SLAB W/ OFFSET GRADE BEAM (12" MAX)
12 SLAB TRANSITION TO EXTERIOR
13 INTERIOR CURB/ GRADE BEAM @ PARTY WALL



14 DROP IN SLAB (12" MAX)
X THICKENED SLAB

TDI*
ENGINEERING

TDI Engineering, LLC
16712 Huffmeister Road, Bldg 600-B
Cypress, TX 77429
832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

*THINK DESIGN innovate, integrate, implement...

PROJECT # 201-312

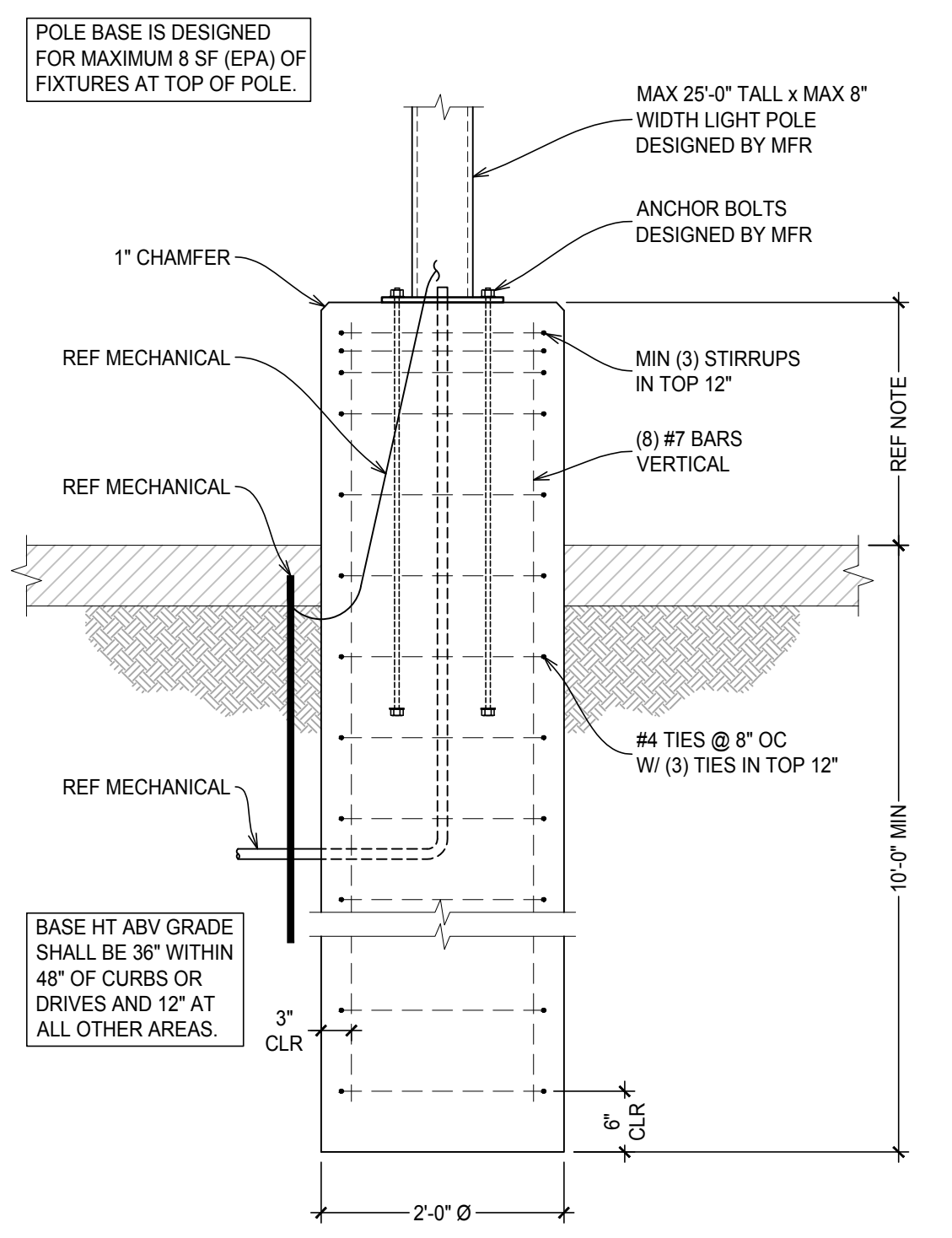
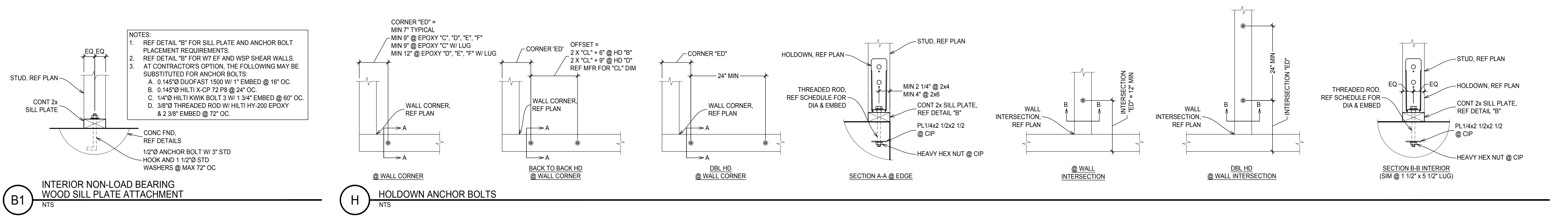
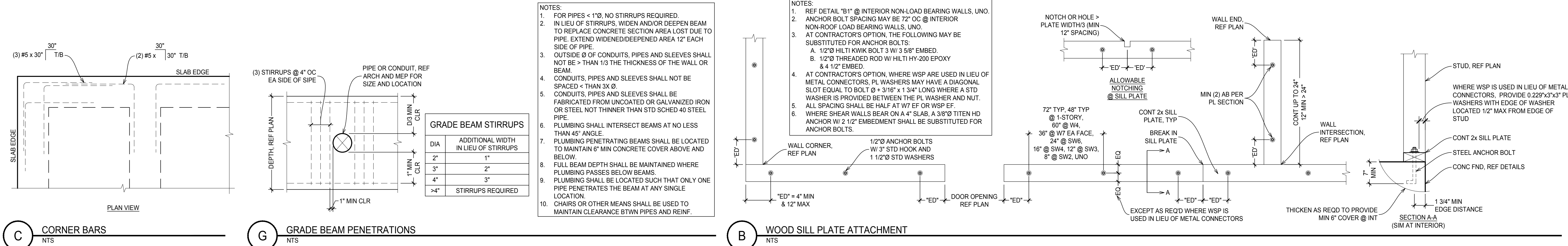
PROJECT # 201-312

TDI*
ENGINEERING

TDI Engineering, LLC
16712 Huffmaster Road, Bldg 600-B
Cypress, TX 77429
832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**



PROJECT # 201-312

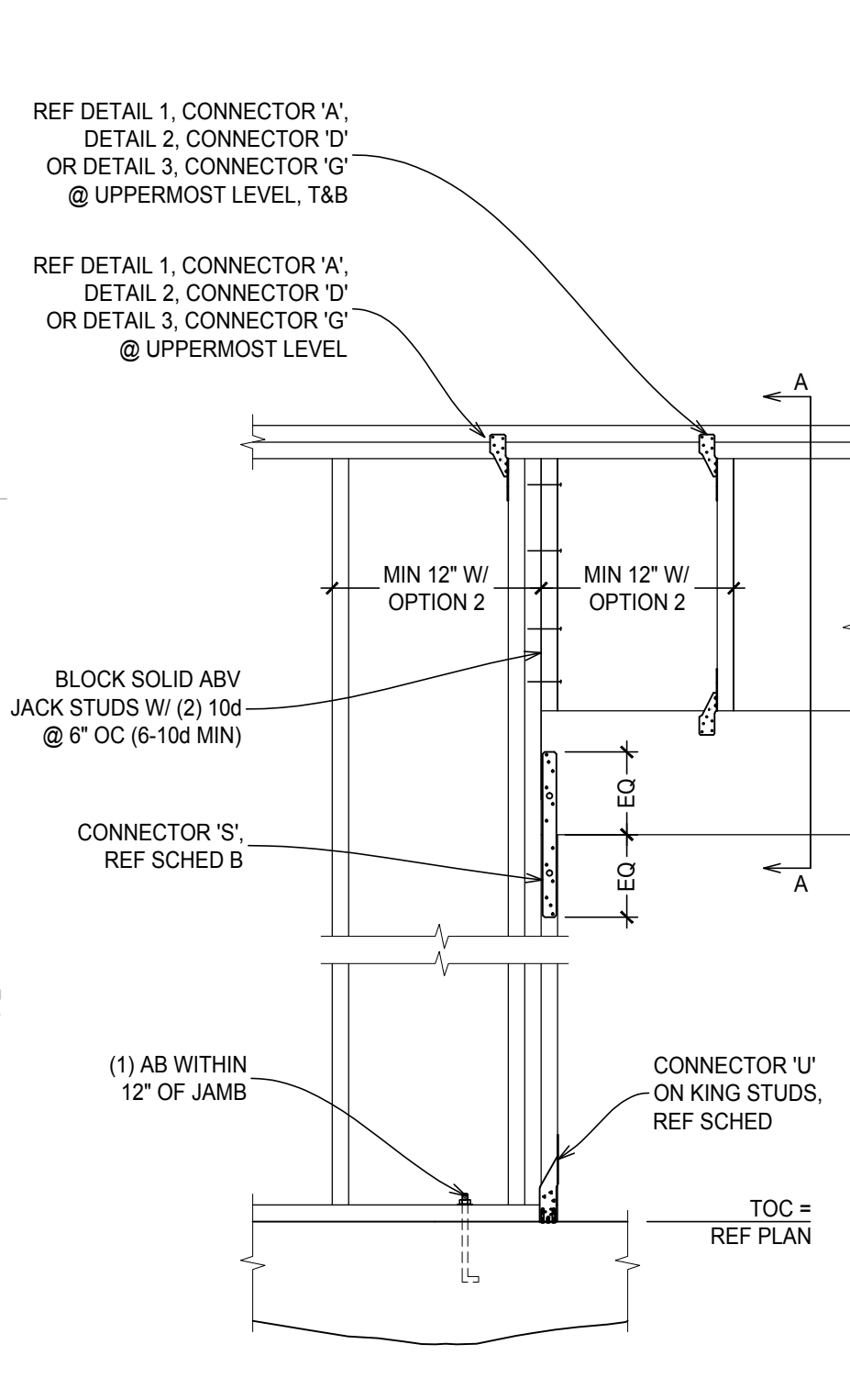
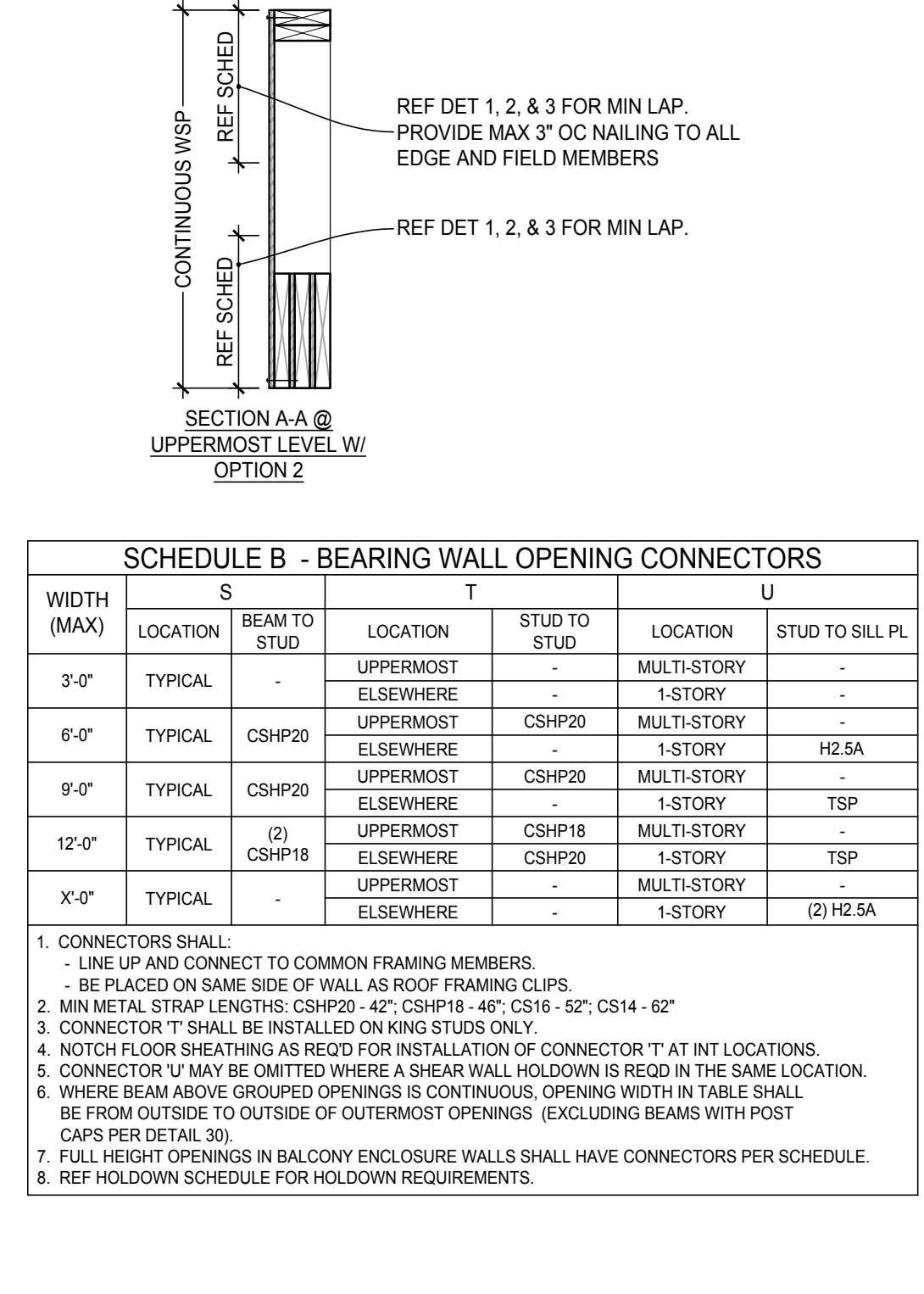
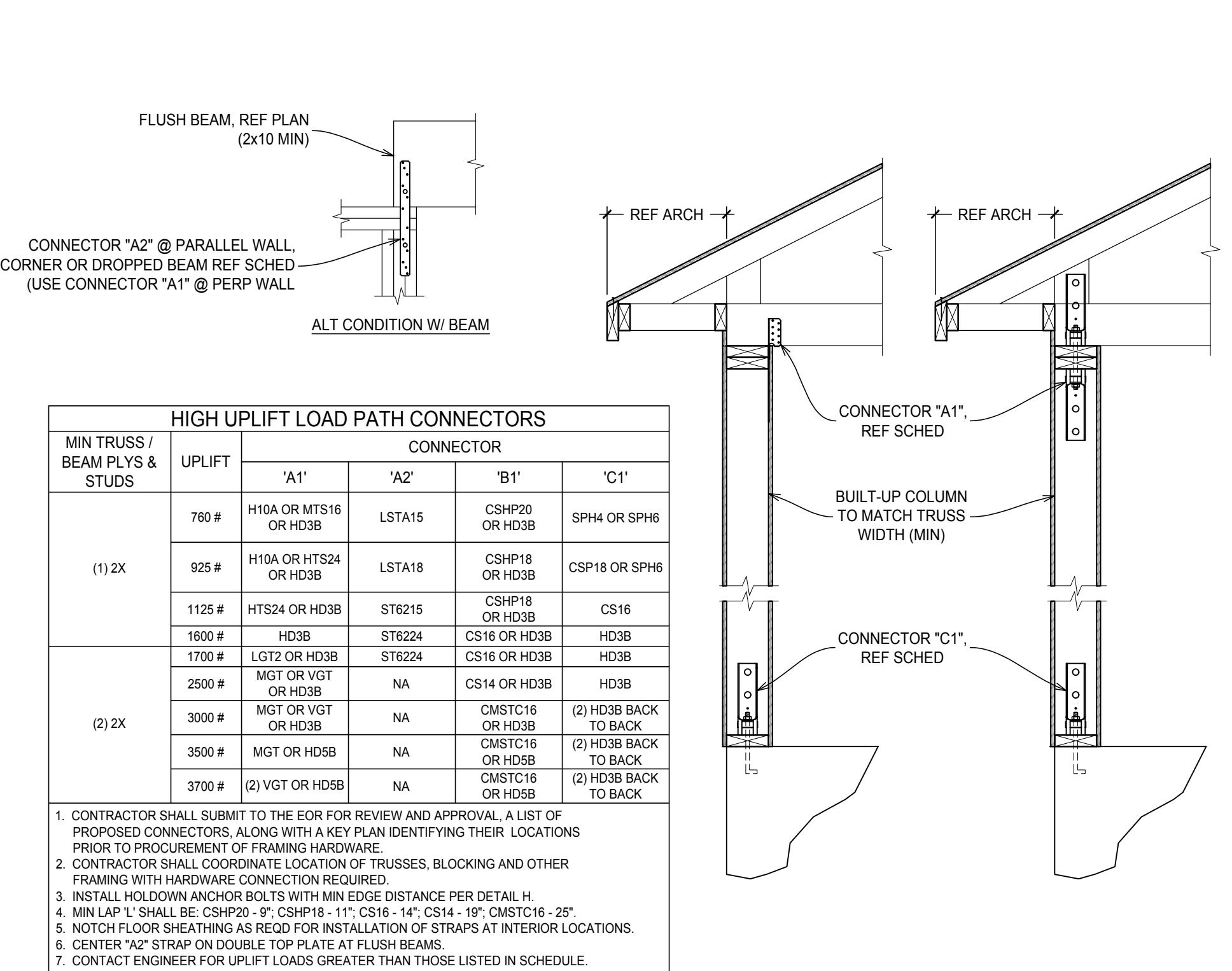
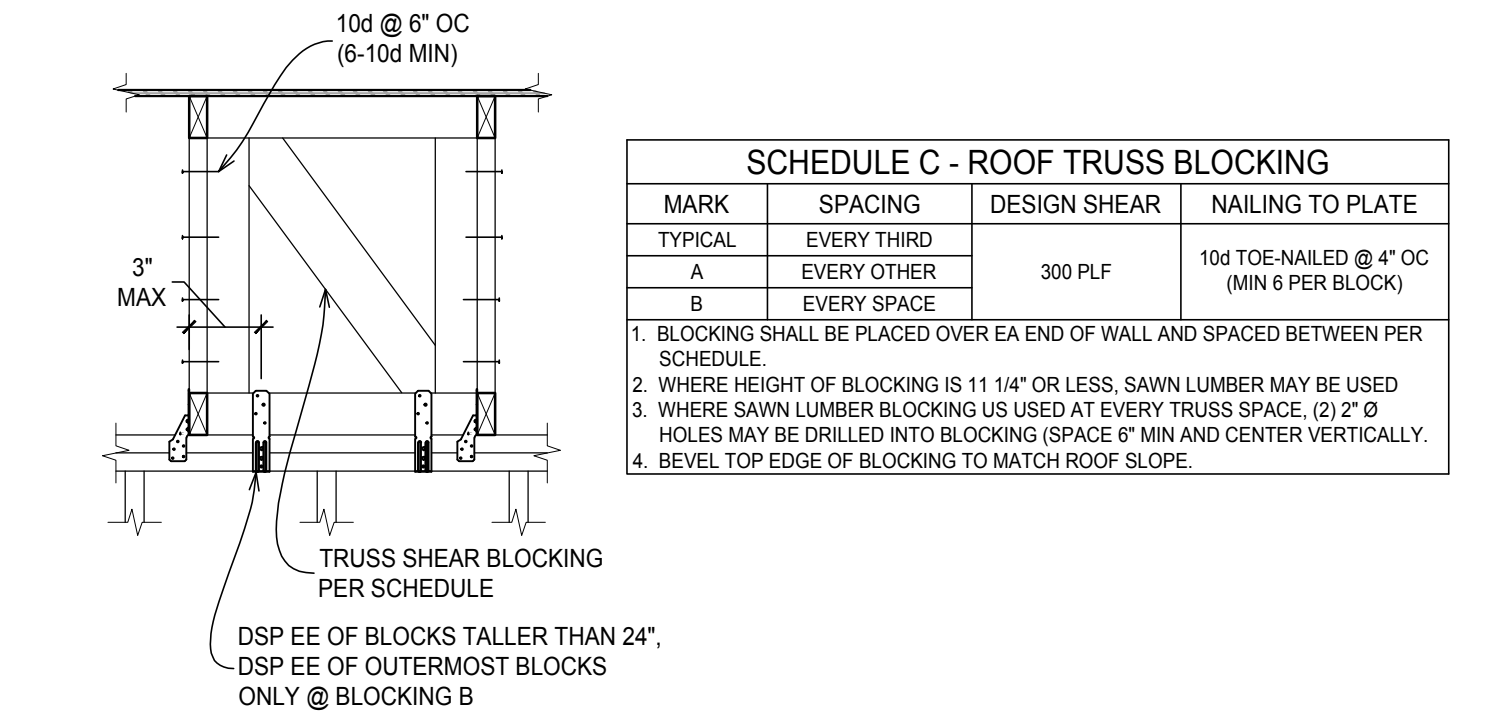
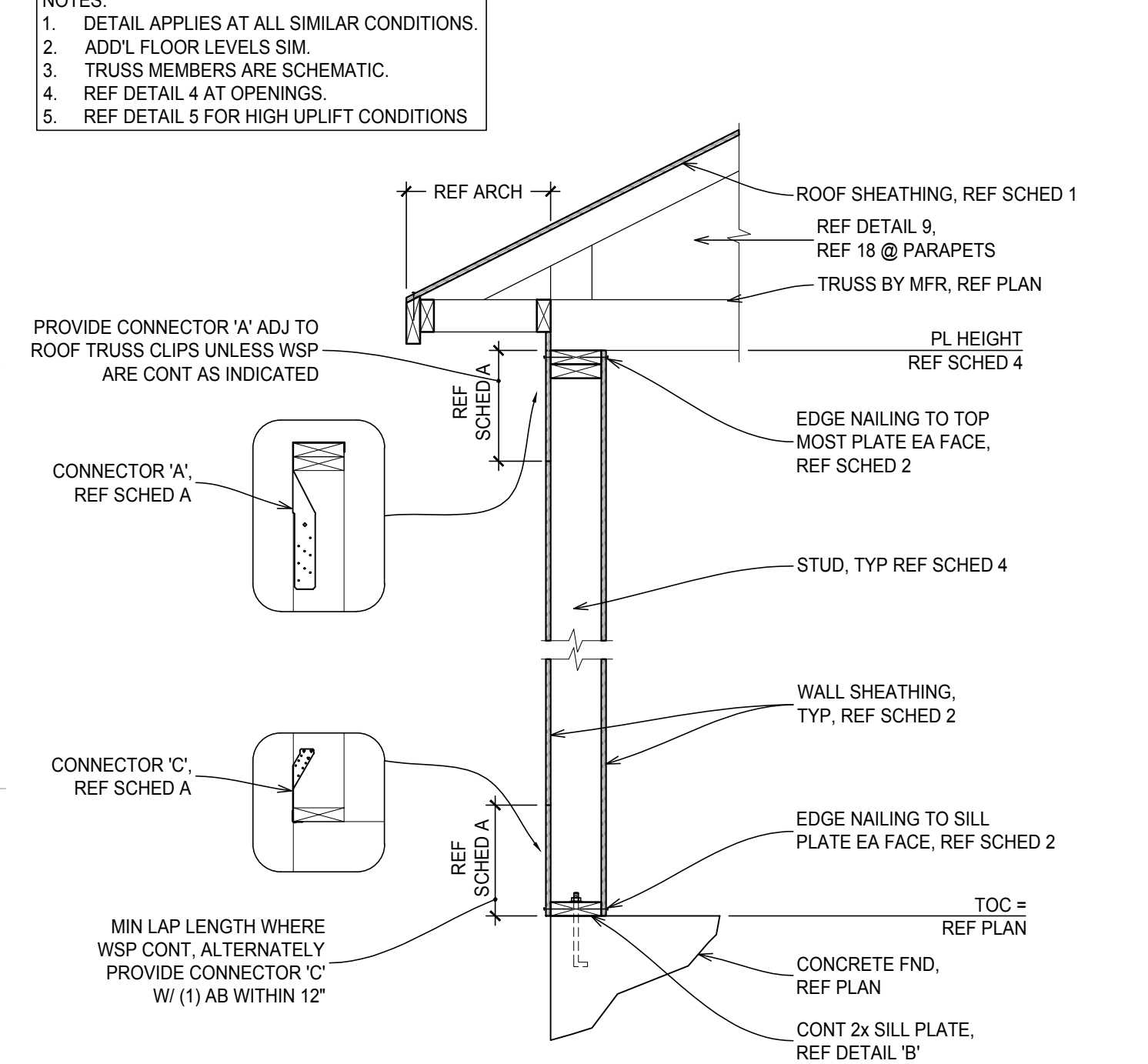
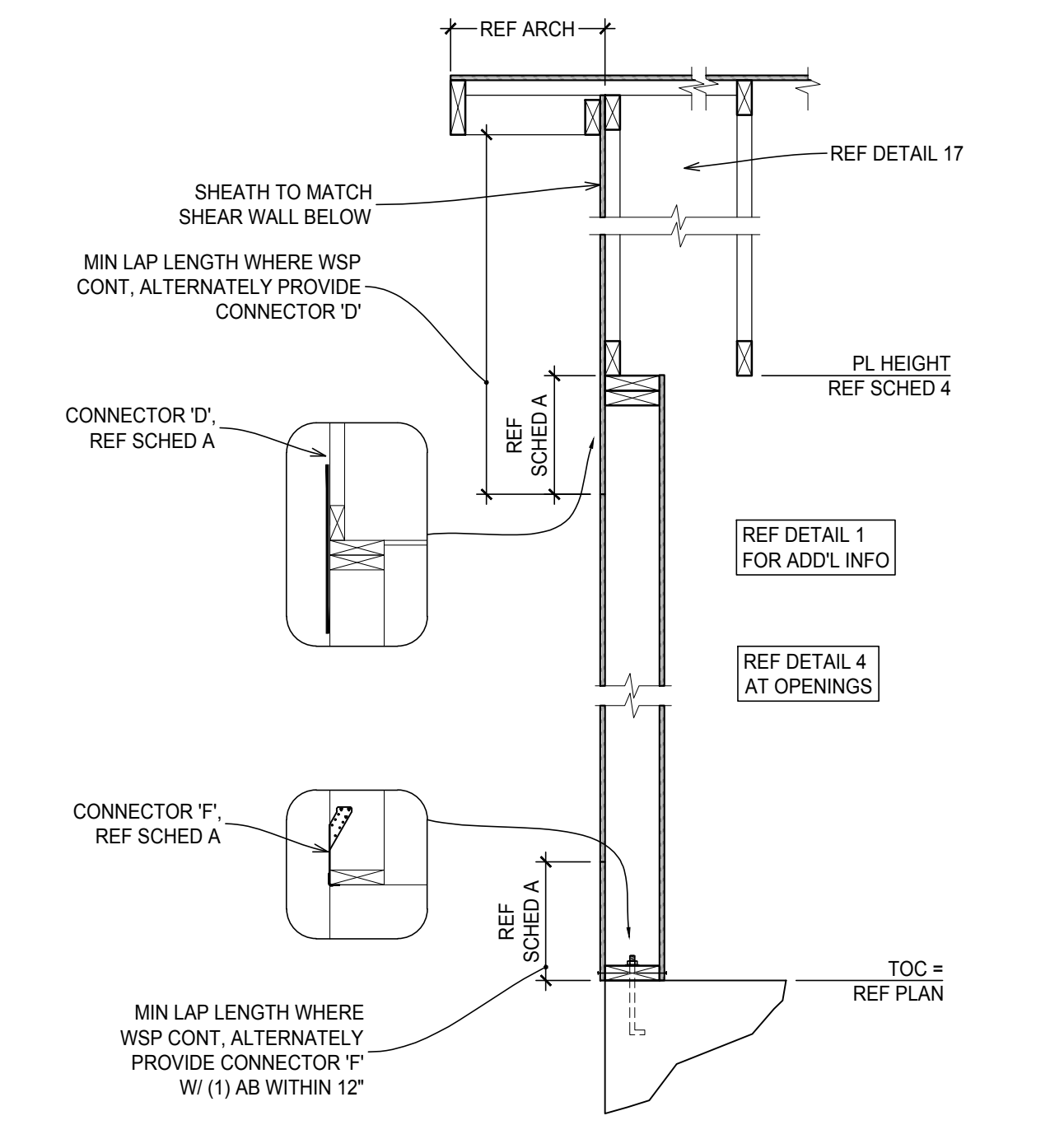
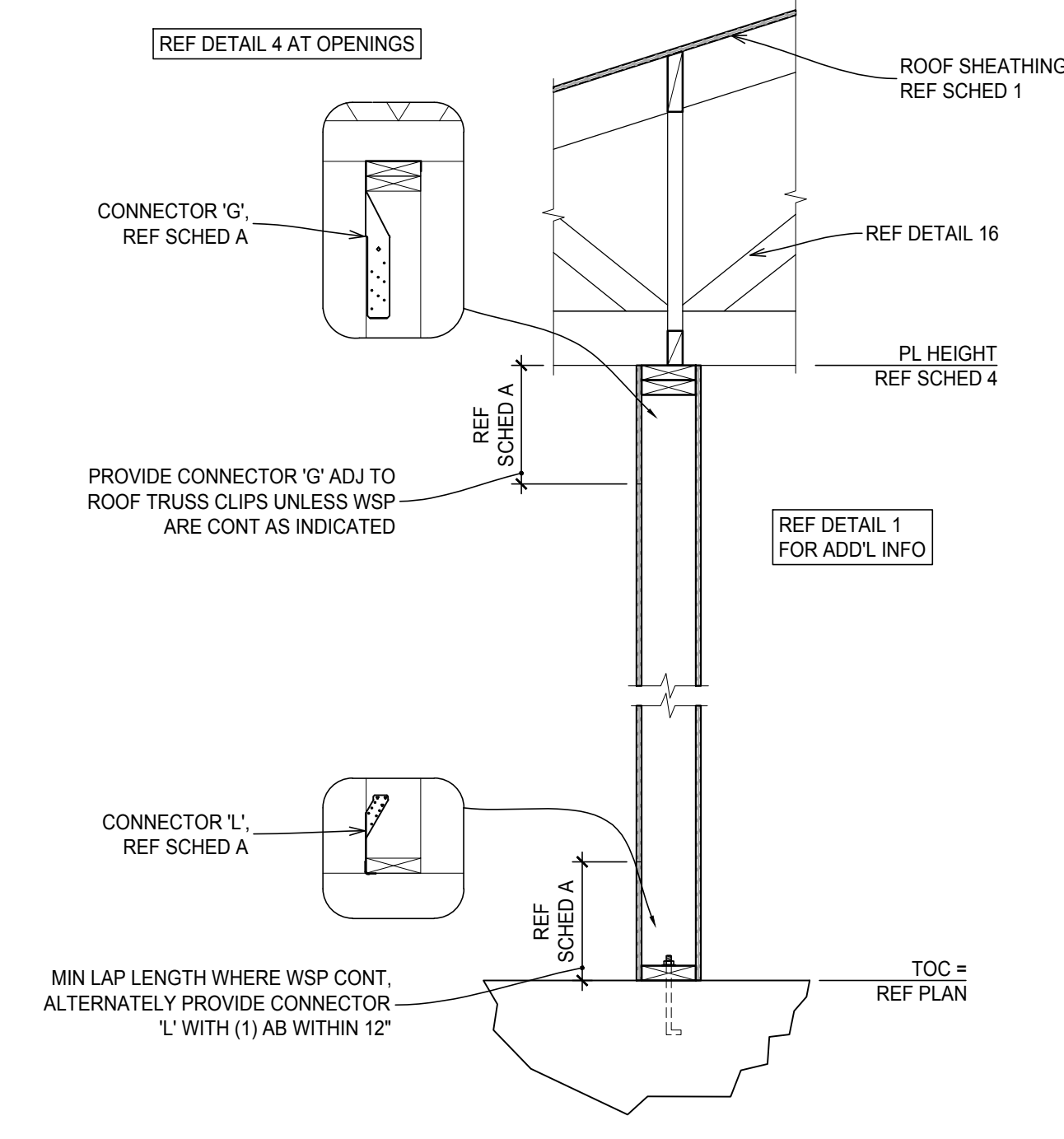
<p>TDI* ENGINEERING</p>	<p>TDI Engineering, LLC 16712 Huffmaster Road, Bldg 600-B Cypress, TX 77429 832-667-7615 www.tdi-llc.net</p>	<p>CIVIL & STRUCTURAL ENGINEERING AUSTIN / HOUSTON</p>
------------------------------------	---	--

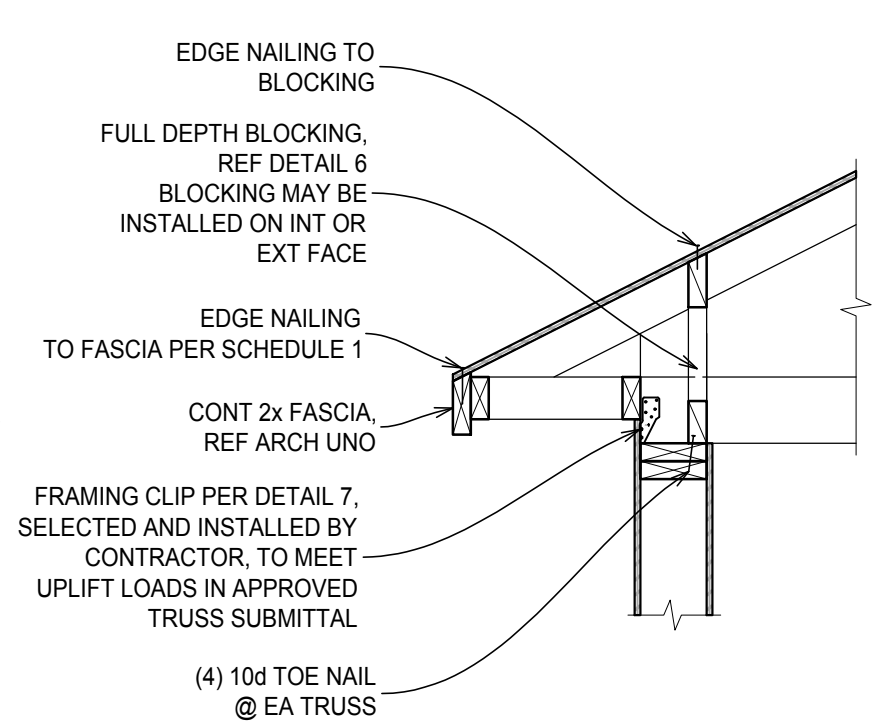
***THINK DESIGN innovate, integrate, implement...**

SCHEDULE A - LOAD PATH CONNECTORS

LABEL	ELEMENTS	LOCATION	OPTION 1			OPTION 2		
			TYPICAL	CLUBHOUSE TYP*	CLUBHOUSE *SP	TYPICAL	CLUBHOUSE TYP*	CLUBHOUSE *SP
A	DBL PL TO STUD	TYPICAL	H2.5A @ 16" OC	H2.5A @ 16" OC	TSP @ 16" OC	24", (6)	18", (5)	21", (5)
B	STUD TO STUD	UPPERMOST	CS18 @ 48" OC	-	-	21", (5)	-	-
	STUD	ELSEWHERE	CS22 @ 48" OC	-	-	15", (3)	-	-
C	STUD TO SILL PL	1-STORY	H2.5A @ 16" OC	TSP @ 16" OC	DSF @ 16" OC	15", (3)	15", (3)	21", (5)
D	TRUSS TO STUD	TYPICAL	CSHP20 @ 16" OC	-	-	15", (3)	-	-
E	STUD TO STUD	UPPERMOST	CSHP20 @ 48" OC	-	-	18", (4)	-	-
	STUD	ELSEWHERE	-	-	-	-	-	-
F	STUD TO SILL PL	1-STORY	TSP @ 48" OC	-	-	15", (3)	-	-
G	DBL PL TO STUD	TYPICAL	H2.5A @ 16" OC	H2.5A @ 16" OC	-	21", (5)	21", (5)	-
	STUD	UPPERMOST	H2.5A @ 16" OC	-	-	18", (4)	-	-
	STUD	ELSEWHERE	TSP @ 32" OC	-	-	15", (3)	-	-
H	SILL PL TO DBL PL	UPPERMOST	SDWF @ 32" OC	-	-	CS22 @ 32" OC	-	-
	STUD	ELSEWHERE	SDWF @ 48" OC	-	-	CS22 @ 48" OC	-	-
J	DBL PL TO STUD	1ST OF 3	(2) H2.5A @ 48" OC	-	-	15", (3)	-	-
	STUD	ELSEWHERE	(2) H2.5A @ 48" OC	(2) H2.5A @ 48" OC	-	15", (3)	-	-
K	STUD TO SILL PL	3-STORY	(2) H2.5A @ 48" OC	-	-	15", (3)	-	-
	STUD	1-STORY	(2) H2.5A @ 16" OC	-	-	15", (3)	-	-

1. *OPTION 1 - METAL CLIPS / STRAPS
 2. *OPTION 2 - MINIMUM WSP LAP
 3. OPTION 1 CONNECTORS SHALL
 - BE PLACED ON SAME SIDE OF WALL AS ROOF FRAMING CLIPS
 - LINE UP AND CONNECT TO COMMON FRAMING MEMBERS
 4. OPTION 2 NAILING SHALL OCCUR WITHIN LAP LENGTH SPECIFIED AT EA STUD
 5. OPTION 2 REQUIRES DBL ROW EDGE NAILING PER DETAILS 35 & 38. EDGE NAILING SHALL BE MAX 3" OC AT UPPERMOST LEVEL AND MAX 6" OC ELSEWHERE
 6. MIN METAL STRAP LENGTHS: CSHP20 - 42"; CSHP18 - 46"; CSHP16 - 48"; CS18 - 52"; CS14 - 62"
 7. LOCATE SDWF SCREENS MAX 4" FROM WALL ENDS



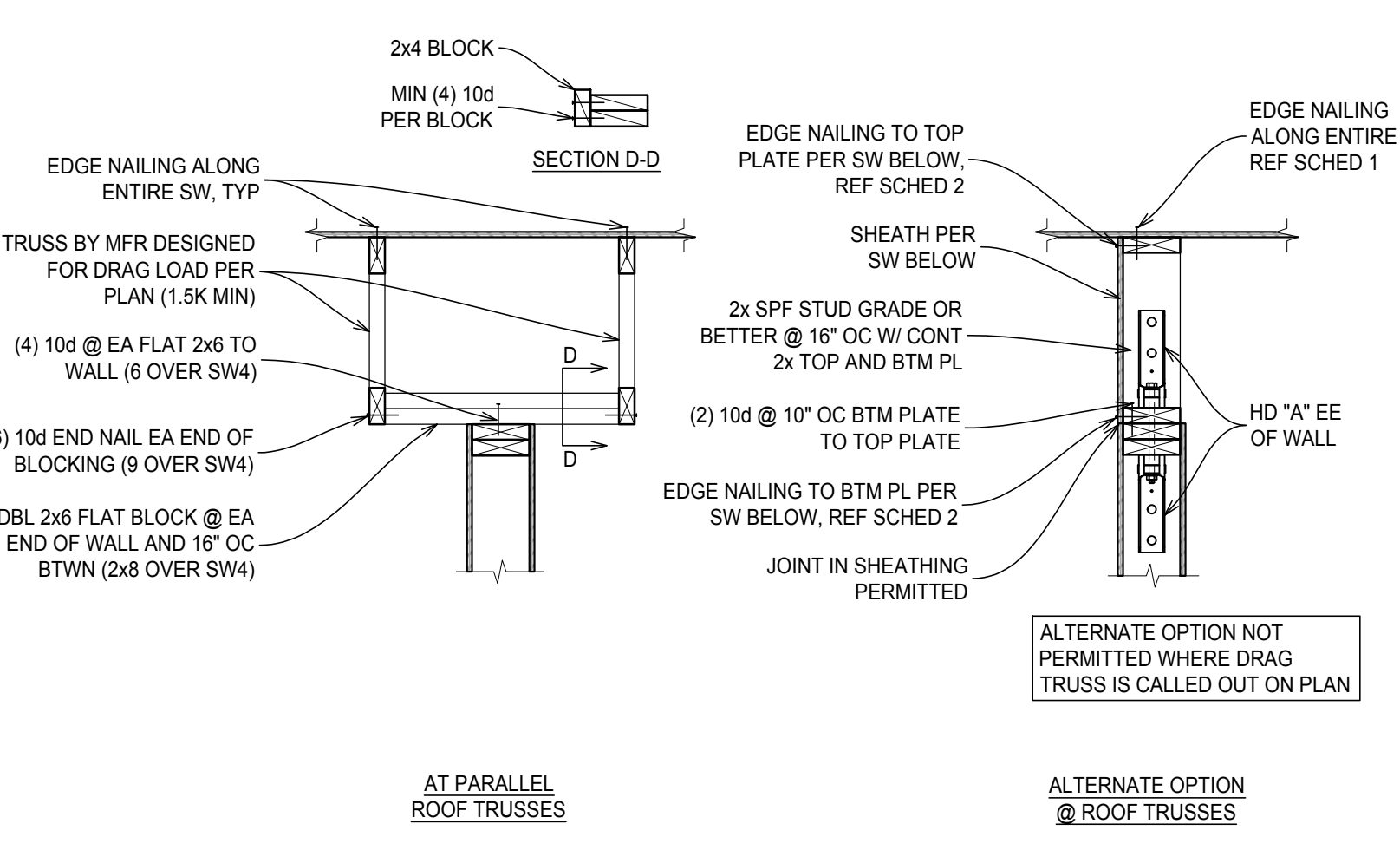


9 ROOF TRUSS EXTERIOR BEARING
 NTS

10 NOT USED
 NTS

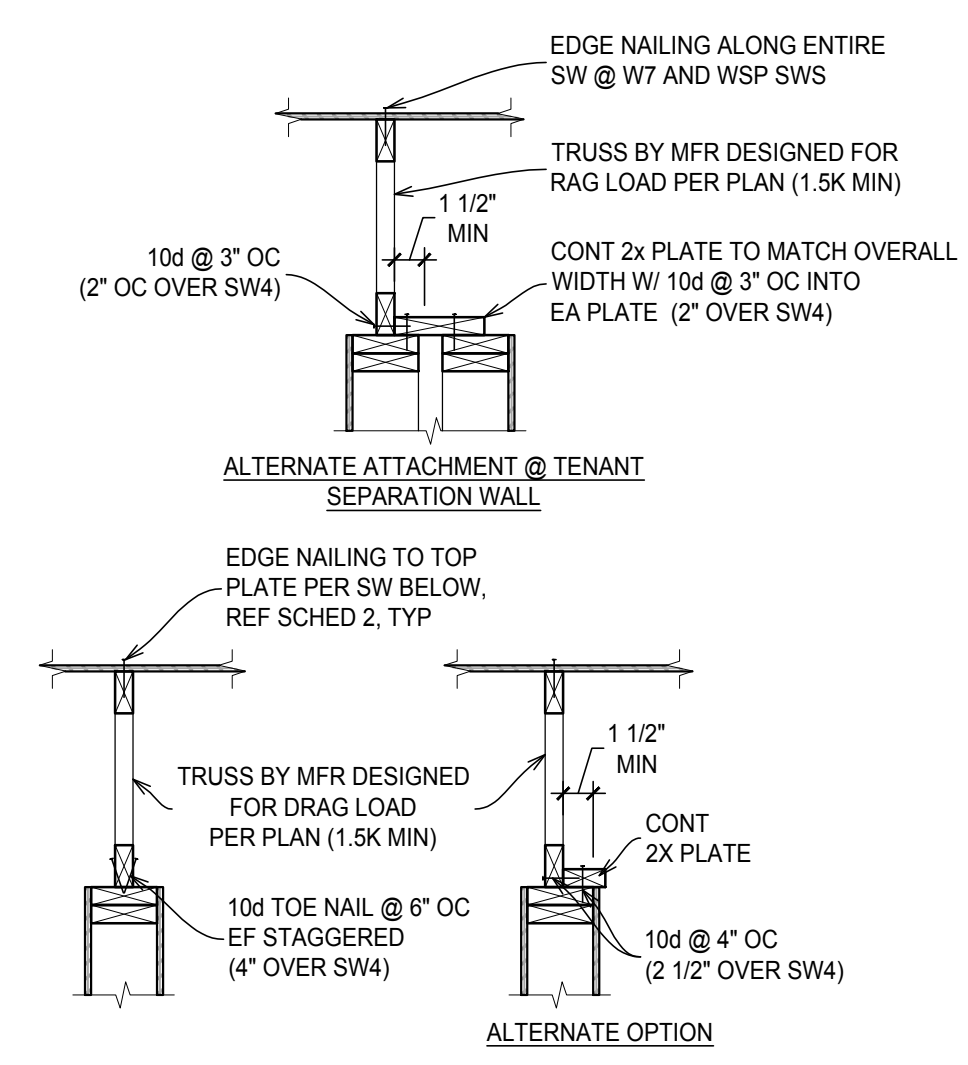
11 NOT USED
 NTS

12 NOT USED
 NTS

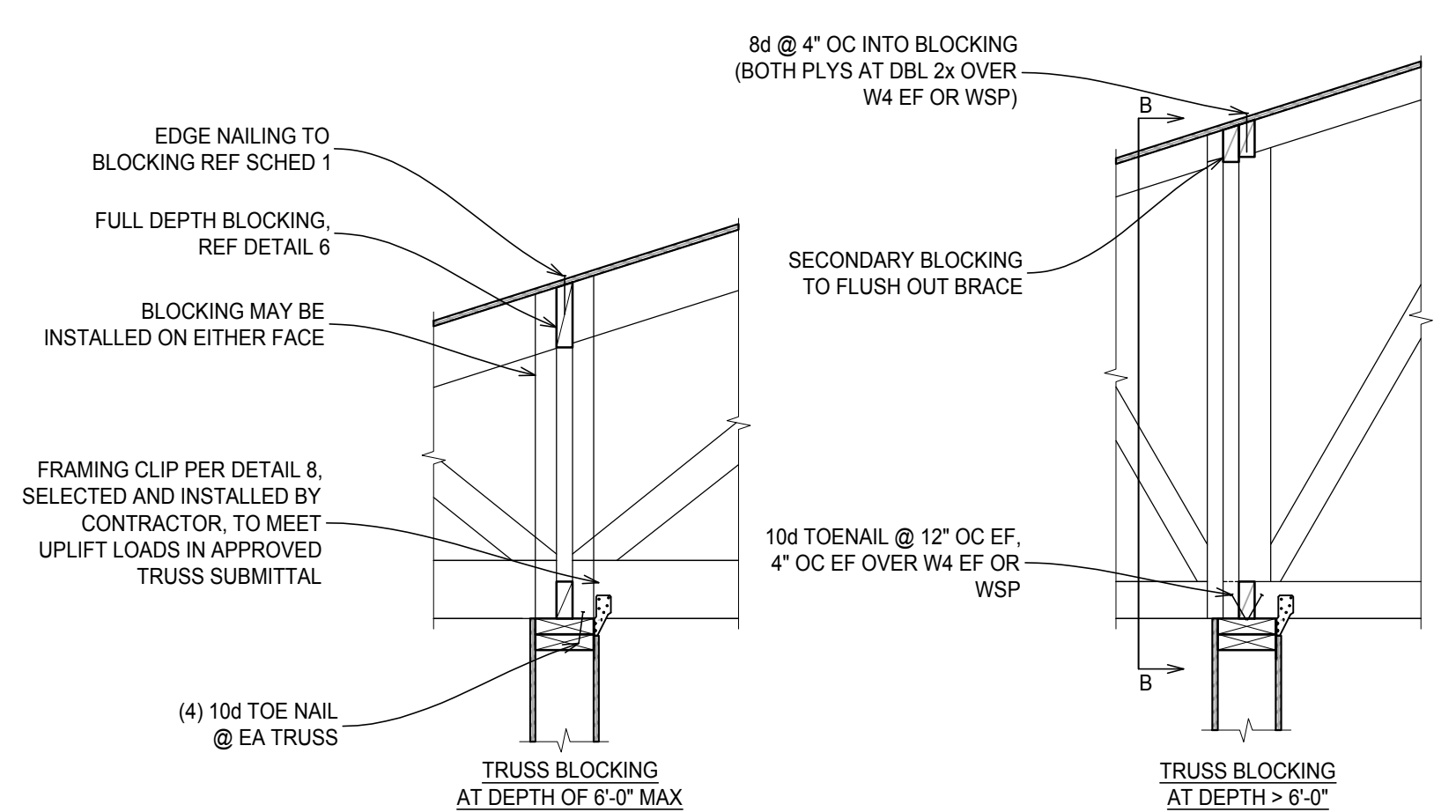


13 NOT USED
 NTS

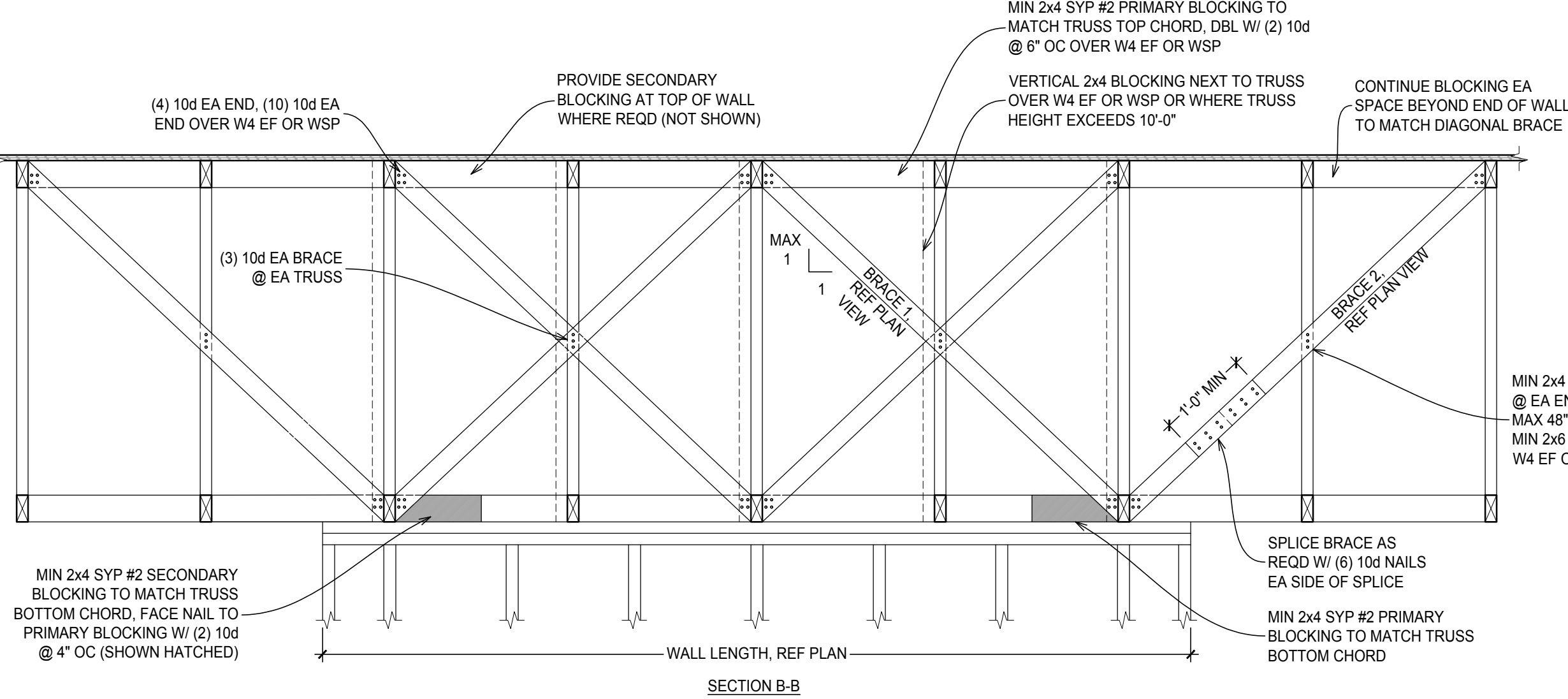
14 DIAPHRAGM LOAD TRANSFER TO INTERIOR WALL
 NTS



15 DIAPHRAGM LOAD TRANSFER TO INT WALL
 W/ ALIGNED PARALLEL ROOF TRUSSES
 NTS



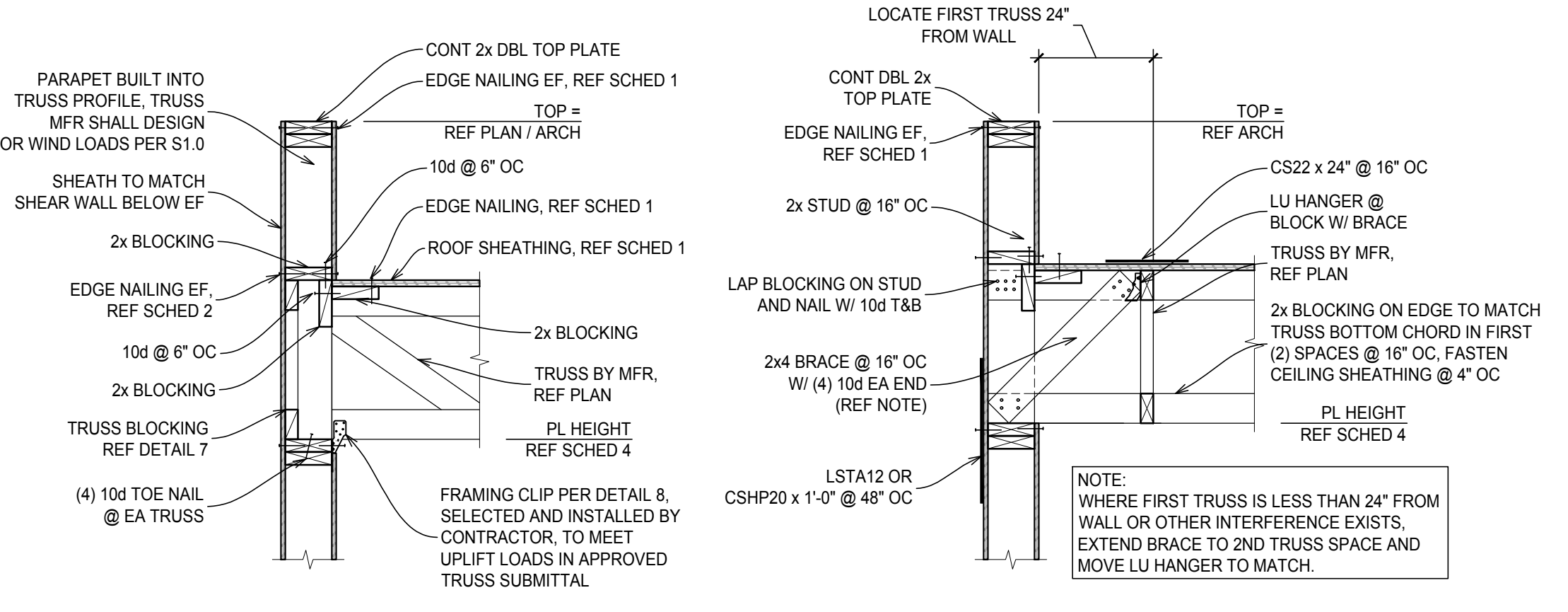
16 ROOF TRUSS INTERIOR BEARING
 NTS



17 GABLE ENDWALL & OUTLOOKER DETAIL
 NTS

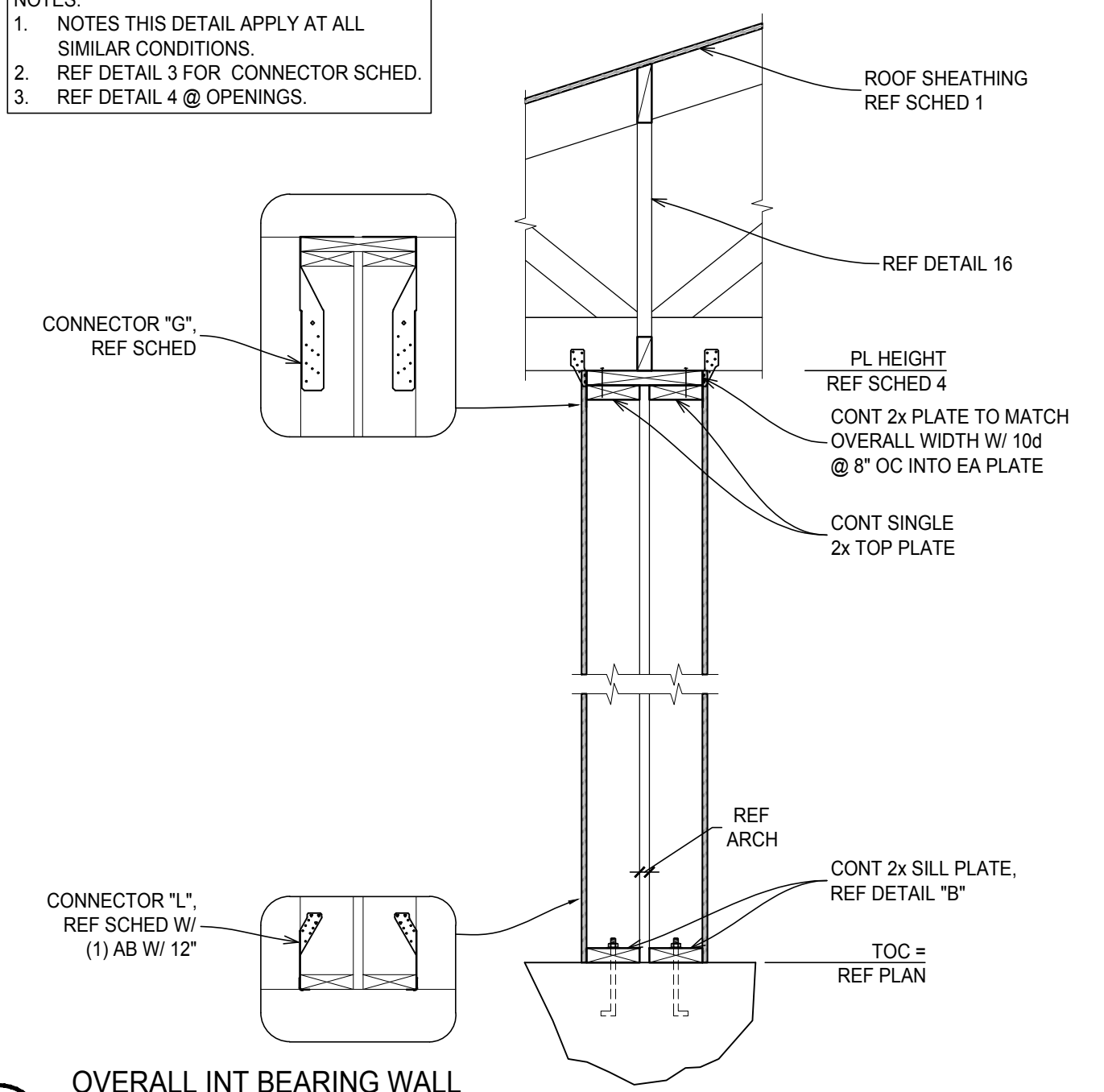
OUTLOOKER TABLE						
SIZE	2X4 FLAT	2X6 FLAT	2X4	DBL 2X4	2X6	DBL 2X6
MAX SPAN	1'-1"	1'-4"	2'-0"	2'-4"	3'-2"	4'-0"

1. OUTLOOKERS SHALL BE SYP #2 MATERIAL
 2. TRUSS MANUFACTURER TO DROP TOP CHORDS AS REQUIRED
 3. TRUSS MANUFACTURER TO DESIGN FOR OUTLOOKER REACTIONS

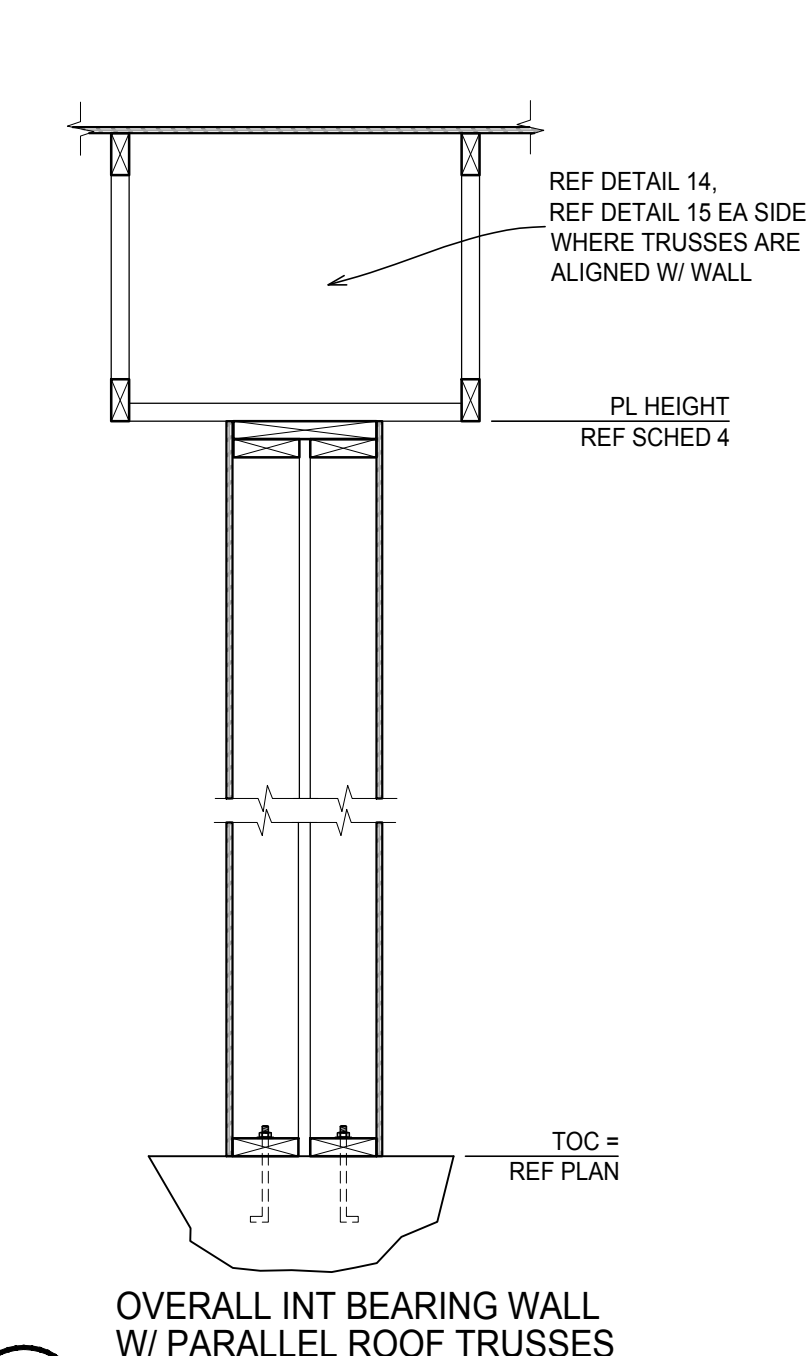


18 PARAPET FRAMING
 NTS

NOTES:
 1. NOTES THIS DETAIL APPLY AT ALL SIMILAR CONDITIONS.
 2. REF DETAIL 3 FOR CONNECTOR SCHED.
 3. REF DETAIL 4 @ OPENINGS.

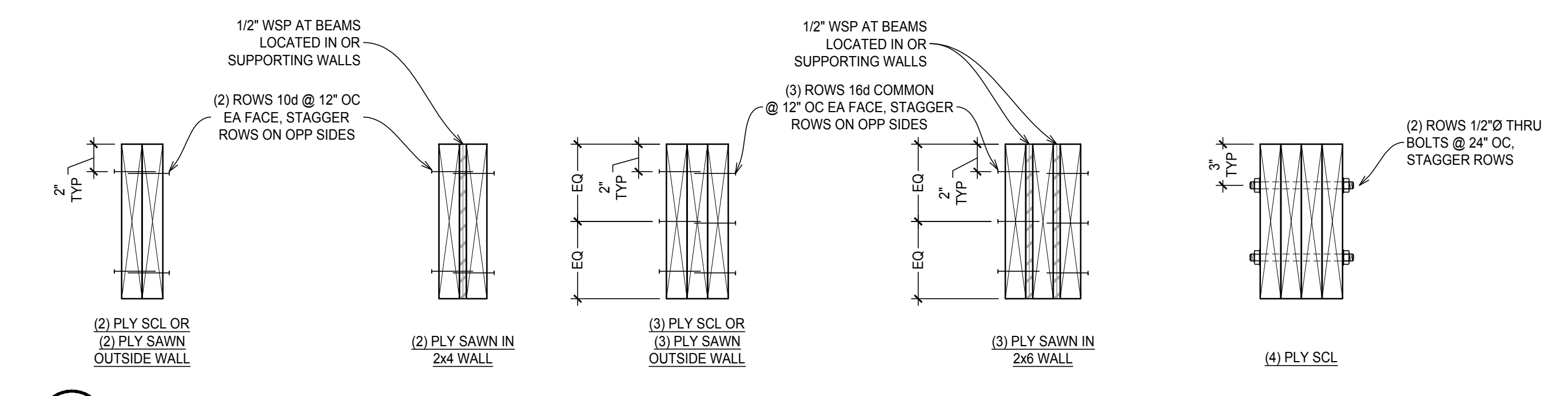


22 OVERALL INT BEARING WALL AT TENANT SEPARATION WALL
 NTS

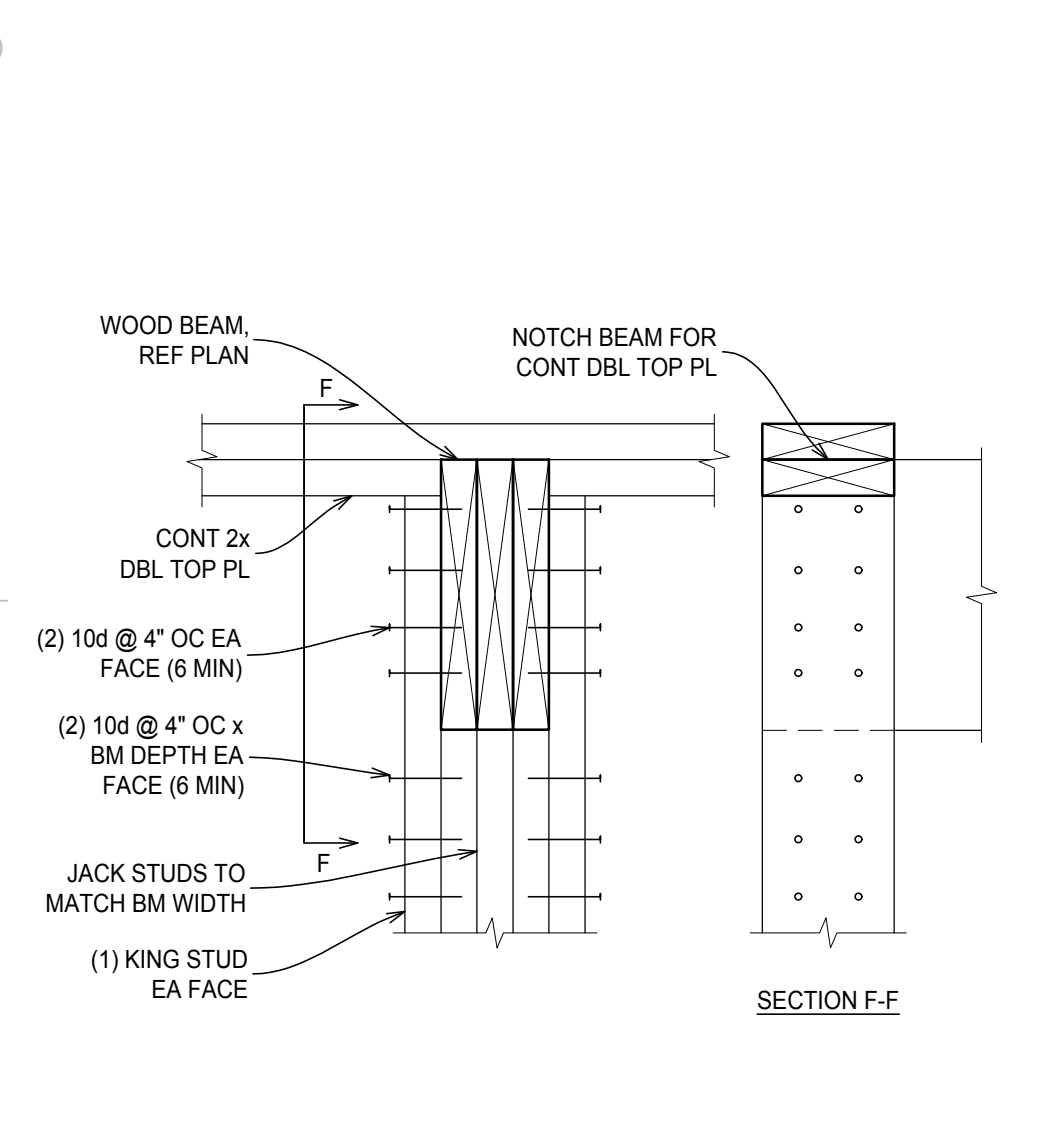


23 OVERALL INT BEARING WALL W/ PARALLEL ROOF TRUSSES AT TENANT SEPARATION WALL
 NTS

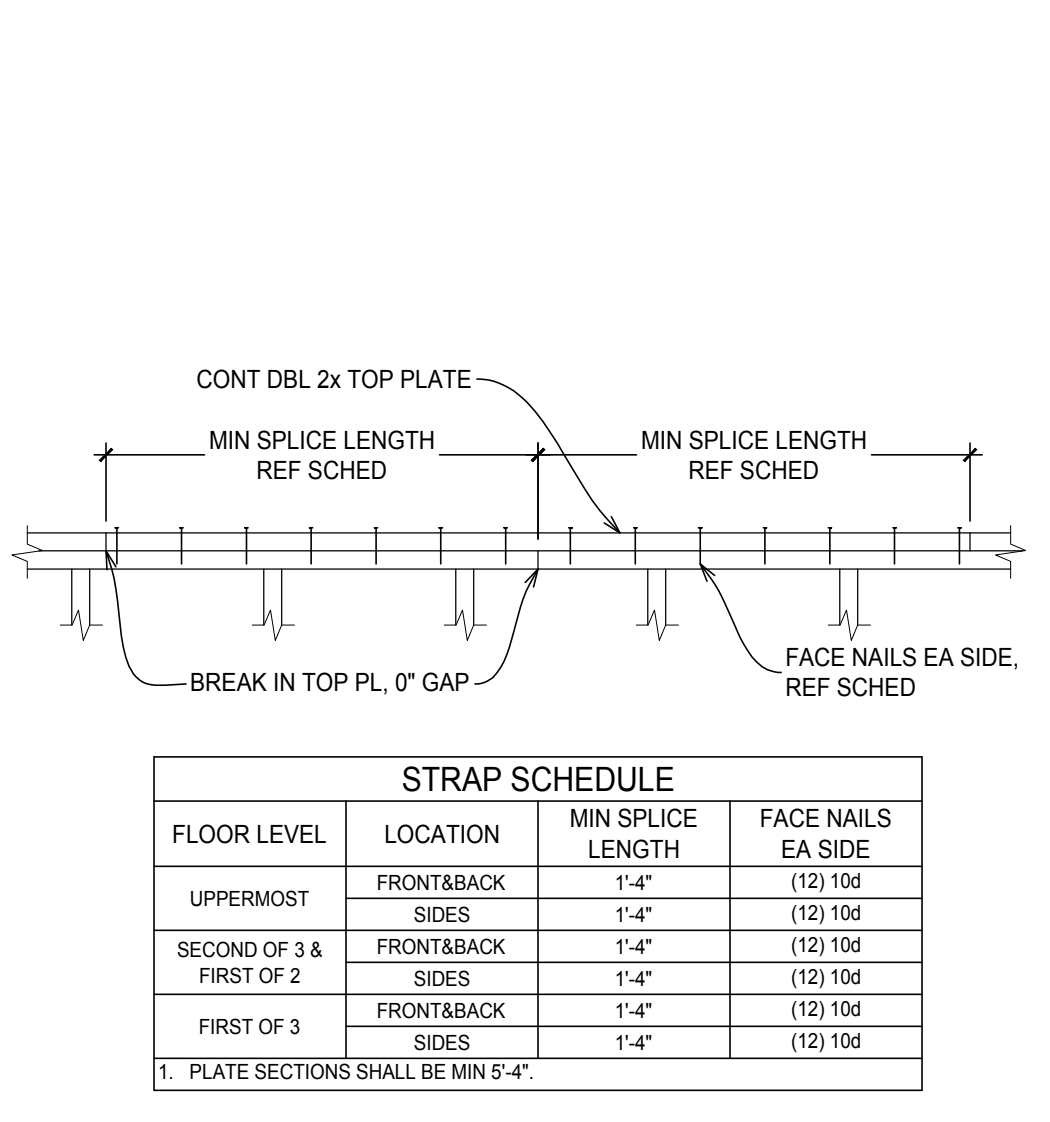
24 NOT USED
 NTS



25 BUILT-UP BEAM FASTENERS
 NTS



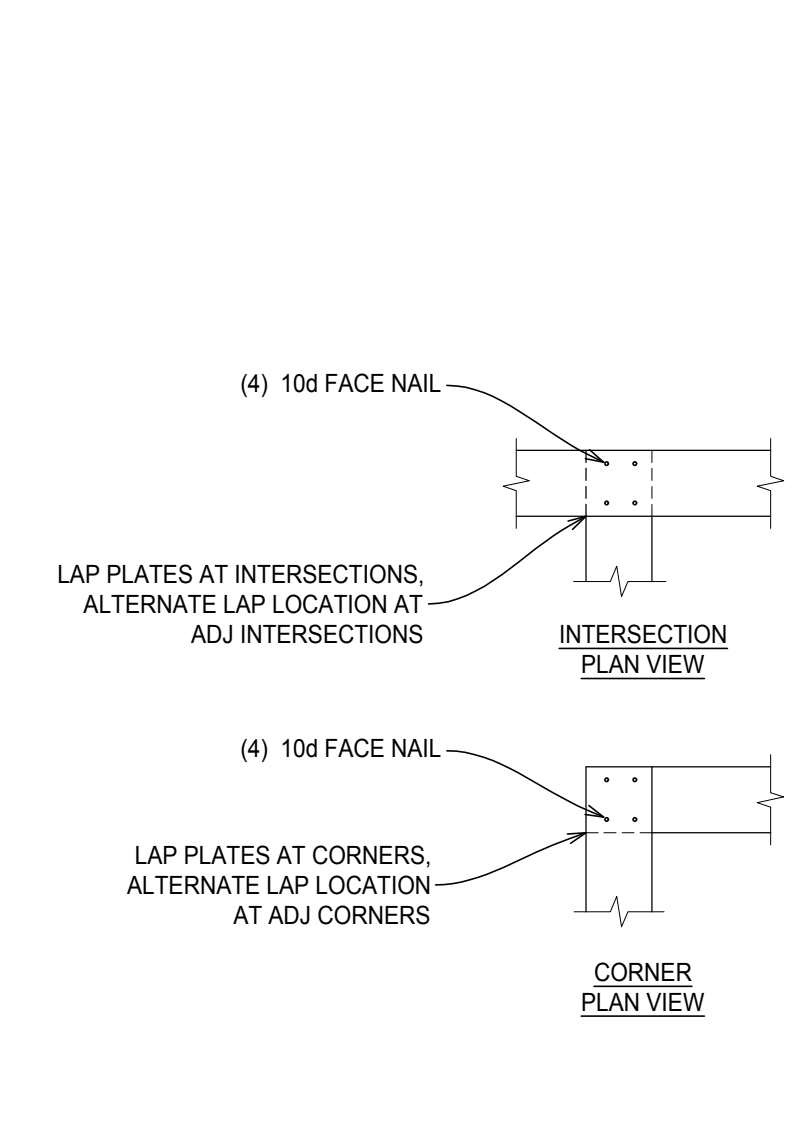
26 WOOD BEAM POCKET WALL
 NTS



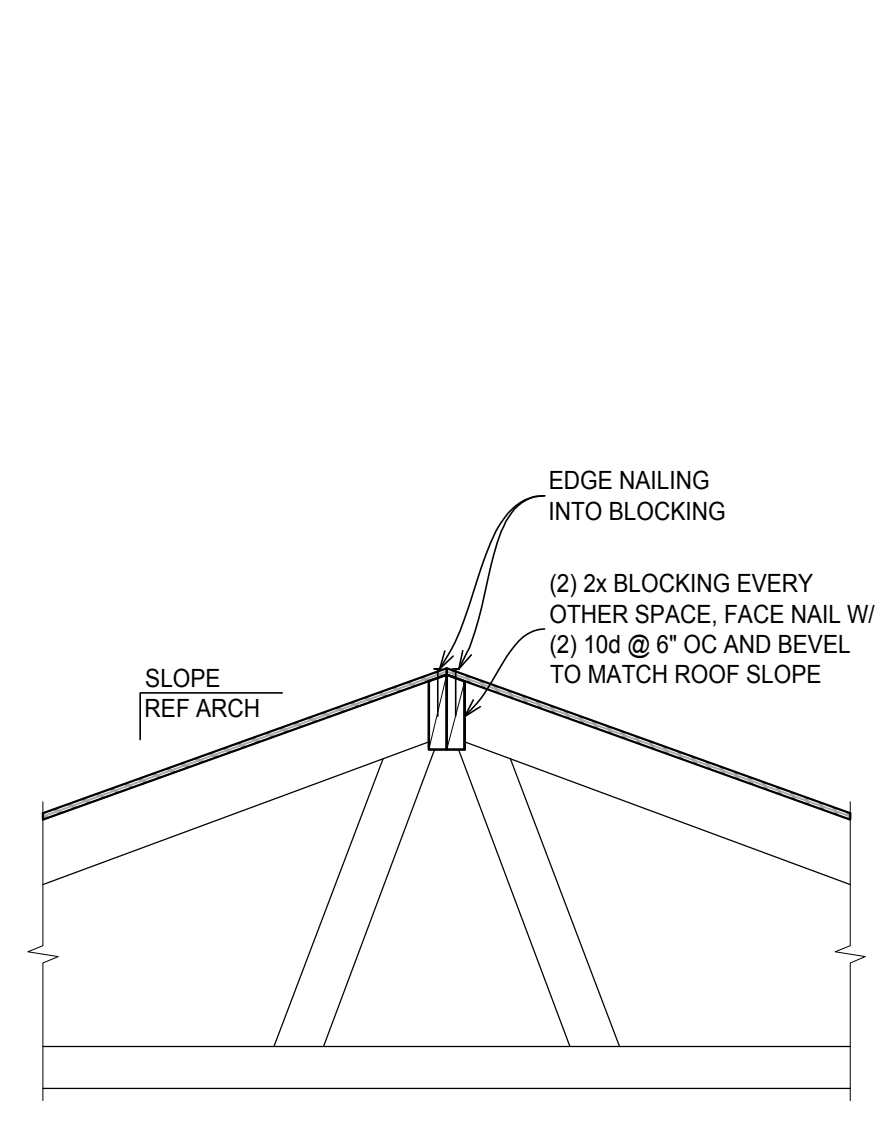
27 DOUBLE TOP PLATE SPLICE
 NTS

STRAP SCHEDULE			
FLOOR LEVEL	LOCATION	MIN SPLICE LENGTH	FACE NAILS EA SIDE
UPPERMOST	FRONT/BACK	1'-4"	(12) 10d
	SIDES	1'-4"	(12) 10d
SECOND OF 3 & FIRST OF 2	FRONT/BACK	1'-4"	(12) 10d
	SIDES	1'-4"	(12) 10d
FIRST OF 3	FRONT/BACK	1'-4"	(12) 10d
	SIDES	1'-4"	(12) 10d

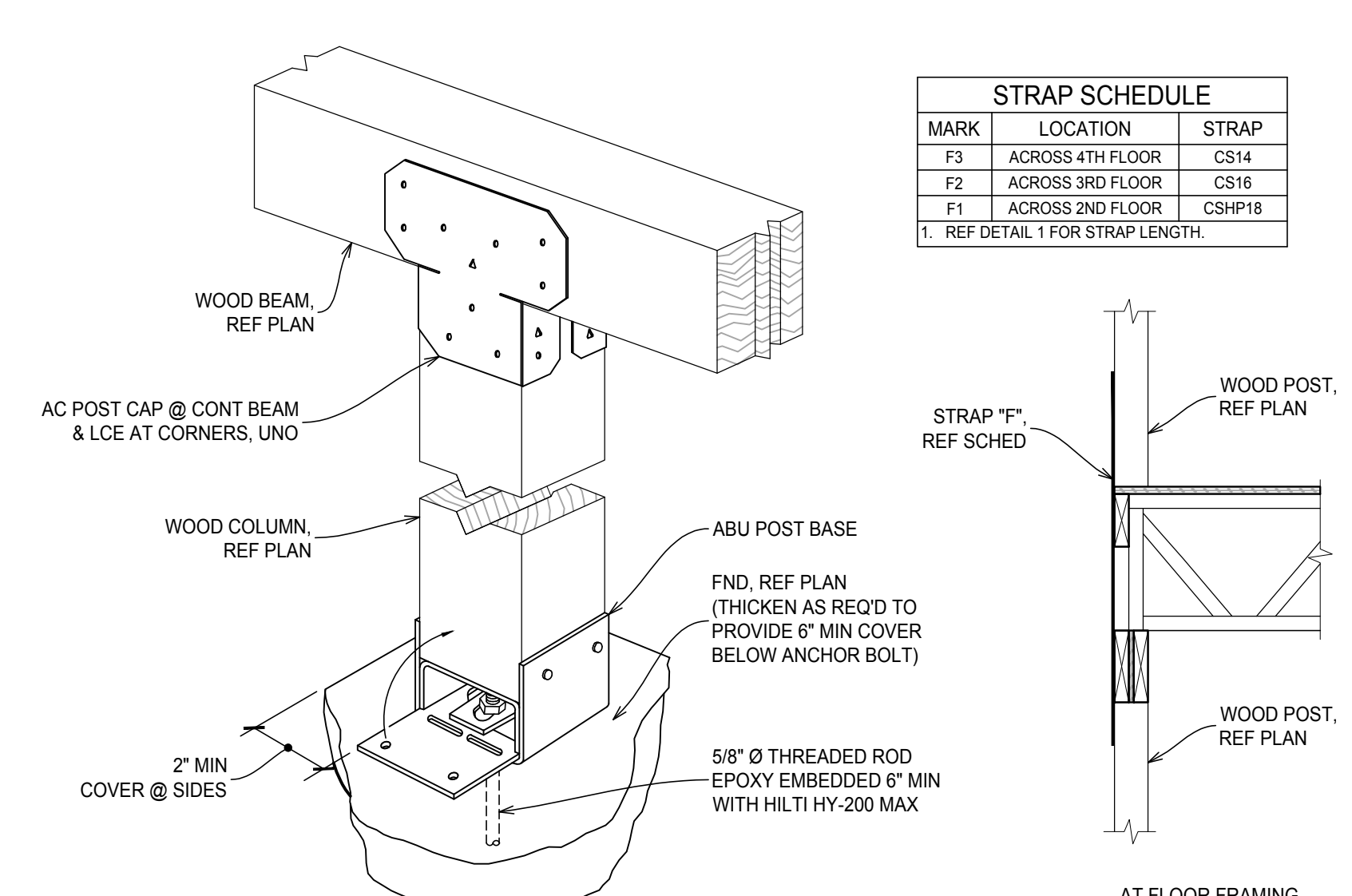
1. PLATE SECTIONS SHALL BE MIN 5'-4".



28 DOUBLE TOP PLATE LAP @ CORNERS & INTERSECTIONS
 NTS



29 RIDGE BLOCKING
 NTS

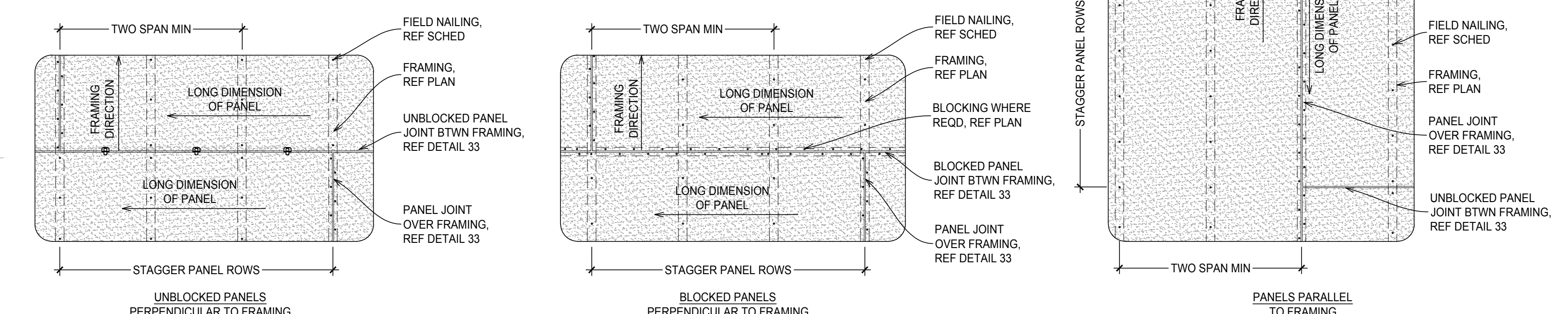


30 BEAM TO POST
 NTS

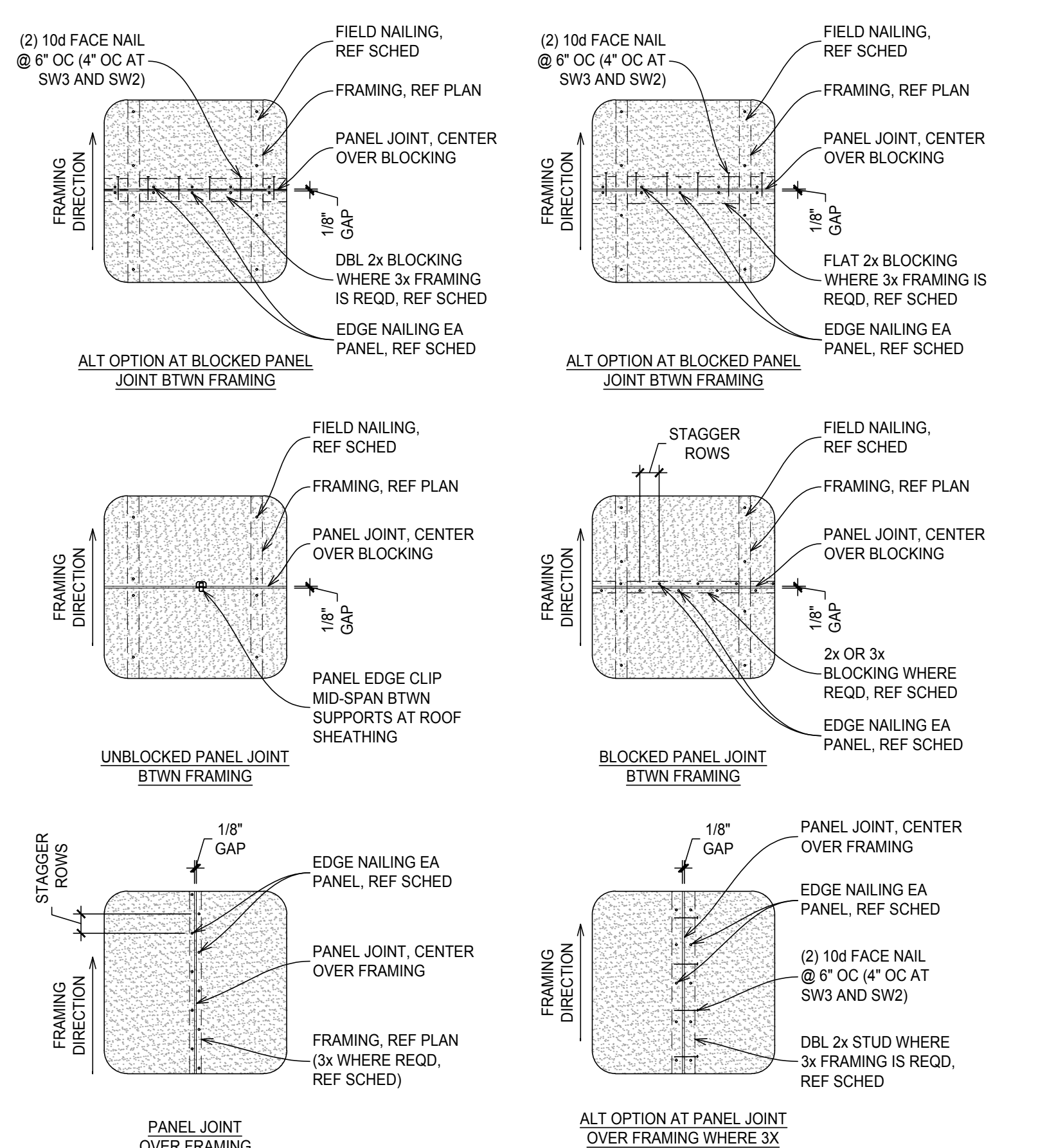
STRAP SCHEDULE		
MARK	LOCATION	STRAP
F3	ACROSS 4TH FLOOR	CS14
F2	ACROSS 3RD FLOOR	CS16
F1	ACROSS 2ND FLOOR	CSHP18

1. REF DETAIL 1 FOR STRAP LENGTH.

NOTES:
 1. ROOF & FLOOR SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FRAMING.
 2. PANELS SHALL BE FULL 48" x 96" SHEETS EXCEPT AS REQUIRED AT BOUNDARIES.
 3. PANELS AT BOUNDARIES SHALL BE TWO SPAN (24" MIN) x 12" MIN.
 4. WHERE NAILING IS @ 2" OC (OR 3" OC W/ 10d COMMON), PROVIDE 3x FRAMING AND BLOCKING AT SHEATHING JOINTS PER DETAIL 33.
 5. WHERE WSP ARE INSTALLED ON BOTH SIDES OF WALL AND FASTENER SPACING IS LESS THAN 6" OC EITHER SIDE, OFFSET PANEL JOINTS ON OPP SIDES OF WALL OR PROVIDE 3x FRAMING AND BLOCKING AT SHEATHING JOINTS PER DETAIL 33.
 6. SPACE FASTENERS 6" MAX IN FIELD AT 3/8" AND 7/16" WOOD PANELS INSTALLED OVER STUDS @ 24" OC.



31 PANEL LAYOUT AT WALL, FLOOR AND SHEATHING
 NTS



33 SHEATHING JOINTS
 NTS

PROJECT # 201-312

TDI*
 ENGINEERING

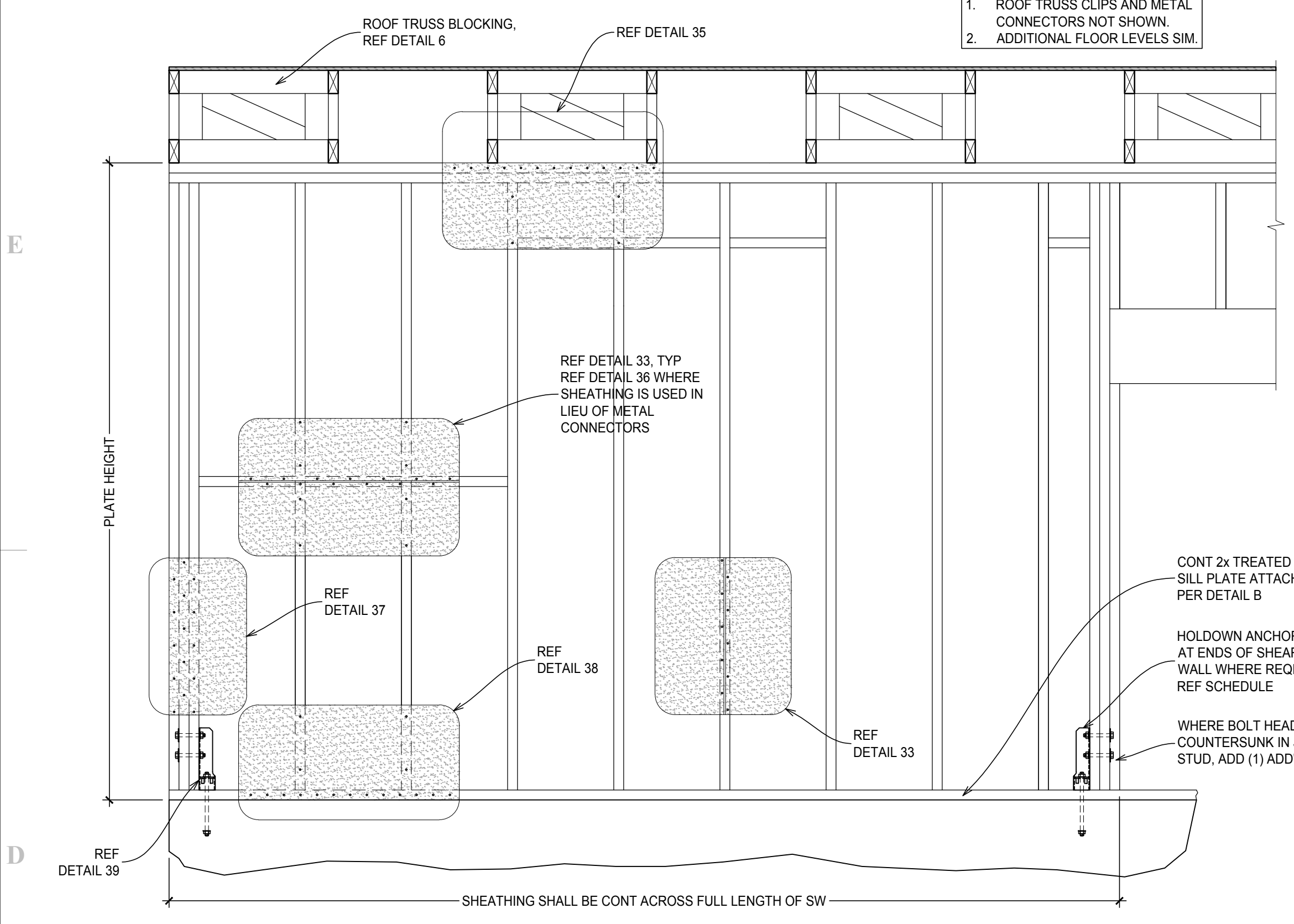
TDI Engineering, LLC
 16712 Huffmeister Road, Bldg 600-B
 Cypress, TX 77429
 832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN / HOUSTON

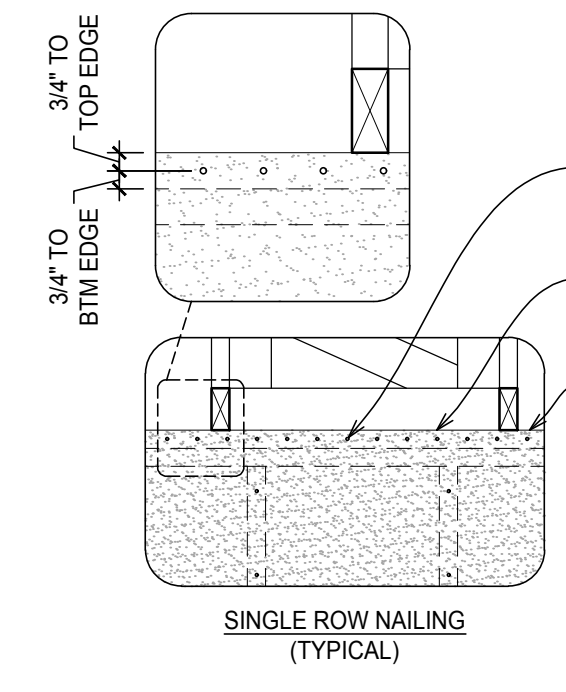
*THINK DESIGN innovate, integrate, implement...

2023/02/17 - LAST SAVED BY: DARRENCRAFT - PLOTTED BY: DARRENCRAFT

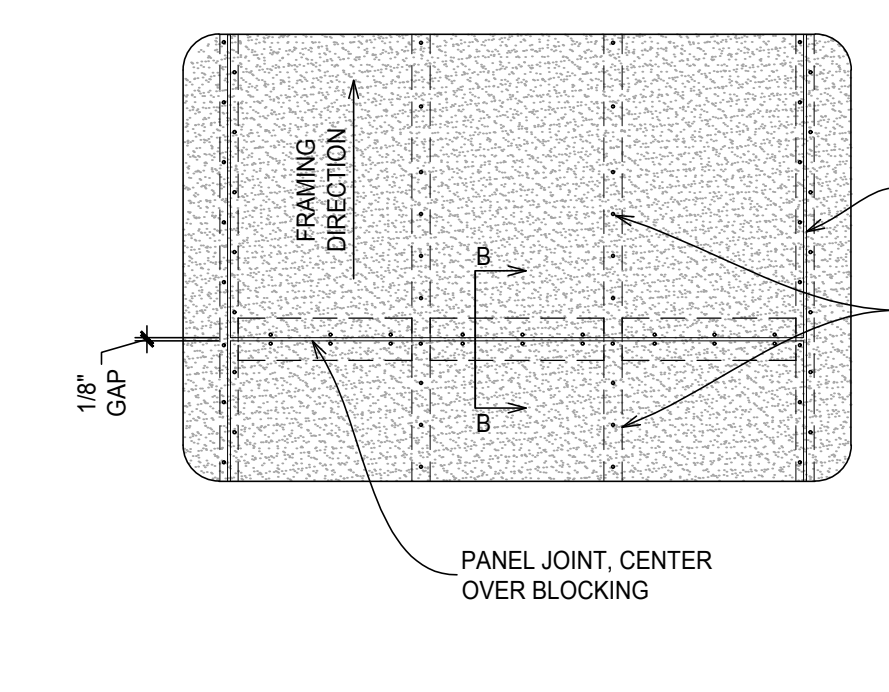
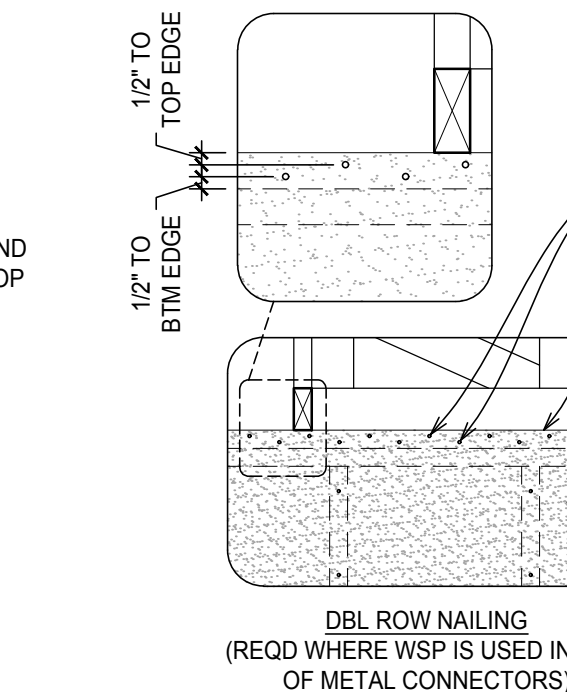
NOTES:
1. ROOF TRUSS CLIPS AND METAL CONNECTORS NOT SHOWN
2. ADDITIONAL FLOOR LEVELS SIM.



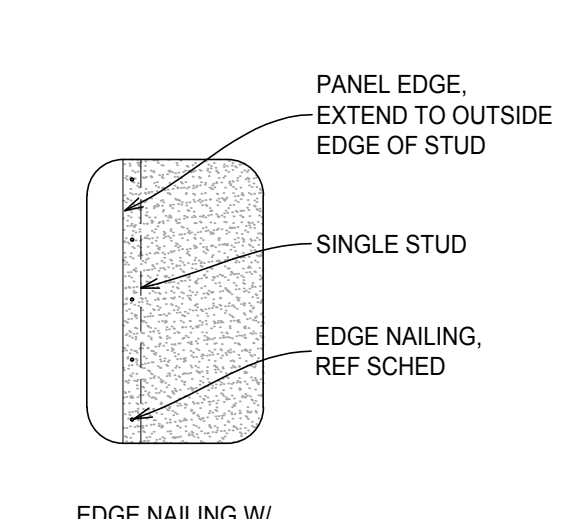
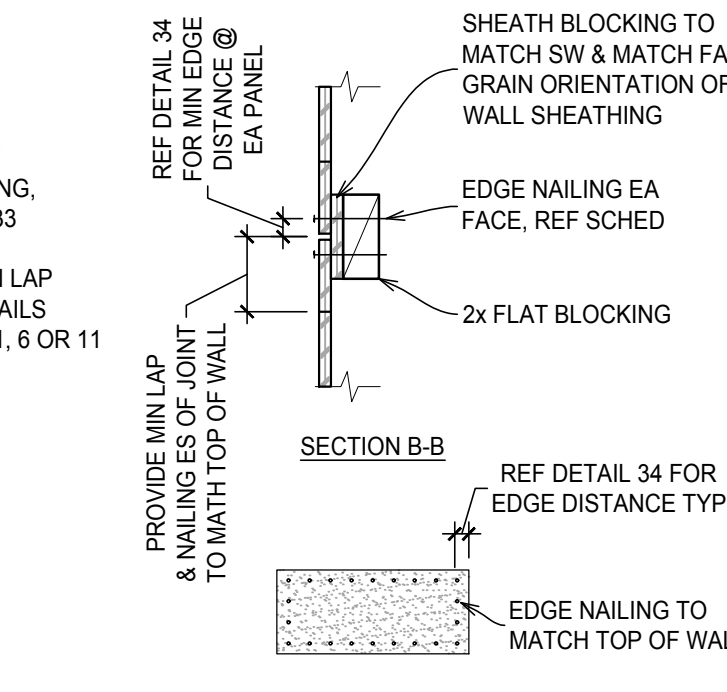
34 SHEAR WALL ELEVATION
NTS



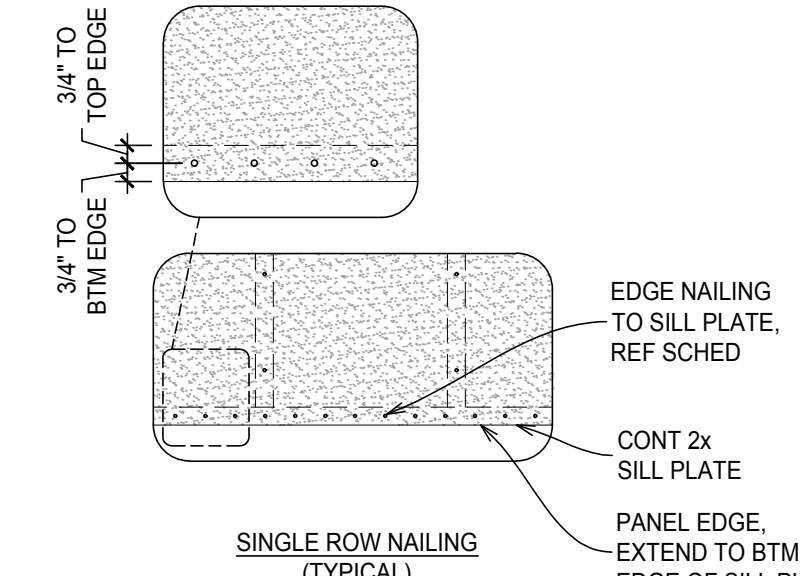
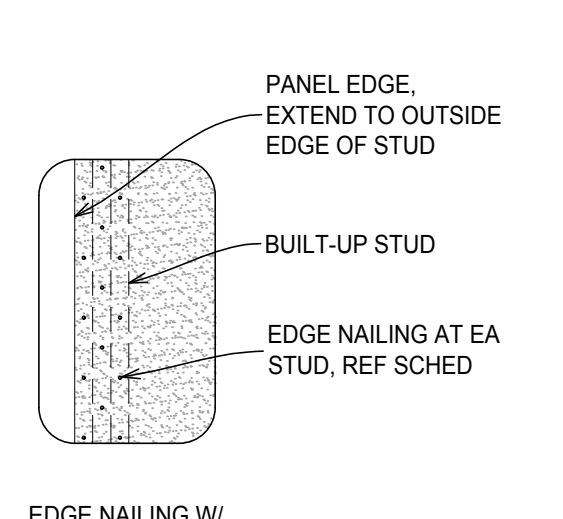
35 EDGE NAILING @ ROOF
NTS



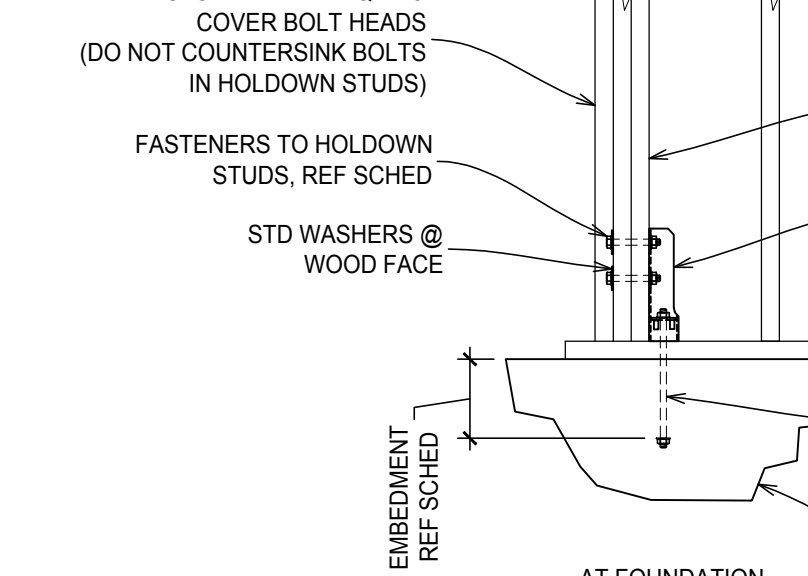
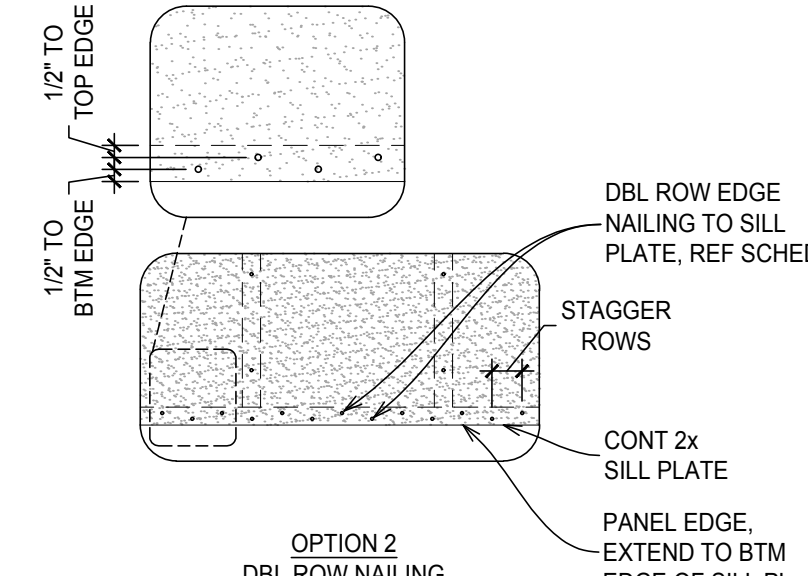
36 BLOCKED PANEL JOINT BTWN FRAMING WITH UPLIFT
NTS



37 EDGE NAILING AT SHEAR WALL ENDS
NTS



38 EDGE NAILING @ SILL PLATE
NTS



39 HOLDOWN FRAMING
NTS

TDI*
ENGINEERING

TDI Engineering, LLC
16712 Huffmeister Road, Bldg 600-B
Cypress, TX 77429
832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

*THINK DESIGN innovate, integrate, implement...

PROJECT # 201-312

TDI*
ENGINEERING

TDI Engineering, LLC
 16712 Huffmeister Road, Bldg 600-B
 Cypress, TX 77429
 832-667-7615 | www.tdi-llc.net

CIVIL & STRUCTURAL
 ENGINEERING
 AUSTIN / HOUSTON

***THINK DESIGN innovate, integrate, implement...**

PROJECT # 201-312

SPF STUD EXT OPENING SCHEDULE 90 MPH

LOCATION	WIDTH	R		
		STUD TO BEAM	2x4 WINDOW SILL	2x6 WINDOW SILL
TYPICAL	3'-0" MAX	(6) 10d	(1) 2x4	(1) 2x6
TYPICAL	6'-0" MAX	(6) 10d	(2) 2x4	(2) 2x6
TYPICAL	9'-0" MAX	(10) 10d	(6) 2x4	(3) 2x6
TYPICAL	12'-0" MAX	(10) 10d	B411	(4) 2x6

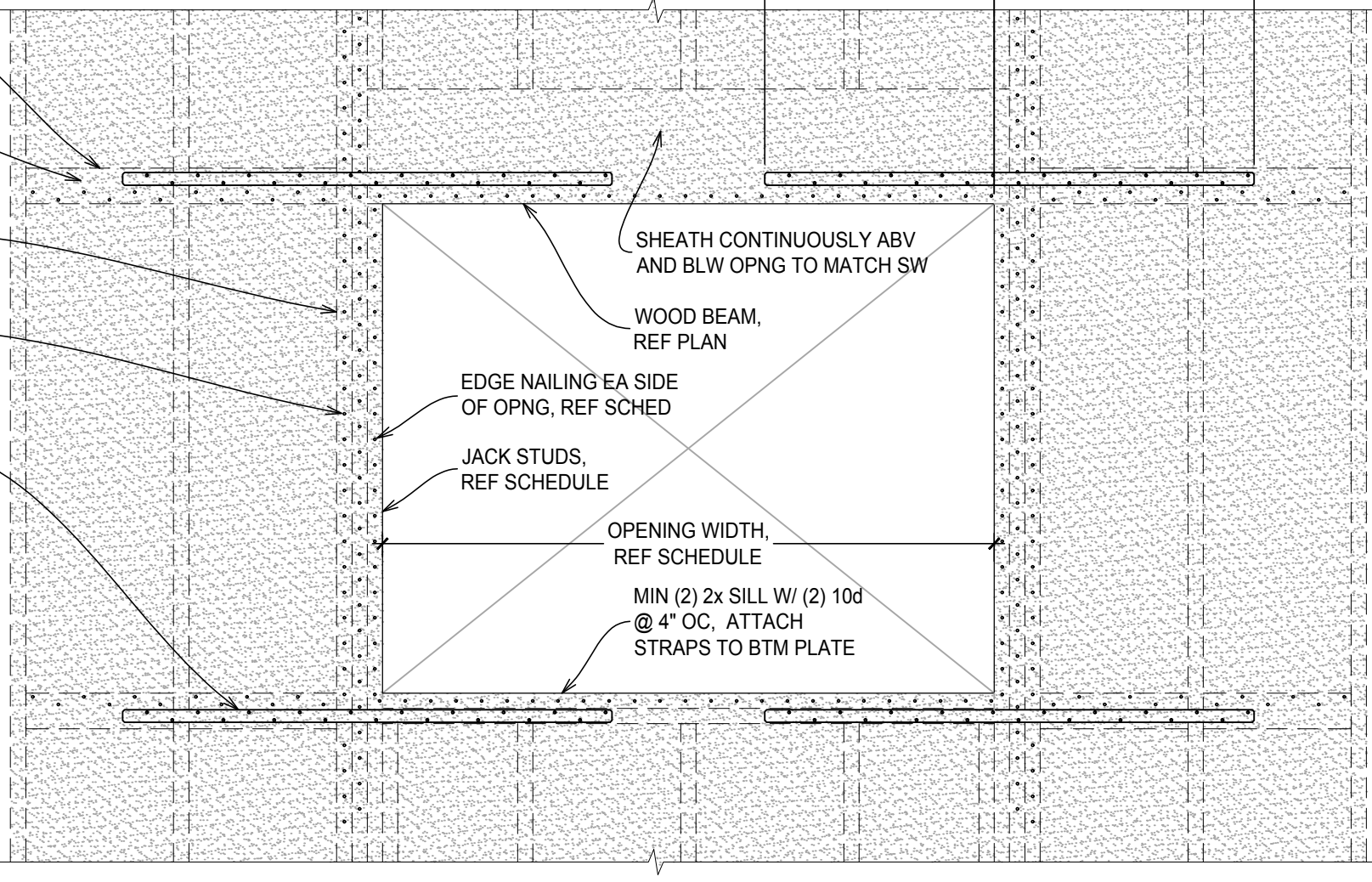
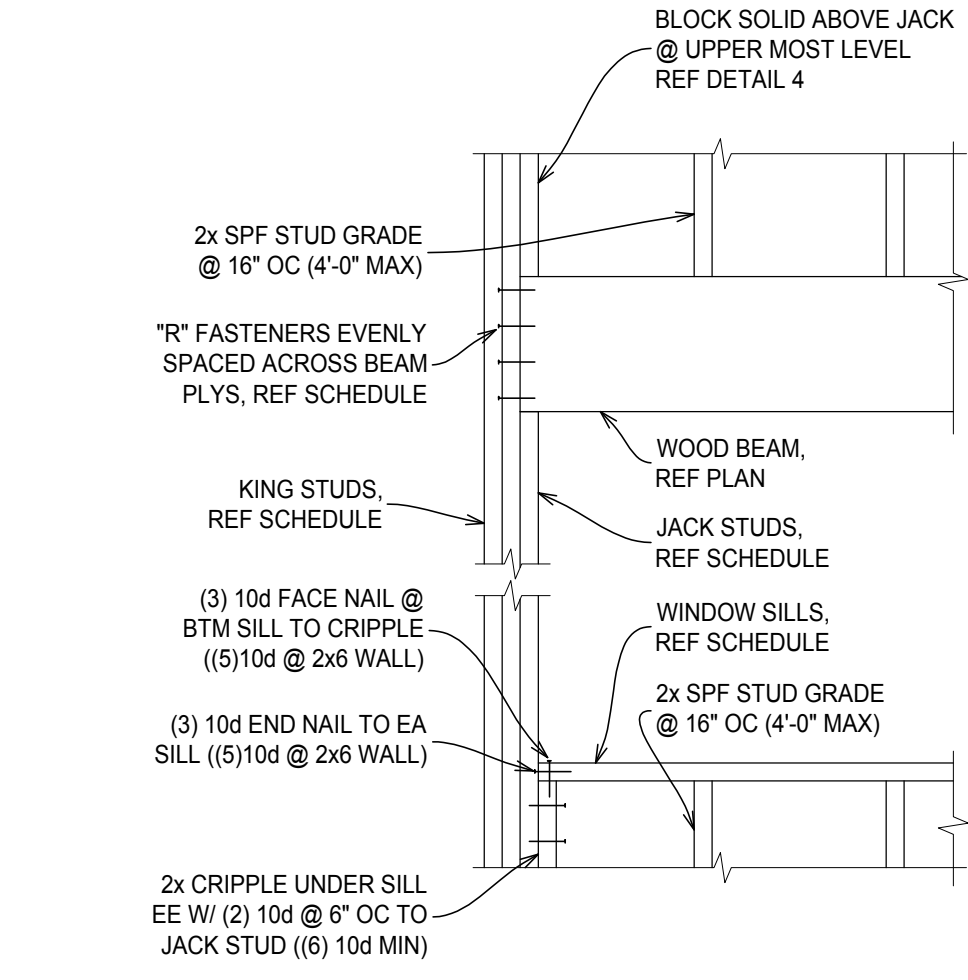
1. NAIL SILLS TOGETHER WITH (2) 10d @ 6" OC EA PLY.
 2. WHERE BEAM ABOVE GROUPED OPENINGS IS CONTINUOUS, OPENING WIDTH IN TABLE SHALL BE FROM OUTSIDE TO OUTSIDE OF OUTERMOST OPENINGS FOR 'R' FASTENERS.
 3. WHERE BEAM IS SHOWN AT WINDOW SILL, PROVIDE 'R' FASTENERS EE.
 4. WHERE FLAT 2x IS USED OVER INTERIOR OPENINGS, FOLLOW REQUIRED IS SCHEDULE FOR WINDOW SILL.

SPF STUD INT OPENING SCHEDULE

LOCATION	WIDTH	R		
		STUD TO BEAM	2x4 WINDOW SILL	2x6 WINDOW SILL
TYPICAL	3'-0" MAX	(6) 10d	(1) 2x4	(1) 2x6
TYPICAL	6'-0" MAX	(6) 10d	(2) 2x4	(1) 2x6
TYPICAL	9'-0" MAX	(6) 10d	(2) 2x4	(1) 2x6
TYPICAL	12'-0" MAX	(6) 10d	(3) 2x4	(2) 2x6

1. NAIL SILLS TOGETHER WITH (2) 10d @ 6" OC EA PLY.
 2. WHERE BEAM ABOVE GROUPED OPENINGS IS CONTINUOUS, OPENING WIDTH IN TABLE SHALL BE FROM OUTSIDE TO OUTSIDE OF OUTERMOST OPENINGS FOR 'R' FASTENERS.
 3. WHERE BEAM IS SHOWN AT WINDOW SILL, PROVIDE 'R' FASTENERS EE.
 4. WHERE FLAT 2x IS USED OVER INTERIOR OPENINGS, FOLLOW REQUIRED IS SCHEDULE FOR WINDOW SILL.

45 OPENING FRAMING
 NTS

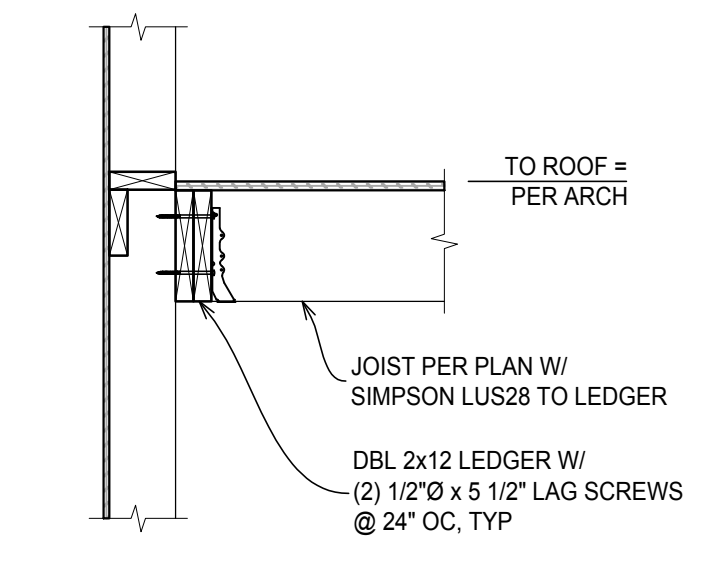


HORIZONTAL STRAP SCHEDULE

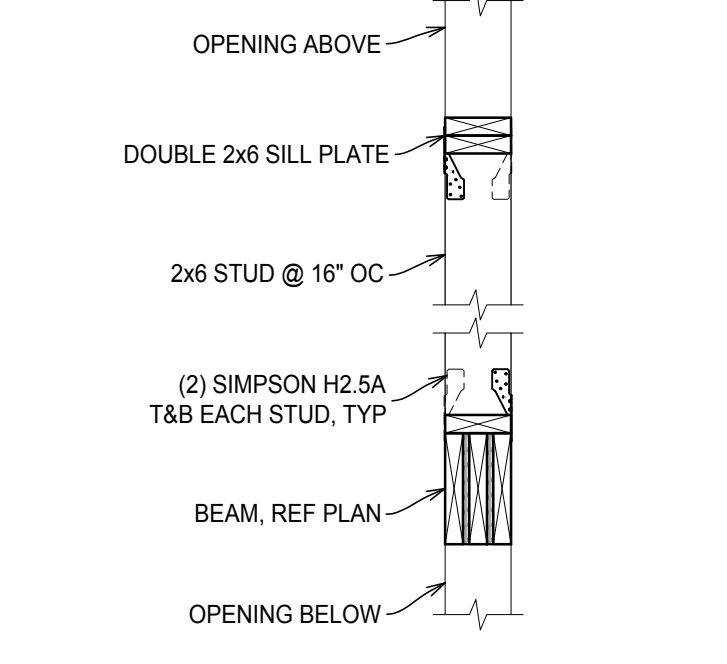
LOCATION	UP TO 3'-0" OPENINGS		UP TO 6'-0" OPENING	
	STRAP	LAP LENGTH	STRAP	LAP LENGTH
UPPERMOST	CSHP20	18"	CS16	36"
SECOND OF 3 & FIRST OF 2	CSHP20	18"	CS16	36"
FIRST OF 3	CSHP20	18"	CS16	36"

1. WHERE OPENING WIDTH IS LESS THAN 2X LAP LENGTH, STRAP SHALL BE CONT ACROSS OPENING WITH MINIMUM LAP EACH END.
 2. WHERE WALL PER LENGTH AT END OF WALL IS LESS THAN LAP LENGTH, USE WALL PER LENGTH.

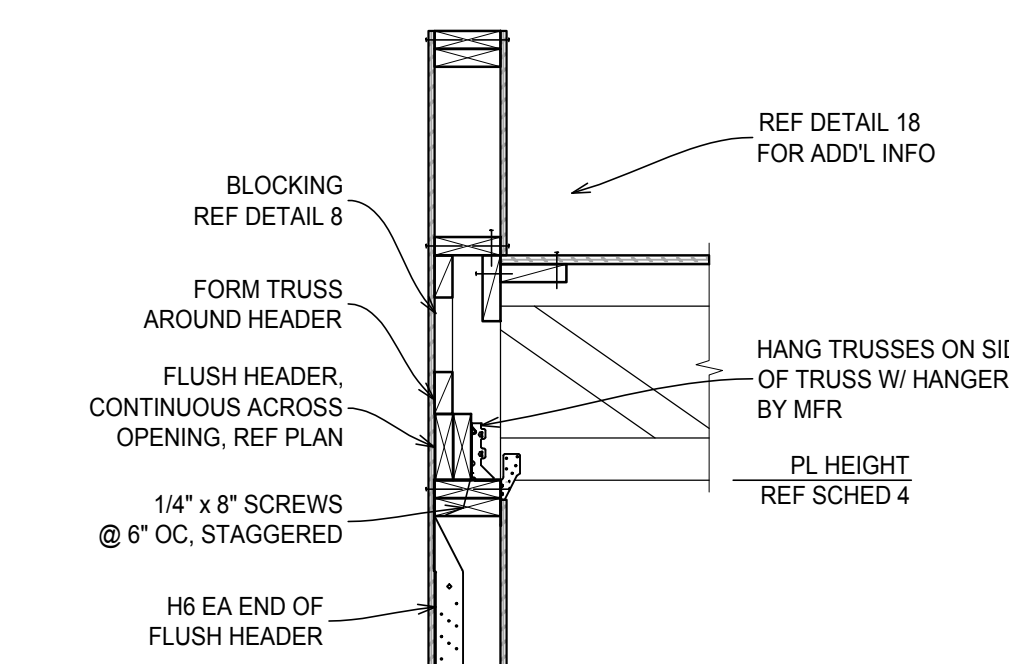
44 HORIZONTAL STRAPPING AT CONTINUOUS SHEAR WALL
 NTS



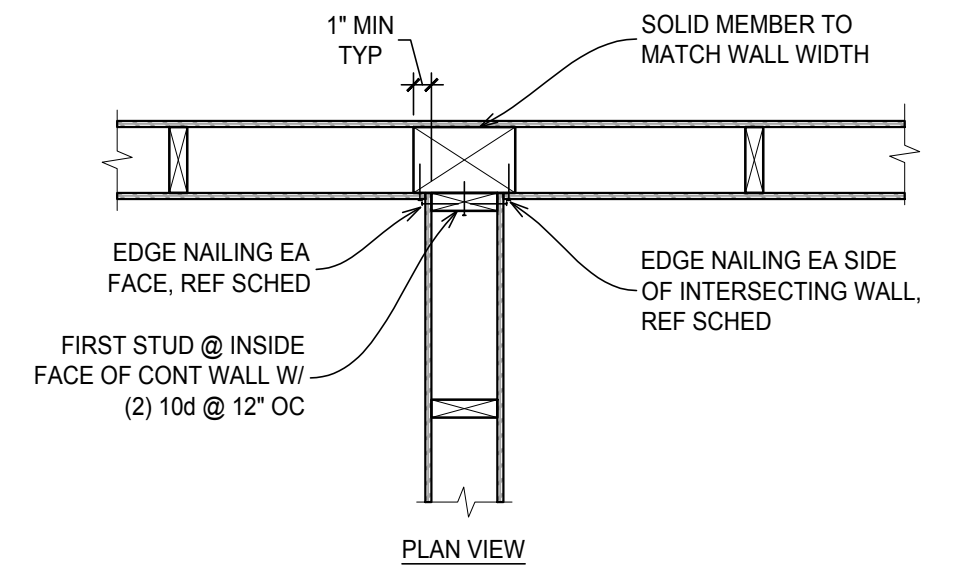
49 STAIR END WALL DETAIL
 NTS



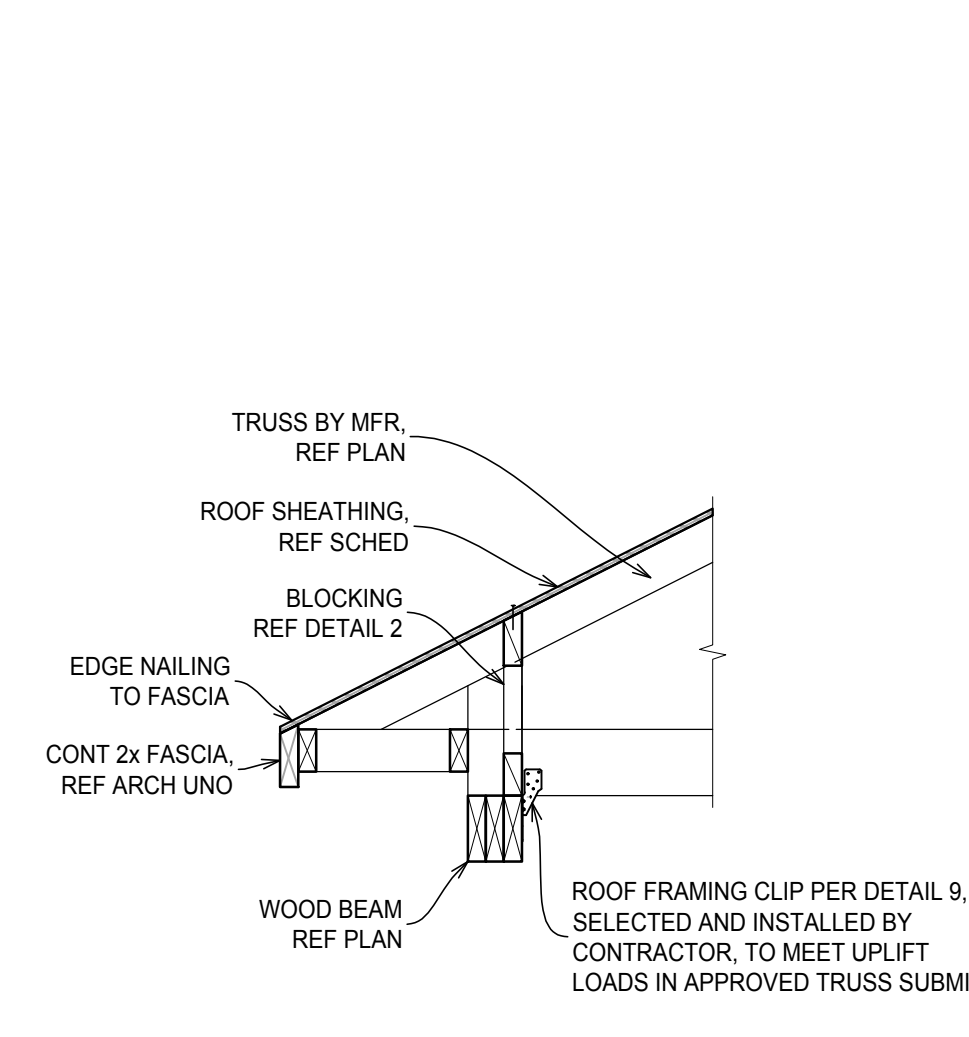
50 PARAPET FRAMING AT FLUSH HEADER
 NTS



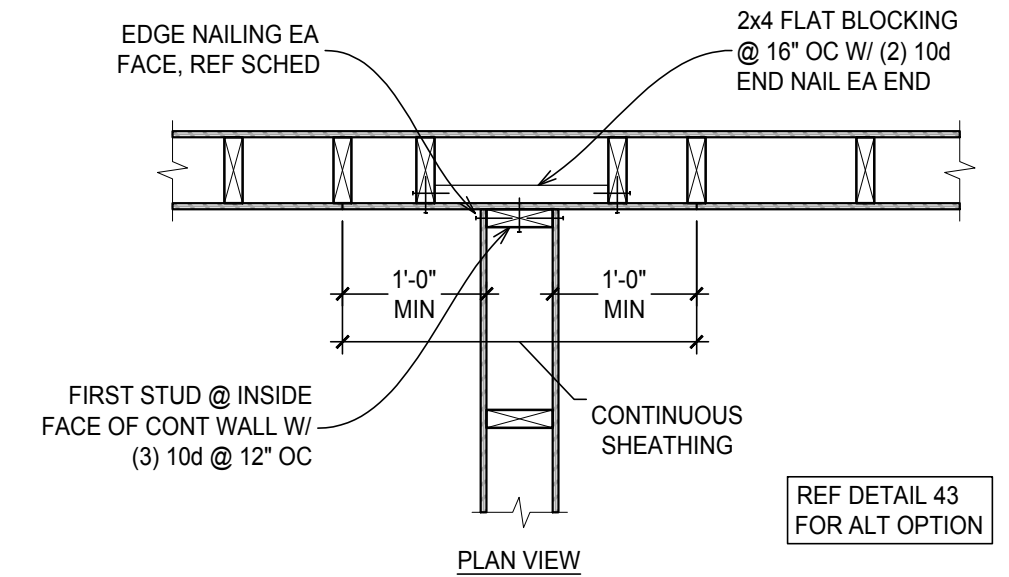
41 WALL INTERSECTION W/ VERT BLOCKING
 NTS



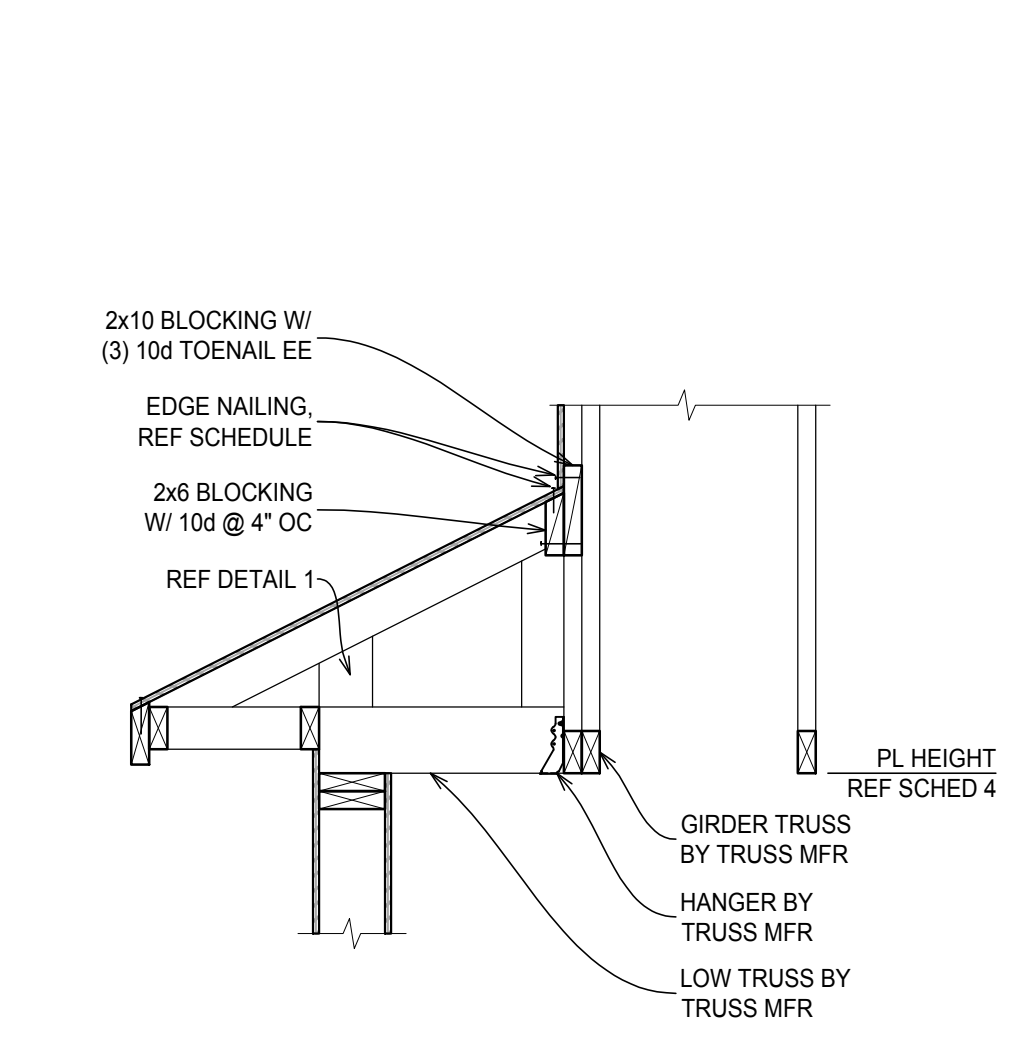
43 WALL INTERSECTION W/ SOLID MEMBER
 NTS



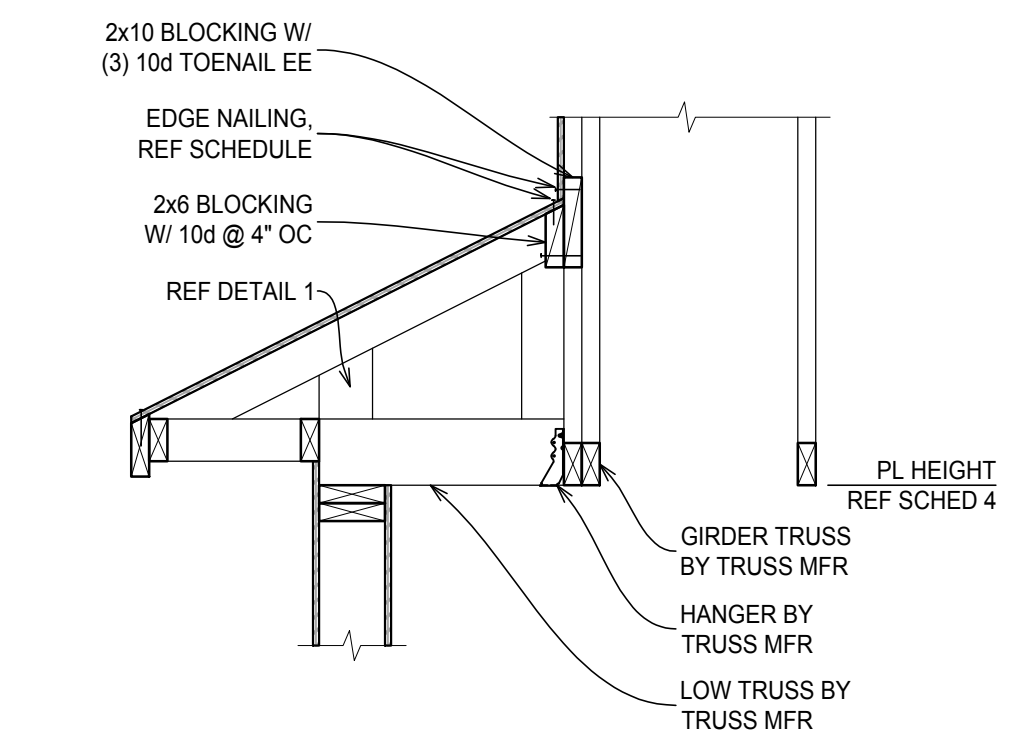
40 WALL INTERSECTION W/ HORIZ BLOCKING
 NTS



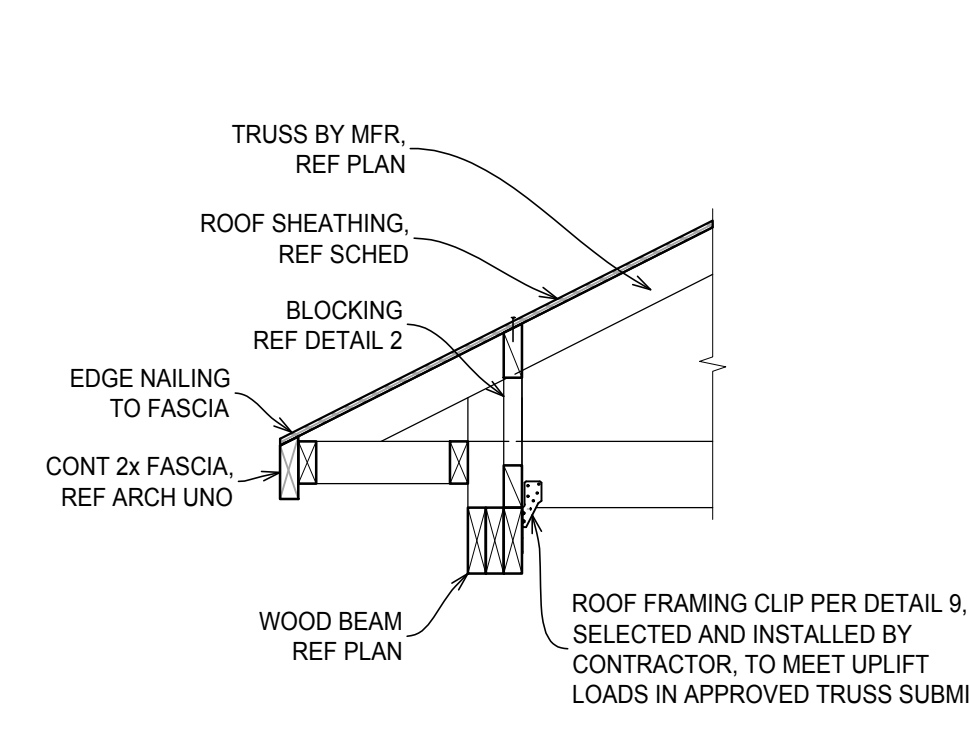
42 WALL INTERSECTION W/ CONT SHEATHING
 NTS



46 SET BACK GABLE
 NTS



47 PORCH ROOF FRAMING
 NTS



48 JOIST PERPENDICULAR TO WALL
 NTS

