



## Addendum #2 – Elite Hall Addition

To: Bidders

From: Craig Rasmussen

CC: File

Date: October 2, 2025

Re: Revision to Bid Documents

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**The following summary items are included in the addenda and are to be incorporated into the Bid Documents.**

1. Notes specify that the ground rod is to connect to the main water line coming into the building. Is the material type and depth of the water line known?

Response: The water line location is not in proximity to the electrical service location. The ground connection is to be coordinated with Hyrum City Power and Hyrum City will complete the ground connection.

2. What is the size of the existing furnace circuit that needs to be extended to the attic? There is no information on the existing panel or circuitry.

Response: Hyrum City Power will extend the furnace circuit to the attic or will address this otherwise at time of construction. For bidding, assume Hyrum City Power will complete the work.

3. There is reference to a soils report in the structural notes. Is there one that can be provided?

Response: A soils report is not available. Native soil in the adjoining craw space under the Elite Hall is generally gravelly cobble. The prior building at the site was removed and the excavation was filled with compacted granular borrow material.

4. For the slab on grade, the structural plans call for 4" gravel over compacted structural fill, but the architectural plans call for additional sand and vapor barrier. Please clarify which is correct.

Response: Because we are bringing up the grade, we have listed gravel over compacted fill. Sand and a vapor barrier is not required.

5. The details on plans do not show any epoxy dowels into the existing foundations. Will this be required?

Response: The foundations are independent and don't require dowels between the two foundations.

6. There aren't any details specifically calling for wood or metal stud framing for the interior soffit areas. Please clarify if wood is desired or if metal stud framing will work.

Response: Wood framing, see revised A1/A-301, 1/S103, and 15/S501.

7. There is reference in the utility notes that existing utilities are shown on the plans, but there is nothing shown in the plans. Is it anticipated that existing utilities will be encountered during excavation of the new addition?

Response: Water service is to be connected to an existing service on the south side (Main Street) of the project. Sewer can be connected to an existing sewer service on the south or north side of the addition. It is not anticipated that existing unknown utilities will be encountered during excavation. The previous building was demolished, and utilities were removed.

8. What permits will be required to be secured by the contractor?

Response: Building permit through Cache County Building Department at No Cost to the contractor. An encroachment permit from UDOT may be required for connecting the water service line.

9. On sheet A101 there is a shorter concrete wall shown. Will you please provide additional details for this wall? Top of wall elevation, footing size, and what is going in between the two foundation walls would be helpful.

Response: See revised C1/A403 for information.

10. Is there a brick ledge in the foundation wall on the north side of the building?

Response: See revised Detail 3/S-501 and C4/A501 for brick ledge at widened foundation wall for supporting the brick.

11. Mason's have raised some concern with matching the existing brick size and color. Are there any other options that may be considered for the new brick on the addition?

Response: The brick on the addition is not intended to match the size and color of the Elite Hall, rather it is important to complement the color with standard brick size.

12. It appears that there is a roof hatch in the new addition, but there isn't any call out or specification for one. Please clarify.

Response: No, there are no roof hatches on the building, mechanical equipment will be accessed by ladder or through window in existing building.

13. There is some expansion material called out between the existing building and the new addition, but no specification for it. Please provide.

Response: The expansion joint cover for the wall is called out on A4/A501, and for the roof is C4/A502. Parapet cap to extend to existing building and be flashed/sealed.

14. B1/A403 calls for fiber reinforced concrete at the exterior concrete ramps, but there isn't a specification. What is the desired intent? That same detail also shows a footing and stem wall under the bottom stair, but there isn't any call out for those on the structural plans. Please clarify.

Response: See revised B1-C1/A403, revised reinforcing to WWF for ramp. See revised B1-C1/A403, B4/A501 footings for retaining wall, stair and ramp.

15. There is a landscape planter called out on one of the plans, but there aren't any call outs or specifications for any landscaping. Please provide.

Response: Contractor to provide delegated design for the South plant and irrigation (coordinate with city) and North repair of irrigation and planting.

16. The foundation wall schedule on S001 calls for a max height of 4 feet for the FW2, but there aren't any footing steps shown on the plans. That wall would be over the 4-foot max. Please clarify.

Response: The max height was updated to 8'-0" for a concrete wall CW-2.

17. Are fire sprinklers required in the addition?

Response: Fire sprinklers are not required.

### **Clarification or Additional Information**

18. Electrical work is noted for in the crawl space below the existing Elite Hall. Please describe the crawl space conditions. – The crawl space below the Elite Hall varies in depth from 4 feet to about 2.5 feet tall with the shallower end at the south section of the building. There are existing lights in the west part of the crawl space. The crawl space is open with vertical concrete posts supporting the floor system at an approximate 10 ft by 10 feet grid. The crawl space is gravel/dirt and is accessed from a closet at the northeast corner of the Elite Hall with stairs down into a mechanical space connecting to the crawl space.

### **Attachments included with the Addendum:**

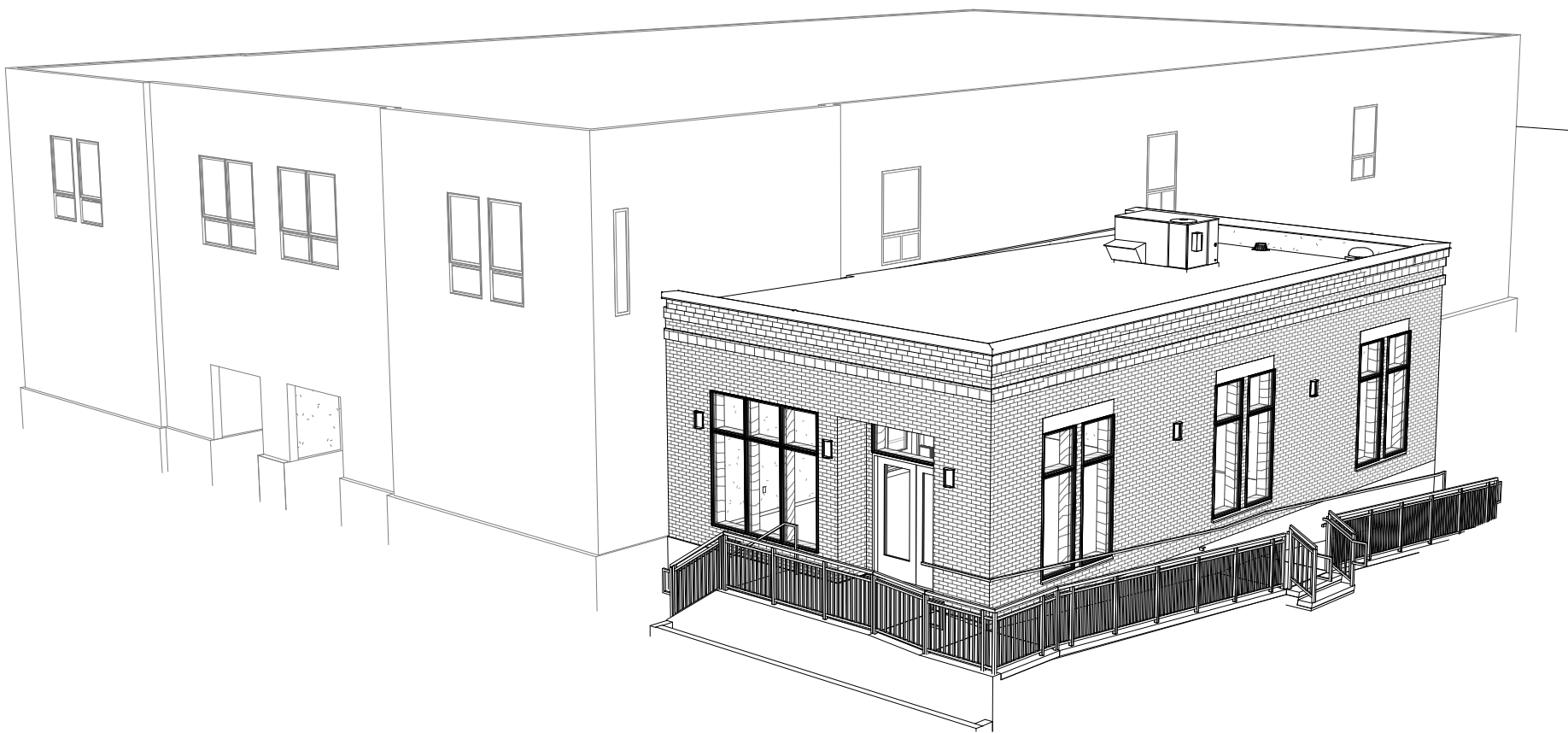
See plans noted in responses listed above.



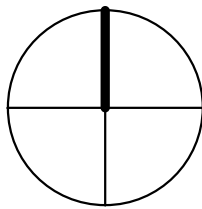
# ELITE HALL ADDITION 98 WEST MAIN ST HYRUM, UTAH

Case, Lowe and Hart, Inc.  
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Ogden, Utah 84401

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5160 1500 W  
Riverdale, Utah 84405



VICINITY MAP



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### BID ALTERNATE

PROVIDE COST FOR PROVIDING  
HARDWOOD FLOOR IN FOYER 101 AND  
OFFICE 103 TO MATCH EXISTING BUILDING  
FLOORING INCLUDING MATERIALS, COLOR  
AND DESIGN AS CLOSE AS POSSIBLE.

### DELEGATED DESIGN

PROVIDE DESIGN AND INSTALLATION OF  
PLANTING AND IRRIGATION OF THE SOUTH  
PLANTING AREA. ALSO REPAIR AND  
PLACEMENT AS REQUIRED OF IRRIGATION  
AND PLANTING ON NORTH SIDE OF  
ADDITION.

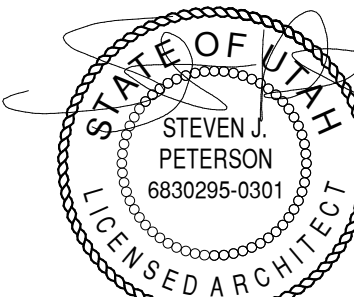
IF SHEET IS LESS THAN 22"x 34"  
IT IS A REDUCED PRINT.  
REDUCE SCALE ACCORDINGLY



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CONSULTANTS

STAMP



07/08/25



## ELITE HALL ADDITION

98 WEST MAIN ST.  
HYRUM, UTAH

MARK	DATE	DESCRIPTION
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1	9/30/2025	ADDENDUM 2
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ISSUE DATE:	July 08, 2025
PROJECT NO:	25390
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

### BID/PERMIT SET

JULY 08, 2025

SHEET TITLE

TITLE SHEET

SHEET NO:

G-001



1

2

SHEAR WALL SCHEDULE													
SYM.	SHEATHING		NAILING*				STUDS*			MIN. <sup>19</sup> SHEAR	ANCHOR BOLT	ANCHOR BOLT SPACING	COMMENTS
	THICK	TYPE <sup>1</sup>	EDGE (E.N.) SIZE	FIELD (F.N.) SPACING	EDGE SIZE	FIELD SPACING	SIZE	SIZE	SPACING				
SW-1	7/16"	OSB	8d	6" O.C.	8d	12" O.C.	2x	2x	16" O.C.	240 PLF	5/8"Øx10"	32" O.C.	-
SW-2	7/16"	OSB	8d	4" O.C.	8d	12" O.C.	3x	2x	16" O.C.	350 PLF	5/8"Øx10"	32" O.C.	-
SW-3	7/16"	OSB	8d	3" O.C.	8d	12" O.C.	3x <sup>2</sup>	2x	16" O.C.	450 PLF	5/8"Øx10"	16" O.C.	-
SW-4	7/16"	OSB	8d	2" O.C.	8d	12" O.C.	3x <sup>2</sup>	2x	16" O.C.	585 PLF	5/8"Øx10"	16" O.C.	-
SW-5	7/16"	OSB	8d	4" O.C.	8d	12" O.C.	3x <sup>2</sup>	2x	16" O.C.	700 PLF	3/4"Øx12"	16" O.C.	SHEATH BOTH SIDES. 3x SILL PL REQ.
SW-6	7/16"	OSB	10d	4" O.C.	10d	12" O.C.	3x <sup>2</sup>	2x	16" O.C.	1290 PLF	3/4"Øx12"	16" O.C.	SHEATH BOTH SIDES. 3x SILL PL REQ.

**NOTES:**

- OSB SHEATHING SHALL BE TYPE C-D, C-C STRUCTURAL GRADE. ALL OTHER GRADES SHALL BE COVERED IN IBC SECTION 2303.1.4.
- SHEATHING MAY BE INSTALLED ON EITHER SIDE OF WALL INDICATED, U.N.O.
- SEE TABLE OF EQUIVALENT FASTENERS FOR APPROVED SUBSTITUTIONS.
- STUDS SHALL BE DOUGLAS FIR/LARCH OR SOUTHERN PINE.
- FASTER'S FOR PRESSURE PRESERVATIVE WOOD SHALL BE HOT-DIPPED, GALVANIZED STEEL OR STAINLESS STEEL.
- (2) 2x NOMINAL STUDS MAY BE USED IN PLACE OF 3x NOMINAL STUDS PROVIDED THE (2) 2x NOMINAL STUDS ARE NAILED TOGETHER WITH 16d NAILS AT 3" O.C. STAGGER NAILING BETWEEN STUDS.
- STUD MAY BE A 2x MINIMAL MEMBER PROVIDED PANEL JOINTS ON BOTH SIDES OF THE WALL ARE STAGGERED AND DO NOT SHARE THE SAME 2x NOMINAL STUD.
- ALL DOWNS MUST BE ANCHORED AS PER SIMPSON SPECS THROUGH A MIN. OF DOUBLE FULL LENGTH 2x STUDS. DOWNS CAN NOT BE ANCHORED TO CRIMBERS OR CRIPLES.
- SIMPSON SET-XP ADHESIVE SYSTEM MAY BE USED AS PER MANUFACTURER'S SPECS TO ANCHOR BOLTS IN CONCRETE.
- VALUES SHOWN ARE TO BE USED WHEN SEISMIC GOVERNS THE DESIGN AND MAY BE INCREASED 40% IF WIND GOVERNS.
- USE "J" BOLTS W/ 3"x3"x1/4" STEEL PLATE WASHER AT EACH BOLT. PROVIDE A ROUND CUT WASHER BETWEEN THE NUT OF THE ANCHOR BOLT AND THE PLATE WASHER.

FOOTING SCHEDULE									
MARK	WIDTH	LENGTH	THICK	LENGTHWISE REINF.		CROSSWISE REINF.			NOTES
				NO.	SIZE	NO.	SIZE	SPACING	
FC-2.0	2'-0"	CONT.	10"	3	#4	--	--	--	REBAR CONTINUOUS
FC-2.5	2'-6"	CONT.	10"	3	#4	--	#4	10"	
FC-3.0	3'-0"	CONT.	10"	4	#4	--	#4	10"	
FT-1.5	1'-6"	CONT.	10"	2	#4	--	--	--	THICKENED SLAB, REBAR CONTINUOUS
FS-3.0	3'-0"	3'-0"	10"	4	#4	4	#4	EQ.	
FS-4.0	4'-0"	4'-0"	10"	4	#5	4	#5	EQ.	

**TYPICAL FOOTING SECTION**

SIMPSON HOLDOWN SCHEDULE		
HOLDOWN	MIN. POST	ANCHOR
LSTDH8	3"	--
STDH10	3"	--
STDH14	3"	--
HDU4	3"	SB5/8x24
HDU5	3"	SB5/8x24
HDU8	4-1/2"	SB7/8x24
HDU11	5-1/2"	SB1x30
HDU14	5-1/2"	SB1x30
MST37	3"	--
MST48	3"	--
MST60	3"	--
MST72	3"	--
(2) MST60	6"	--
(2) MST72	6"	--
HD12	5-1/2"	PAB8 *

\* ANCHOR MUST EXTEND INTO FOOTING

FOUNDATION WALL SCHEDULE						
MARK	MAX HEIGHT	WALL THICKNESS	VERTICAL REINF.		HORIZONTAL REINF.	
			SIZE	SPACING	SIZE	SPACING
FW-1	8'-0"	10"	#4	16" O.C.	#4	10" O.C.
FW-2	8'-0"	8"	#4	16" O.C.	#4	12" O.C.

**GENERAL NOTES:**

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT SUBSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
2. CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. SEE ARCHITECT'S PLANS FOR DIMENSIONS. DO NOT SCALE DRAWINGS.
4. SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURER-DESIGNED COMPONENTS AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THIS STRUCTURE RESIDES.
5. SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED.
7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2021 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
9. ALL STRUCTURAL DESIGNATIONS REQUIRED BY THE BUILDING OFFICIALS OF THE INTERNATIONAL BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

**FOOTINGS, FOUNDATIONS AND SLAB ON GRADE NOTES:**

1. ALL FOOTING SIZES ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE AS SHOWN IN THE DESIGN CRITERIA. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. SOIL PREPARATION UNDER FOOTINGS AND SLABS ON GRADE SHALL BE IN ACCORDANCE WITH THE SOILS REPORT. FOR PROJECTS WITHOUT A SOILS REPORT CONTRACTOR/OWNER IS TO VERIFY ADEQUATE SOIL CONDITIONS ARE PROVIDED.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX. DENSITY, BASED ON ASTM D 1557 METHOD. IF COMPACTION FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.
4. NO FOOTINGS SHALL BE PLACED IN WATER, SNOW, FROZEN GROUND, OR UNSTABLE SOILS.
5. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR Laterally Supporting All Retaining Type Foundation Walls While Compacting Behind Walls and Until All Supporting Members Have Been Placed (Such As Floor).
7. ALL REINFORCEMENTS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
8. PROVIDE FLOOR FOOTING AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS AND COLUMNS ABOVE, UNLESS NOTED OTHERWISE.
9. PROVIDE CONTROL JOINTS IN SLABS AT A MAX. OF 15 FT. OC. EACH WAY AND AS SHOWN ON PLANS. AT EXTERIOR SLABS AND GARAGE FLOORS POUR SLABS BETWEEN CONTROL JOINTS SO THAT ADJACENT POURS ARE STAGGERED AT LEAST TWO DAYS APART.
10. AT EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW FROST DEPTH, MEASURED FROM LOWEST ADJACENT FINISH GRADE.
11. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS.
12. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE METAL FACES FORMED WITH STANDARD FORMING MATERIALS ( WOOD, METAL, ETC. ) WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATES "SOIL FORMS" PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON EACH SIDE.
13. SLABS ON GRADE SHALL BE 4 INCHES THICK CONCRETE UNDERLAIN BY FREE DRAINING MATERIAL.

**CONCRETE NOTES:**

1. ALL COLUMNS, RETAINING WALLS AND ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC., SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
2. ALL SUSPENDED SLABS AND BEAMS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 5,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
3. ALL FOOTINGS, FOUNDATIONS, INTERIOR SLABS ON GRADE, AND SUSPENDED SLABS ON DECK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO A LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
4. UNLESS OTHERWISE NOTED, ALL FOUNDATION WALL VERTICAL COLD JOINTS SHALL BE KEYS WITH A KEY 1-1/2" DEEP, A LENGTH 2" LESS THAN THE MEMBER, AND WITH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
5. ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH (2) #5 BARS EXTENDING 2'-0" MIN. BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.
6. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
7. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER LOCATION OF L OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
9. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROOVES, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
10. FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, W/4 CORNER W/2(2) #4 BARS PER ENDING W/4 DEEP.
11. STRUCTURAL CONCRETE HAS BEEN DESIGNED AT 2,500 LBS. PER SQUARE INCH AND SPECIFIED AT A HIGHER STRENGTH CONCRETE AS STATED ABOVE. NO SPECIAL INSPECTIONS ARE REQUIRED PER IBC SECTION 1705.3.

**ROOF TRUSS NOTES:**

1. ROOF IS TO BE CONSTRUCTED OF A PRE-MANUFACTURED TRUSS SYSTEM DESIGNED BY TRUSS MANUFACTURER.
2. DESIGN TRUSSES TO LIMIT DEFLECTION TO SPAN (IN.) DIVIDED BY 240.
3. CHECK DIMENSIONS WITH ARCH. DRAWINGS. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS.
4. SERIAL ARCHITECTURAL DRAWINGS FOR VAULTS, TRAY CEILINGS, CEILING HEIGHTS, ETC.
5. GIRDER TO GIRDER CONNECTIONS PER TRUSS MANUFACTURER.
6. TRUSS LAYOUT SHALL FOLLOW THE STRUCTURAL PLANS, OR TRUSS SHOP DRAWINGS NEED TO BE SUBMITTED TO REEVE AND ASSOCIATES FOR REVIEW.

**LUMBER NOTES:**

**GENERAL NOTES:**

1. MEMBER GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
  - a. GIRL/CLAM BEAMS 24F-V4 DF/DIF
  - b. JOISTS DOUGLAS-FIR/LARCH #2
  - c. HEADERS DOUGLAS-FIR/LARCH #2
  - d. COLUMNS DOUGLAS-FIR/LARCH #2
  - e. STUDS NONBEARING WALLS DOUGLAS-FIR/LARCH #2
  - f. PRE-FAB JOISTS AS PER MANUFACTURER
  - g. SILL PLATES IN CONTACT WITH CONCRETE DOUGLAS-FIR/LARCH #2
  - h. TIE RODS IN MOISTURE PROTECTED
2. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON STRONG-TIE OR EQUAL STRUCTURAL CONNECTORS. ANY OTHER SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
3. WHERE MULTIPLE SILL PLATES ARE USED, ANCHOR BOLTS SHALL EXTEND THROUGH ALL SILL PLATES.
4. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" X 4" BLOCK. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
5. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. CROSS BRIDGING OF NOT LESS THAN 1"x3" MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS NOT TO EXCEED 8'-0" APART, FOR SPANS OF 18'-0" AND GREATER.
6. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIA. EQUAL TO 1.5 TIMES THE BOLT DIA. UNLESS SHOWN OTHERWISE IN DETAILS.
7. MINIMUM JOIST SPACING SHALL BE AS PER SECTION 2304.9.1 OF THE INTERNATIONAL BUILDING CODE.
8. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.C.O. APPROVAL. SEE ATTACHED SCHEDULE.
9. JOISTS SHALL HAVE BRIDGING, BLOCKING AND NOTCHED BEARING PL AS RECOMMENDED BY THE MANUFACTURER WITH A MIN. OF ONE ROW OF BRACKS AT MID SPAN MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.
10. ALL PRE-MANUFACTURED WOOD PRODUCTS SHALL BE PROVIDED BY TRUSS JOIST, BOISE CASCADE CORP. OR LOUISIANA PACIFIC CORP. ANY OTHER SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
11. FASTENERS FOR PRESSURE PRESERVATIVE WOOD SHALL BE HOT-DIPPED, GALVANIZED STEEL OR STAINLESS STEEL.
12. BEAM SIZES ARE BASED ON A MIN. STRENGTH REQUIREMENTS. SIZES MAY BE INCREASED FOR ARCHITECTURAL OR CONSTRUCTION PURPOSES.
13. TYPICAL DOOR/WINDOW HEADERS TO BE (2) 2X6 UNLESS NOTED OTHERWISE.
14. 2-PLY AND 3-PLY PRE-ENGINEERED WOOD BEAMS SHALL BE NAILED TOGETHER AS PER MANUFACTURER'S SPECIFICATIONS. 4-PLY AND GREATER PRE-ENGINEERED WOOD BEAMS SHALL BE ATTACHED W/ (2) ROWS 1/2" O" THRU-BOLTS @ 12" o.c., SPACED 2" FROM TOP AND BOTTOM OF BEAM. SEE MANUFACTURES SPECIFICATIONS FOR ALL OTHER CONNECTION CONDITIONS.
15. SOLID BLOCKING OR SQUASH BLOCKS REQUIRED IN JOIST SPACE AT ALL COMMON LOCATIONS. CARRY ALL COMMON LOADS DOWN TO FTG. OR FDN.
16. FLOOR SHEATHING SHALL BE 7/16" APA RATED SHEATHING W/SPAN RATING OF 24/0. SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
17. FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD GLUED & NAILED. GLUE SHALL CONFORM TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
18. WALL SHEATHING SHALL BE 7/16" APA RATED SHEATHING. SEE SHEAR WALL SCHEDULE FOR MORE INFORMATION.
19. UNLESS NOTED OTHERWISE, 8d NAILS SHALL BE USED TO FASTEN ALL ROOF AND FLOOR SHEATHING TO JOIST OR BEAM. 8d NAILS SHALL BE USED TO FASTEN ALL FLOOR SHEATHING TO SUPPORTING FRAMING AS FOLLOWS:
  - a. BOUNDARY NAILING "B": 4" O.C. AT ALL ROOF AND FLOOR SHEATHING INTO BEARING AND/OR SHEAR WALLS, TOP AND BOTTOM OF WALLS.
  - b. PANEL EDGE NAILING "EN": 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES.
  - c. PANEL FIELD NAILING "FN": 12" O.C. AT INTERIOR SUPPORTS IN FIELD OF PANEL.
20. BLOCK JOISTS, RAFTERS AND/OR TRUSSES SOLID AT ALL BEARING POINTS.
21. PROVIDE (2) 32" STUD COLUMNS AT ALL BEAMS, HEADERS AND GIRDER TRUSS BEARING LOCATIONS TYPICAL UNLESS NOTED OTHERWISE.
22. ALL BOLTS THRU WOOD SHALL BE ASTM A307 AND SHALL HAVE HARDENED WASHERS UNDER ASTM A563 HEAVY HEX NUTS AND BOLT HEADS.
23. UNLESS NOTED OTHERWISE, ALL WALL BOTTOM PLATES TO BE ANCHORED TO FOUNDATIONS OR FOOTINGS WITH 5/8" DIAMETER ANCHOR BOLTS AT 32" O.C. WITH 8" MIN. EMBEDMENT. WALL BOTTOM PLATES AT SHEAR WALLS SHALL INCLUDE 3"x3"x1/4" STEEL PLATE WASHERS. PROVIDE A ROUND CUT WASHER UNDER EACH ANCHOR BOLT AND ANCHOR BOLT IN THE PLATE WASHER.
24. UNLESS OTHERWISE NOTED, ALL BEARING WALL STUDS SHALL BE 2X6 SPACED AT 16" O.C. BLOCK ALL NON-SHEATHED BEARING WALLS AT 4'-0" O.C.
25. EXTERIOR WALLS SHALL HAVE DOUBLE 2x TOP PLATES SPLICED WITH A MIN. 0' 48" OF OVERLAP AND SHALL BE CONNECTED WITH A MIN. OF (12) 16d NAILS.

REINFORCING STEEL NOTES:

1. ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185. SHALL BE SUPPLIED IN FLAT SHEETS AND SHALL HAVE A MIN. SILE LAP OF 8 INCHES. ADEQUATELY TIE AND SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 315 TO MAINTAIN EXACT REQUIRED POSITION. ALL FIELD BENT DOWN BARS SHALL BE GRADE 40 WITH SPACING INDICATED REDUCED BY 1/3.

2. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE:

A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"

B. EXPOSED TO EARTH OR WEATHER:

#6 & LARGER	2"
#5 & SMALLER	1 1/2"

C. NOT EXPOSED TO WEATHER OR EARTH:

SLABS, WALLS, JOISTS, #11 & SMALLER	3/4"
BEAMS, COLUMNS: MAIN REINFORCING OR TIES	1 1/2"

D. SLAB ON GRADE:

PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE

3. EXCEPT WHERE NOTED, CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MIN. STRESS BY LAPPING 44 BAR DIAMETERS IN CONCRETE AND 50 BAR DIAMETERS IN MASONRY.

4. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR STRUCTURE BELOW WITH DOWELS TO MATCH. SPLICE LENGTHS SHALL COMPLY WITH NOTE 3. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A 3" STANDARD HOOK AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NOT MORE THAN 20" INTO FOOTING.

5. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS. WHERE REINFORCING IS WELDED, USE ASTM A706 REINFORCING.

**BRICK VENEER NOTE:**

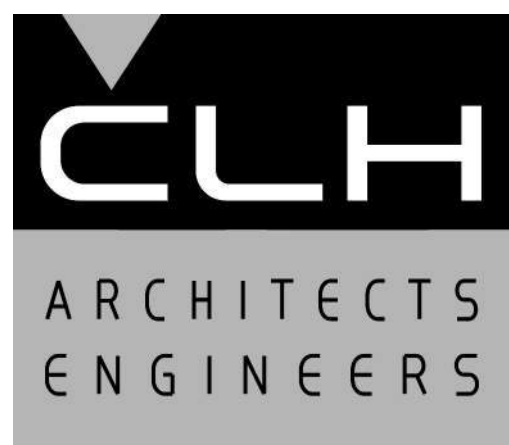
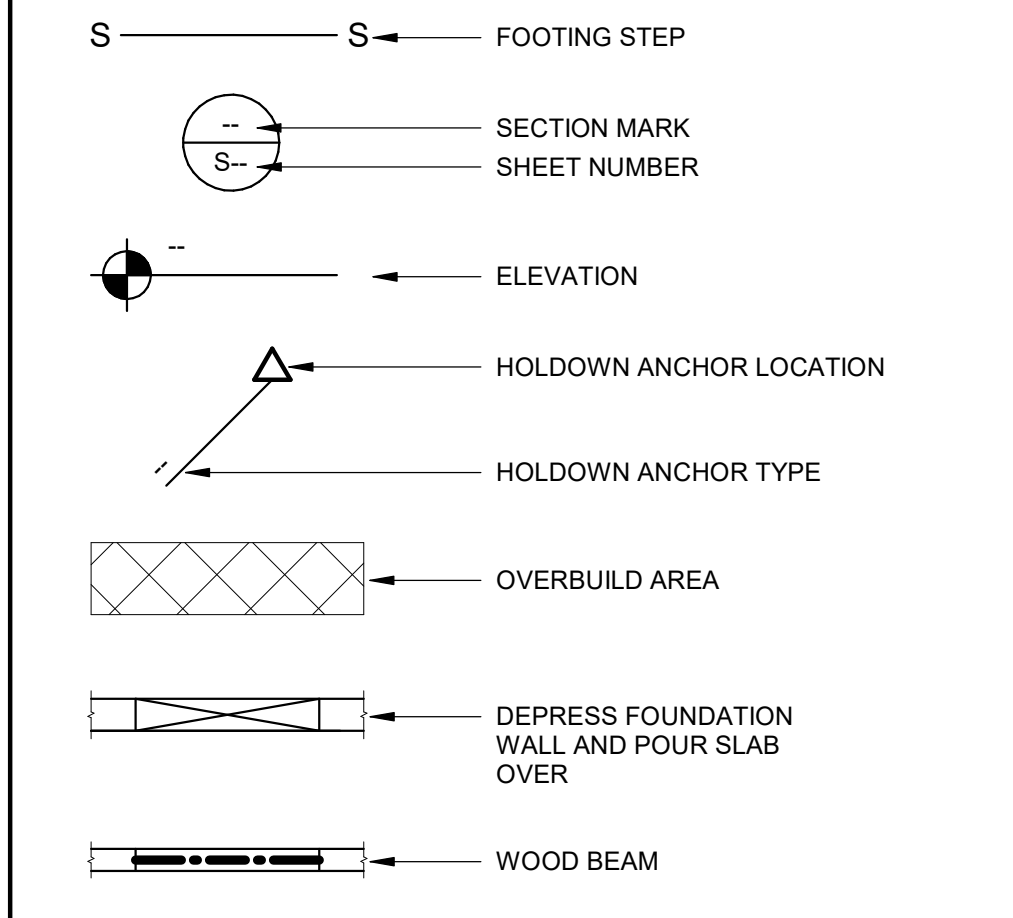
1. WALL TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN 2 SQUARE FEET (0.19 M) OF WALL AREA BUT SHALL NOT BE MORE THAN 24 INCHES (610 MM) ON CENTER HORIZONTALLY.
2. THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH LAP SPLICES BETWEEN TIES REQUIRED. (OR AS REQUIRED BY LOCAL CODES.)

**EPOXY NOTE:**

1. EPOXY IN CONCRETE SHALL BE "HIT RE 500 SD" BY HILTI CORPORATION, "EPCON INJECTION SYSTEM" BY RAMSET/REDHEAD, "POWER-FAST, STANDARD SET" BY POWERS, OR APPROVED EQUAL.
2. ALL DRILLED HOLES SHALL BE SIZED PER THE MANUFACTURERS' RECOMMENDATIONS.
3. AFTER DRILLING THE PROPER SIZE HOLE, CLEAN THE WALLS AND BOTTOM OF HOLE OF ALL DUST AND DEBRIS USING A NYLON BRUSH IN CONJUNCTION WITH OIL FREE COMPRESSED AIR. THE HOLE SHALL BE FREE OF DUST, DEBRIS AND STANDING WATER.
4. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS FOR EPOXY INSTALLATION.

<b>DESIGN CRITERIA:</b>	
GOVERNING CODE _____	2021 IBC
RISK CATEGORY _____	II
<b><u>EARTHQUAKE</u></b>	
IMPORTANCE FACTOR _____	$I_E = 1.00$
RESPONSE MODIFICATION COEFFICIENT _____	$R = 6.5$
SPECTRAL RESPONSE COEFFICIENTS _____	$S_S = 1.063g$
	$S_1 = 0.360g$
	$S_{0.6} = 0.851g$
	$S_{0.1} = 0.466g$
SEISMIC DESIGN CATEGORY _____ D	
SOIL SITE CLASS _____	D (ASSUMED)
BASIC SEISMIC-FORCE-RESISTING SYSTEM _____	WOOD SHEAR WALL
DESIGN BASE SHEAR _____	$V = C_w W$
ANALYSIS PROCEDURE _____	EQUIVALENT LATERAL FORCE PROCEDURE
<b><u>WIND</u></b>	
BASIC WIND SPEED _____ (3 SECOND GUST)	115 MPH
	EXPOSURE C
<b><u>SOIL</u></b>	
FROST DEPTH _____	30" MIN.
SOIL BEARING PRESSURE _____	1500 PSF
	(ASSUMED)
CONTRACTOR/OWNER TO VERIFY ADEQUATE BEARING CONDITIONS ARE PROVIDED.	
<b><u>ROOF</u></b>	
DEAD LOAD _____	15 PSF
SNOW GROUND _____	53 PSF
ROOF SNOW _____	37 PSF

LEGEND OF SYMBOLS AND ABBREVIATIONS		
AB.	=	ANCHOR BOLT
ABV.	=	ABOVE
ARCH.	=	ARCHITECT
BN.	=	BOUNDARY NAILING
BLW.	=	BELOW
CL.	=	CENTERLINE
CMU.	=	CONCRETE MASONRY UNIT
COL.	=	COLUMN
CONC.	=	CONCRETE
CONT.	=	CONTINUOUS
DBA.	=	DEFORMED BAR ANCHOR
EN.	=	EDGE NAILING
EQ.	=	EQUAL
ELEV.	=	ELEVATION
EW.	=	EACH WAY
FDN.	=	FOUNDATION
FN.	=	FIELD NAILING
FTG.	=	FOOTING
GLB.	=	GLUELAM BEAM
HORIZ.	=	HORIZONTAL
IBC.	=	INTERNATIONAL BUILDING CODE
HSA.	=	HEADED STUD ANCHOR
LLH.	=	LONG LEG HORIZONTAL
LLV.	=	LONG LEG VERTICAL
MAX.	=	MAXIMUM
MECH.	=	MECHANICAL
MIN.	=	MINIMUM
OAE.	=	OR APPROVED EQUAL
O.C.	=	ON CENTER
OPP.	=	OPPOSITE
PSW.	=	PERFORATED SHEAR WALL
PL.	=	PLATE
PLM.	=	PARALLAM
REINF.	=	REINFORCEMENT
REQD.	=	REQUIRED
SCHED.	=	SCHEDULE
STRUCT.	=	STRUCTURAL
SW.	=	SHEAR WALL
SIM.	=	SIMILAR
SQ.	=	SQUARE
TYP.	=	TYPICAL
UNO.	=	UNLESS NOTED OTHERWISE
VERT.	=	VERTICAL



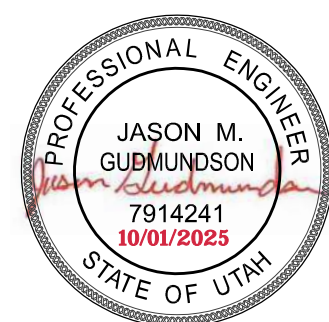
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DRAWN BY: A.W.B. ENGINEER: J.M.G. PROJECT #: 6528-33

STAMP



# ELITE HALL ADDITION

98 WEST MAIN ST.  
HYRUM, UTAH

MARK	DATE	DESCRIPTION
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ISSUE DATE: JULY 02, 2025

PROJECT NO: 18320

CAD DWG FILE:

DRAWN BY: A.W.B.

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CHK'D BY: J.M.G.

BID/PERMIT SET

JULY 02, 2025

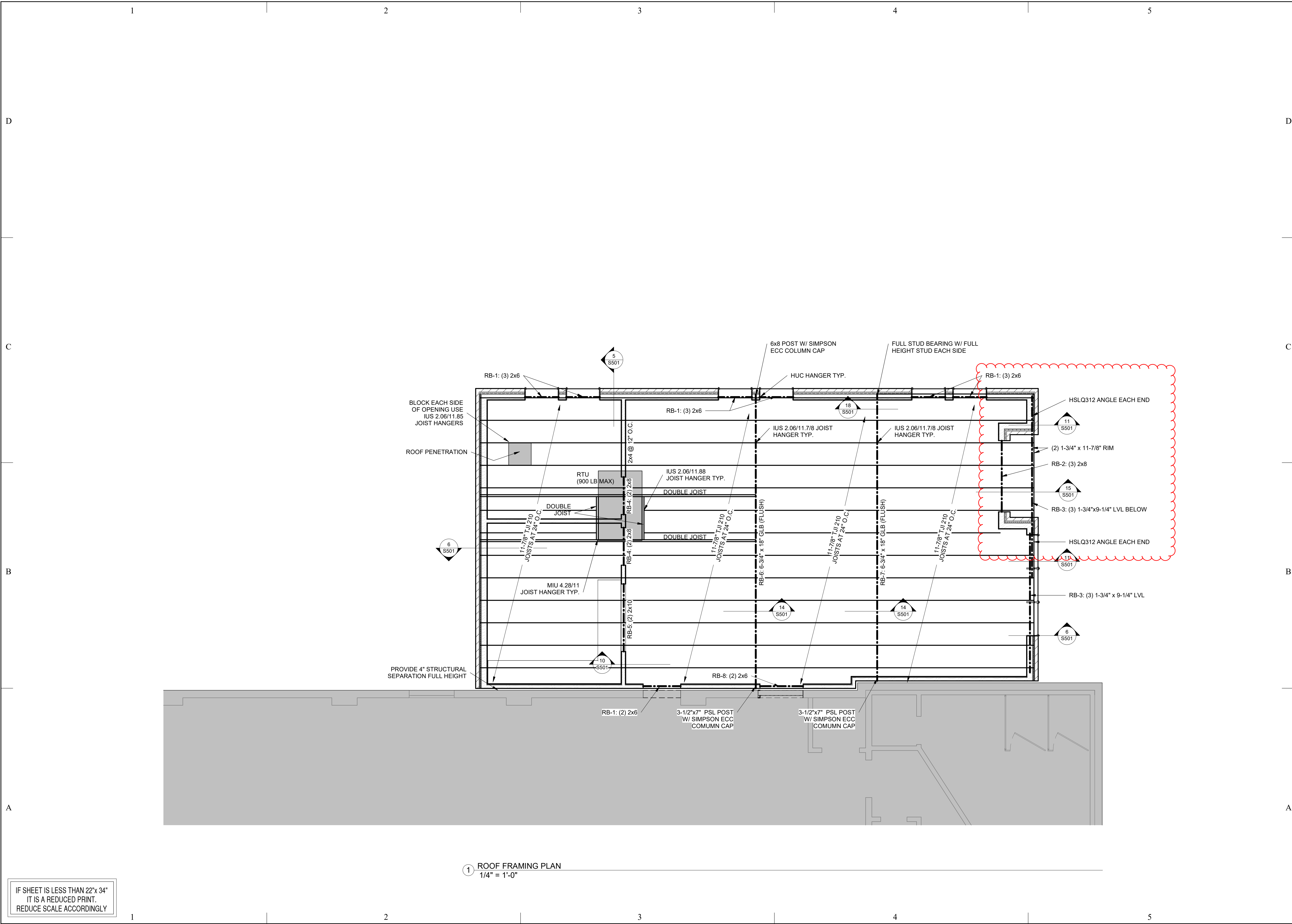
SHEET TITLE

# GENERAL STRUCTURAL NOTES

SHEET NO:

S001





1 ROOF FRAMING PLAN  
1/4" = 1'-0"



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## ELITE HALL ADDITION

98 WEST MAIN ST.  
HYRUM, UTAH

MARK	DATE	DESCRIPTION
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ISSUE DATE:	JULY 02, 2025
PROJECT NO:	18320
CAD DWG FILE:	
DRAWN BY:	A.W.B.
CHK'D BY:	J.M.G.

BID/PERMIT SET

JULY 02, 2025

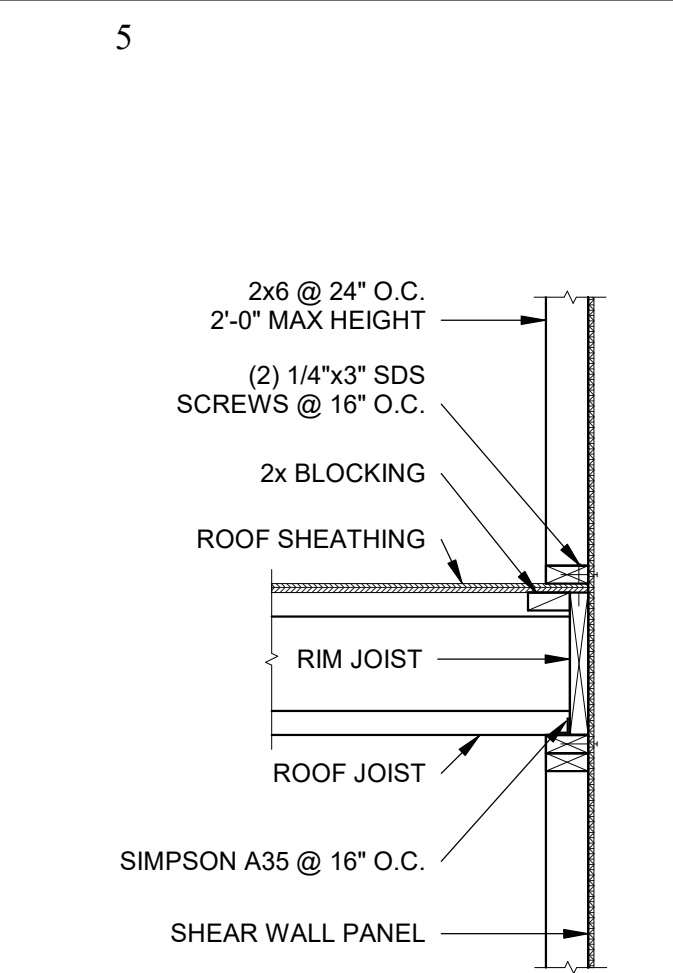
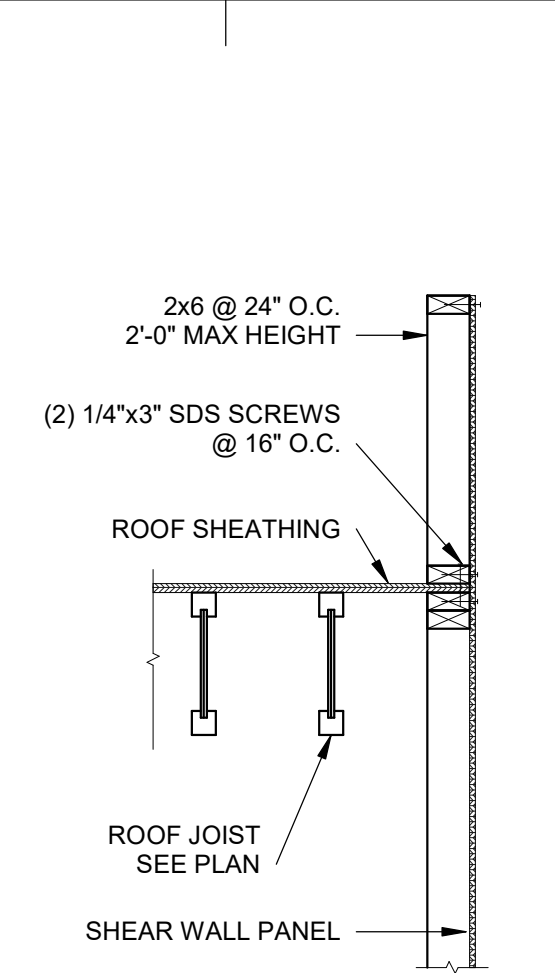
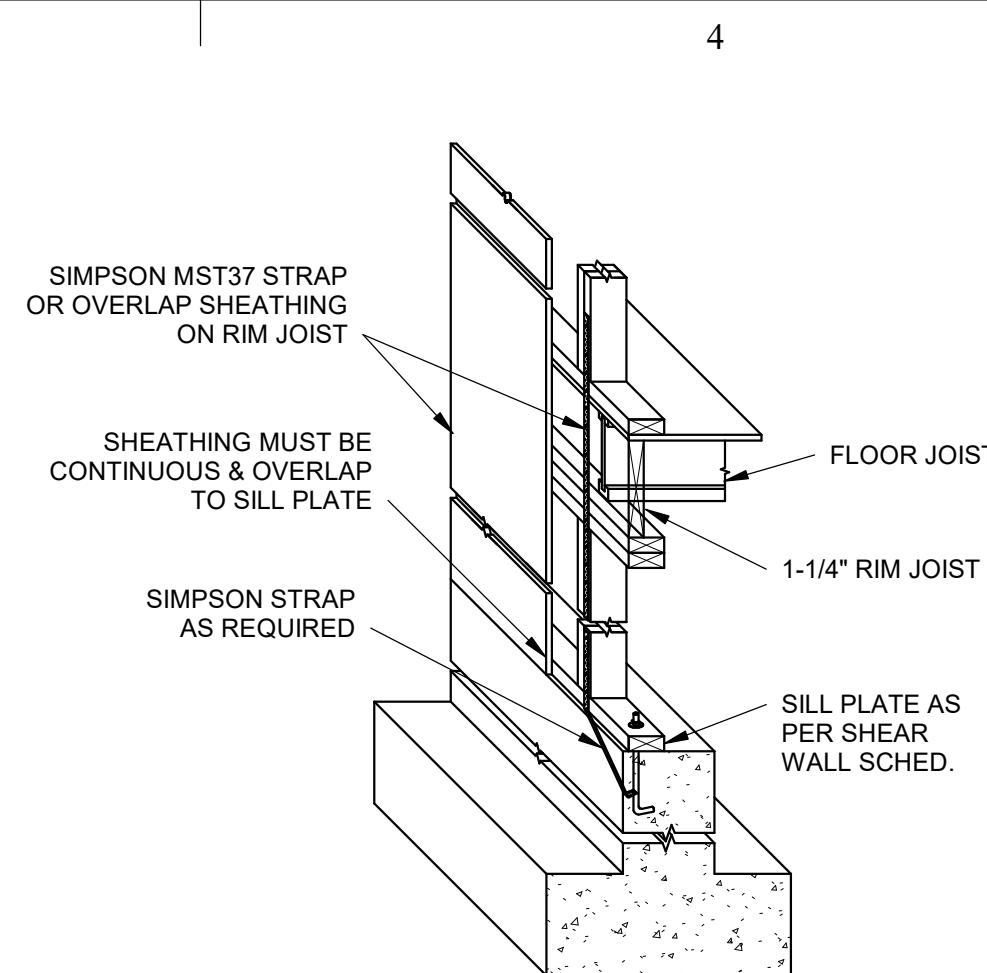
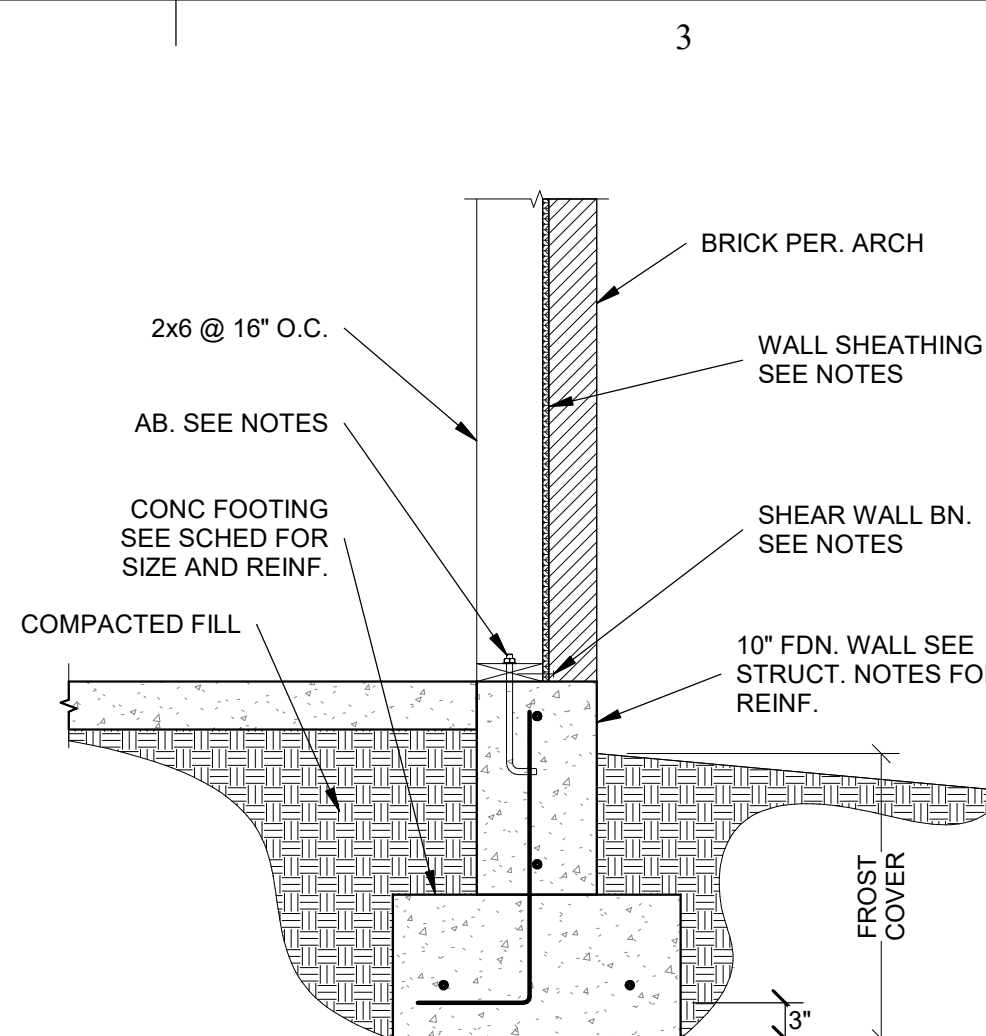
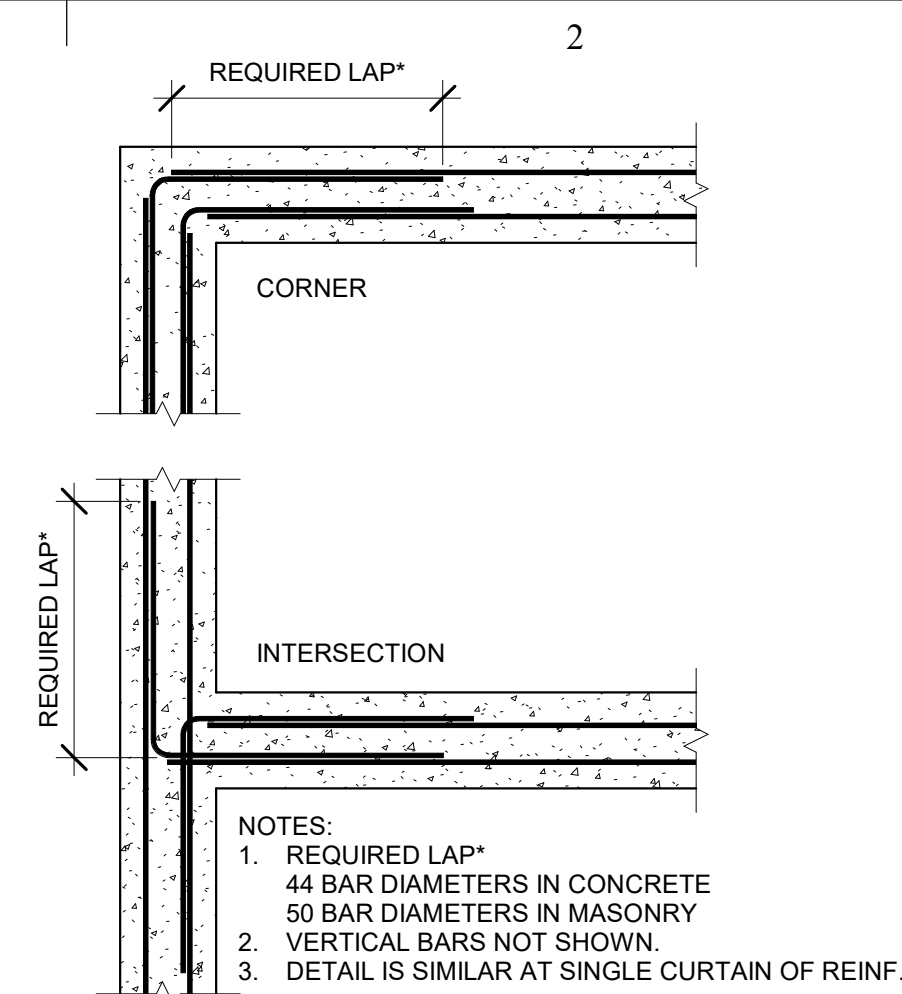
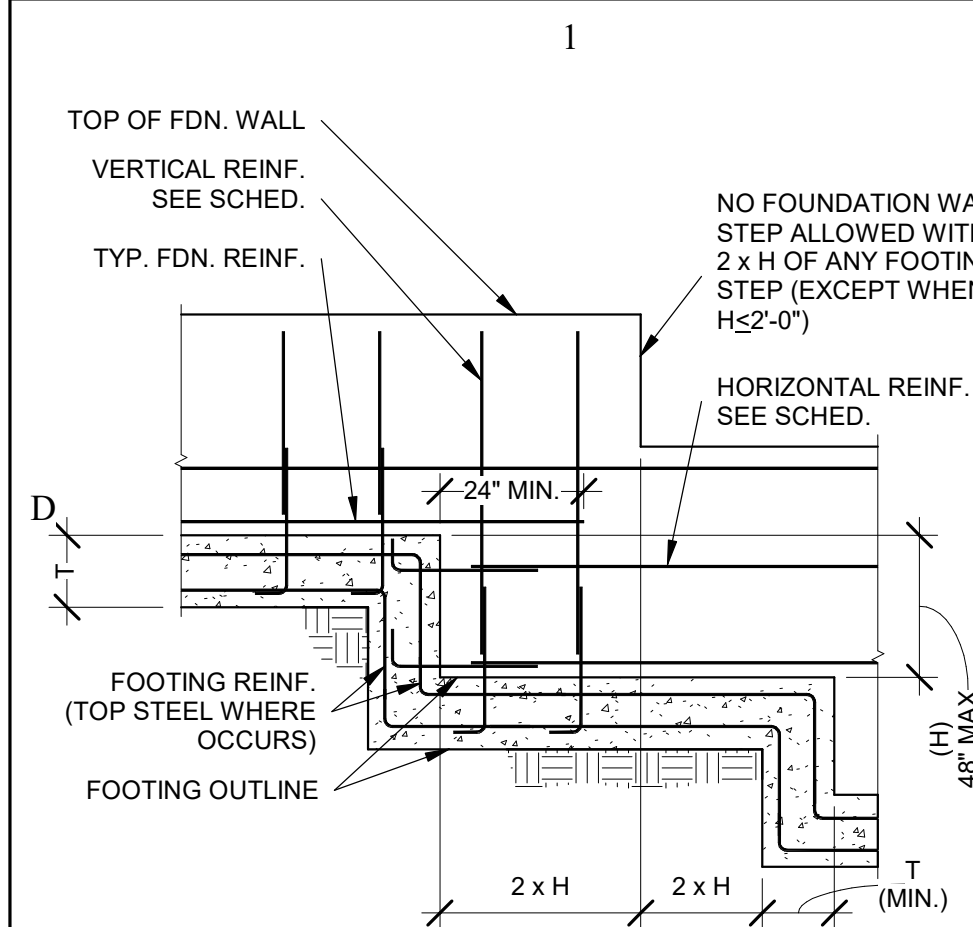
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## ROOF FRAMING PLAN

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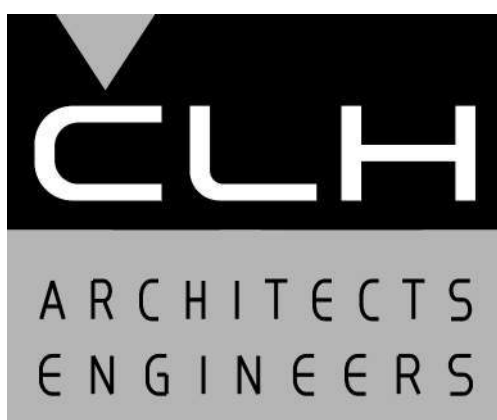
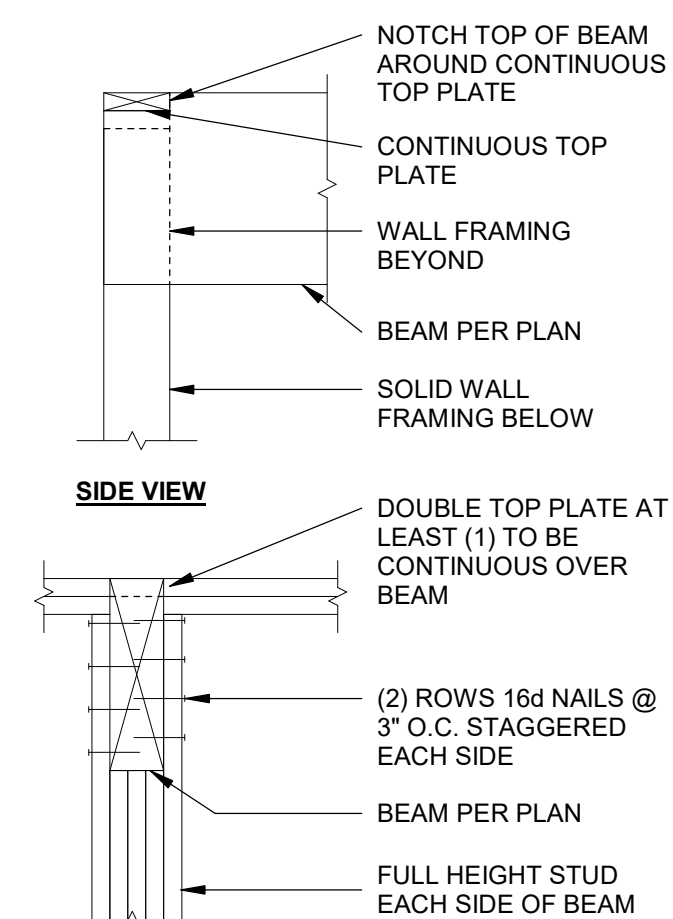
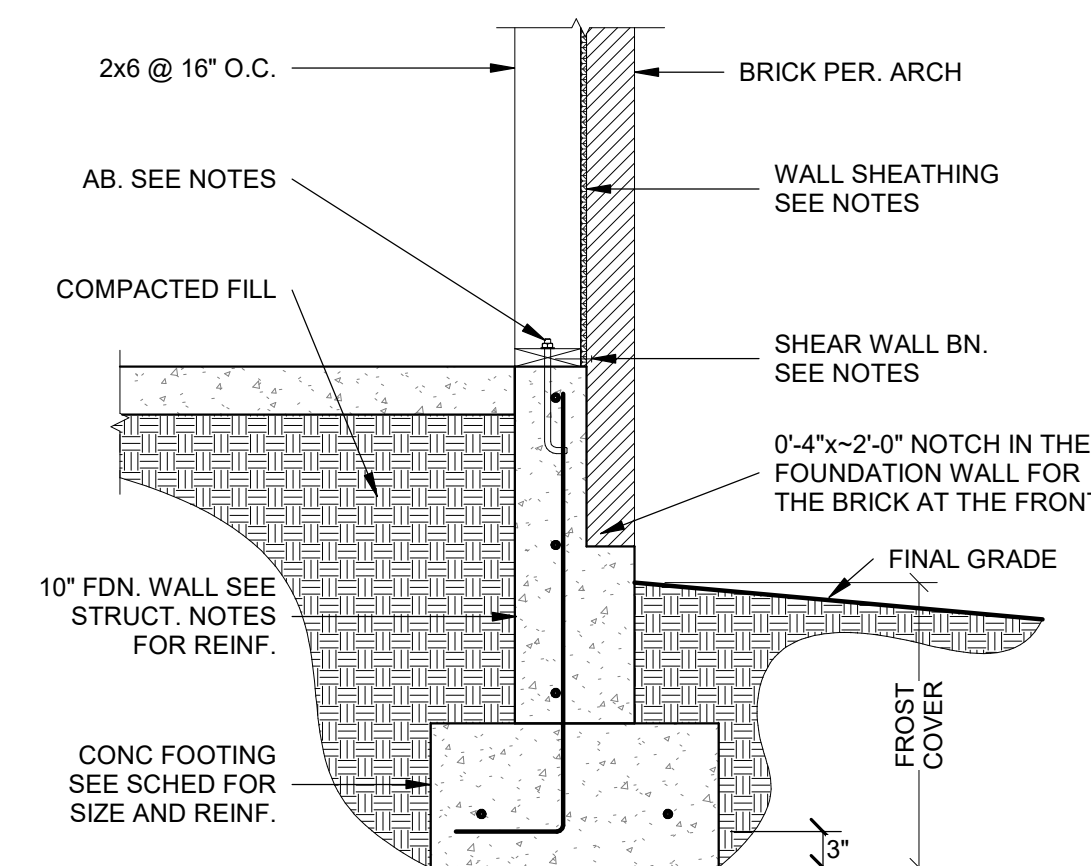
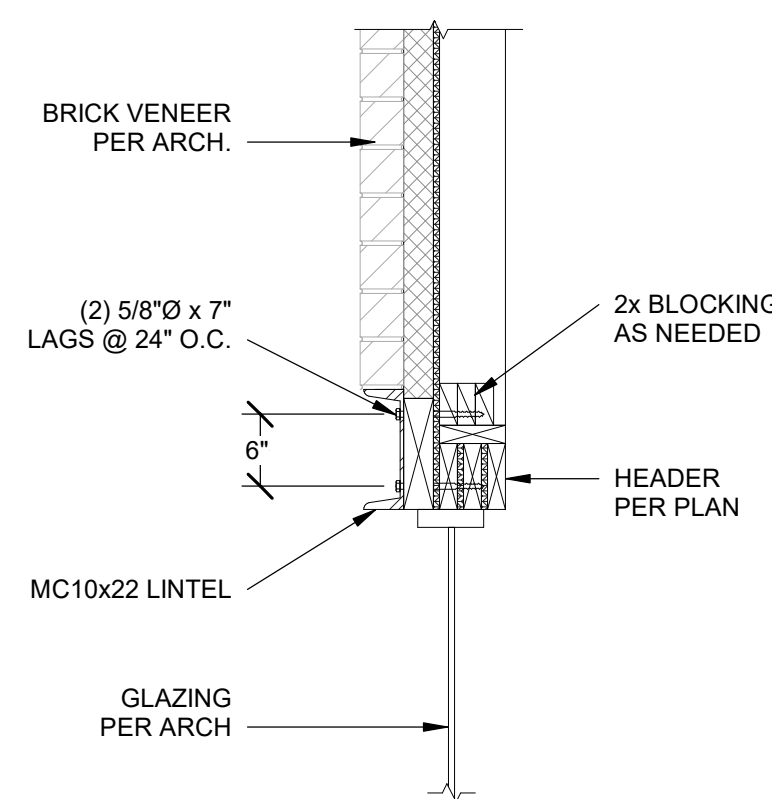
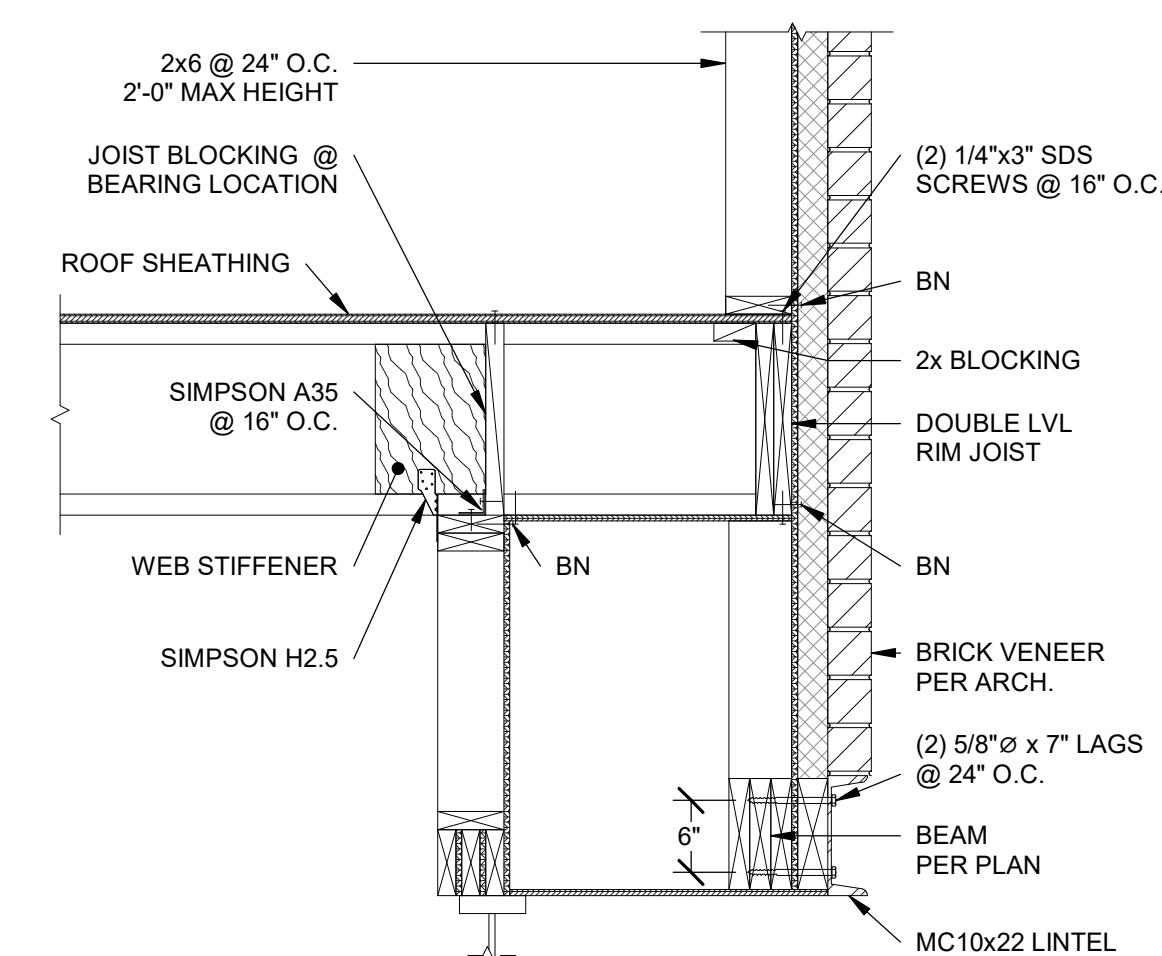
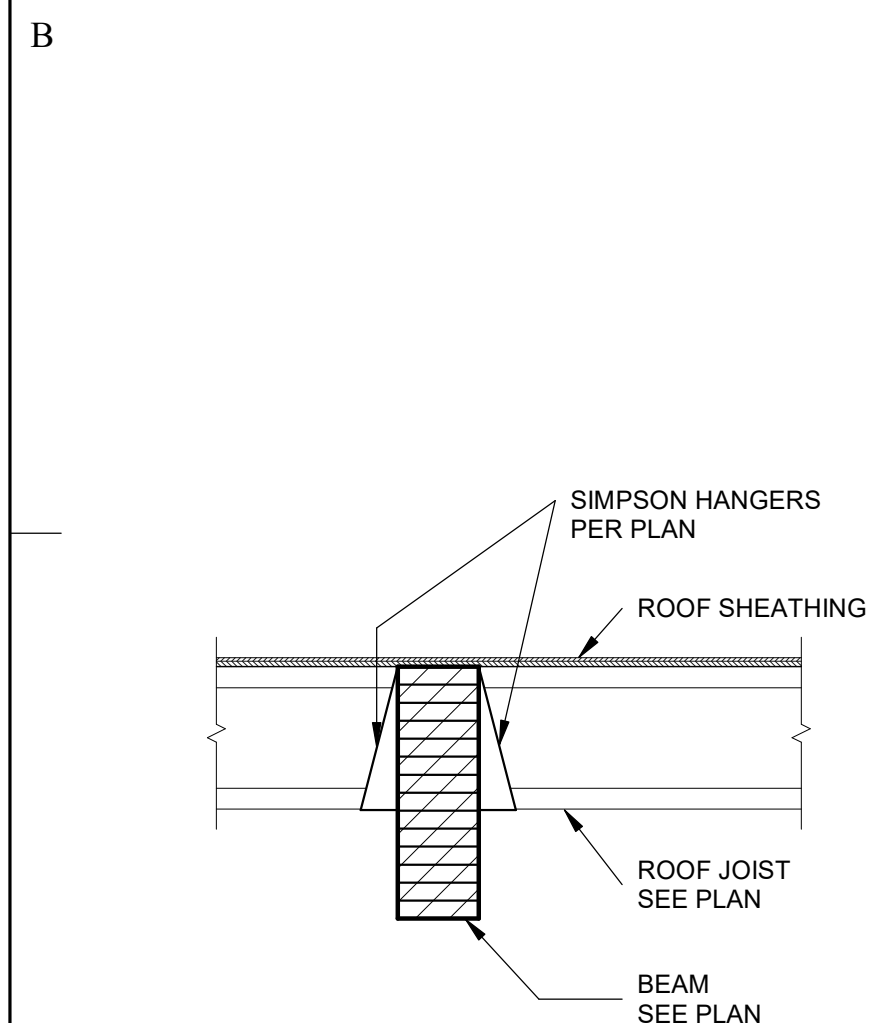
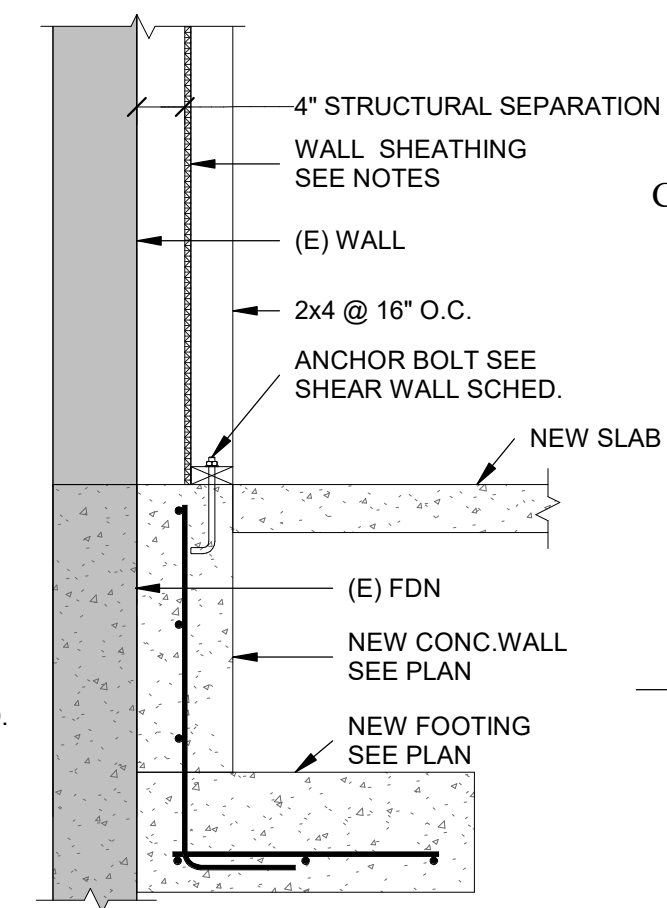
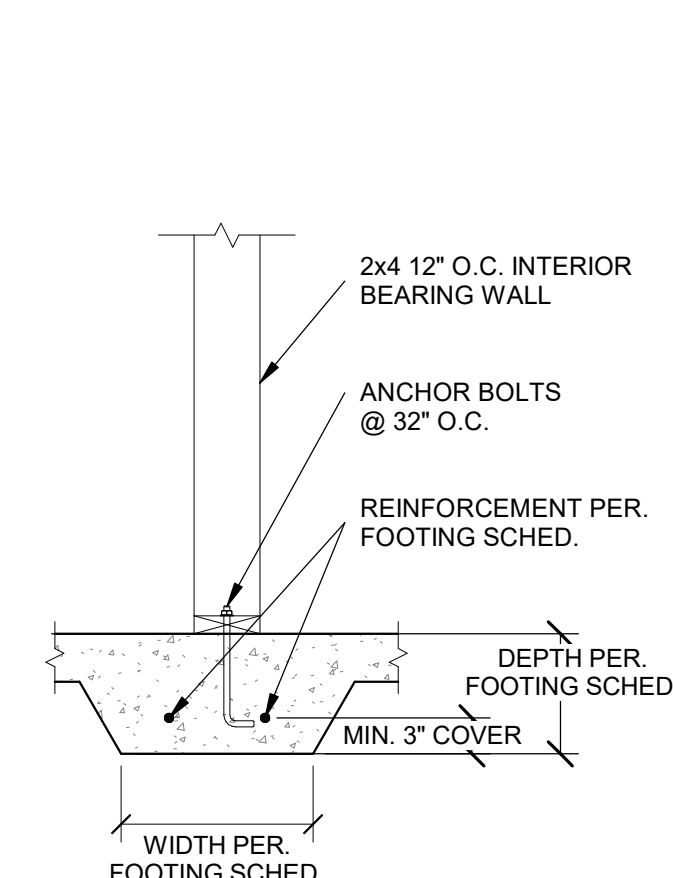
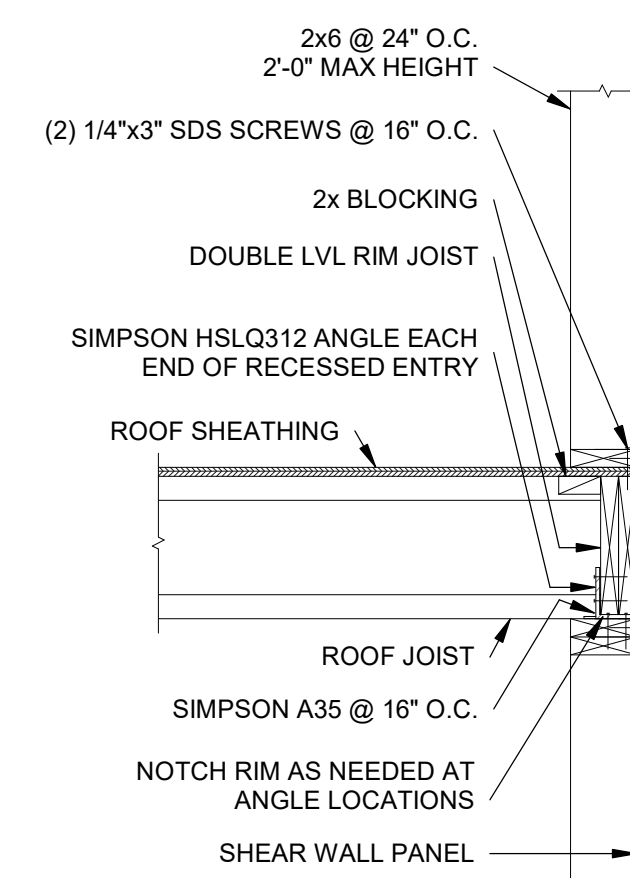
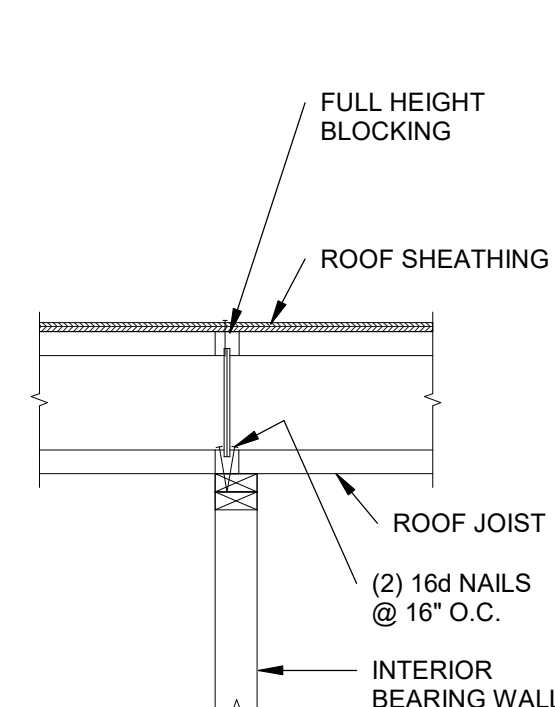
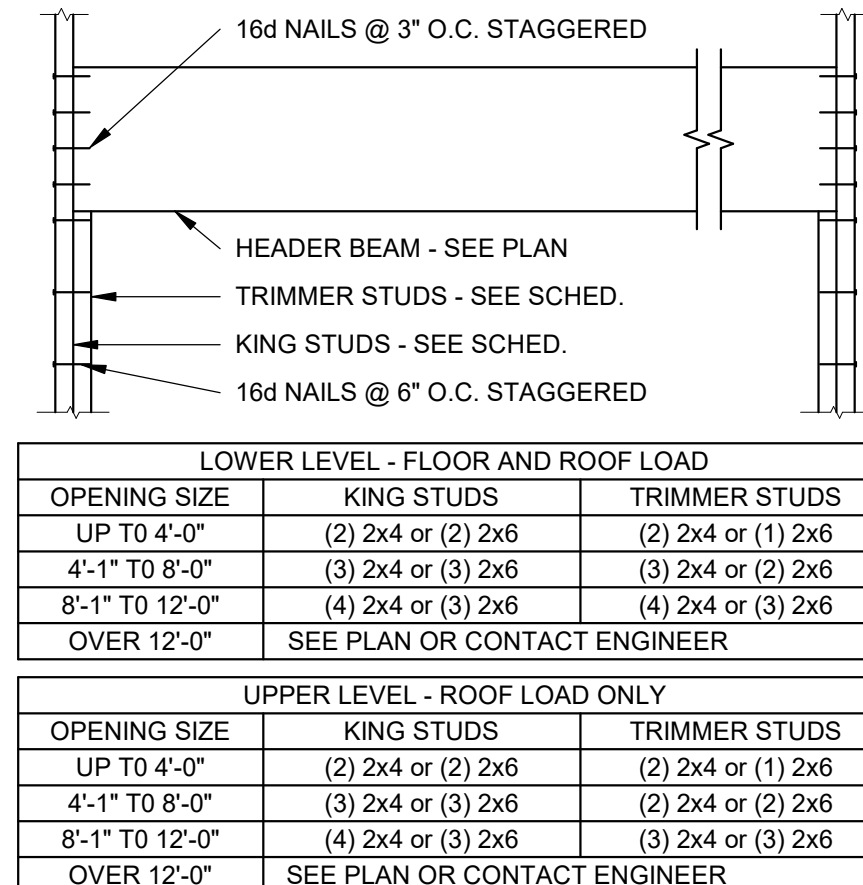
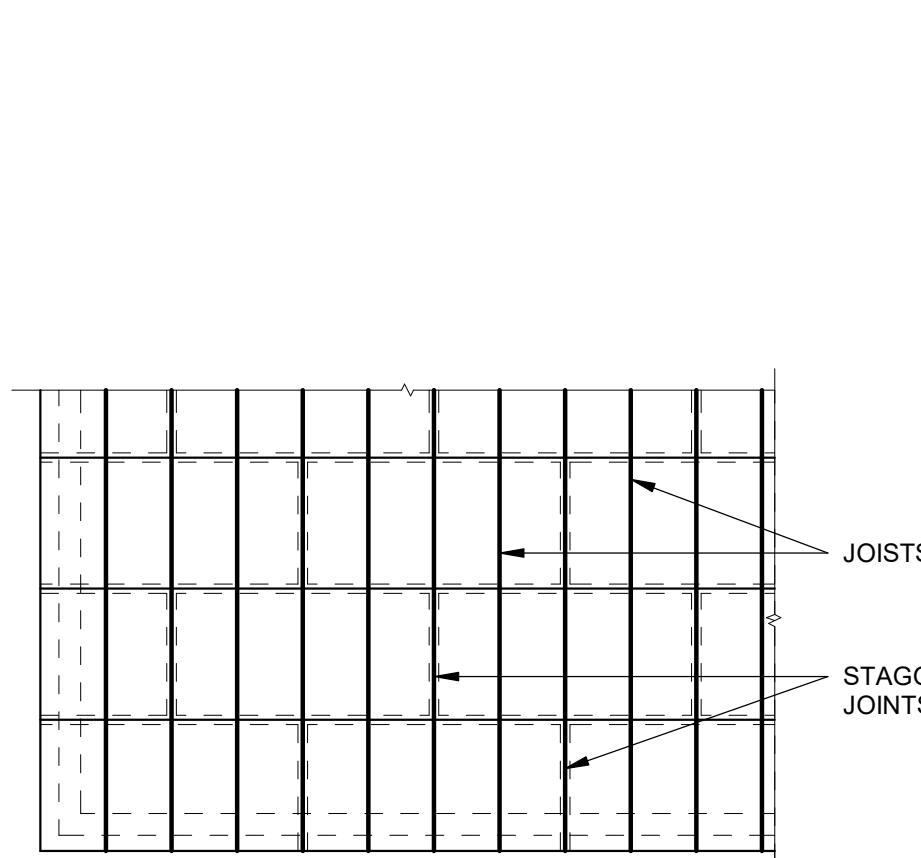
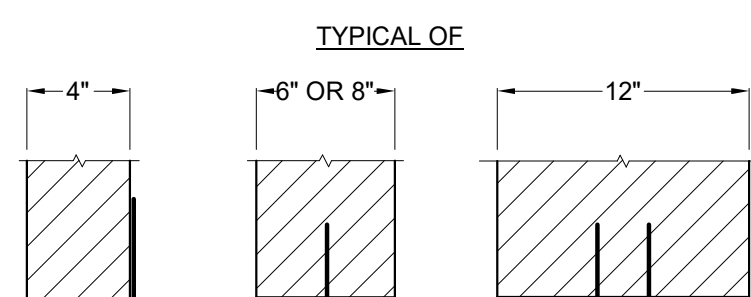
S103





STEEL LINTEL SCHED.			
C	CLEAR OPENING	SIZE ANGLE	MIN. BEARING
	UP TO 5'-0"	3 1/2" x 3" x 1/4"	6"
	5'-1" TO 7'-0"	3 1/2" x 3 1/2" x 1/4"	7"
	7'-1" TO 9'-0"	5" x 3 1/2" x 1/4"	9"
	9'-1" TO 10'-0"	5" x 3 1/2" x 5/16"	10"
	10'-1" TO 14'-0"	6" x 3 1/2" x 3/8"	14"
	14'-1" TO 18'-0"	8" x 4" x 7/16"	18"
	18'-1" AND OVER	ANALYSIS REQ.	

**LINTEL NOTE:**  
LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS,  
OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS  
NECESSARY. USE THIS SCHED. UNLESS NOTED OTHERWISE.



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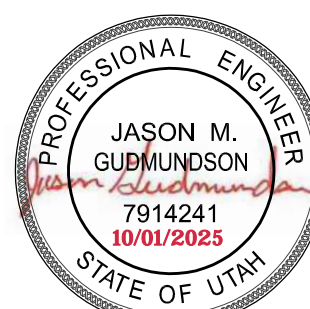
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# ELITE HALL ADDITION

98 WEST MAIN ST  
HYRUM, UTAH

MARK	DATE	DESCRIPTION
------	------	-------------

ISSUE DATE: JULY 02, 2025

PROJECT NO: 18320

CAD DWG FILE:

DRAWN BY: A.W.B.

CHK'D BY: J.M.G.

BID/PERMIT SET

JULY 02, 2025

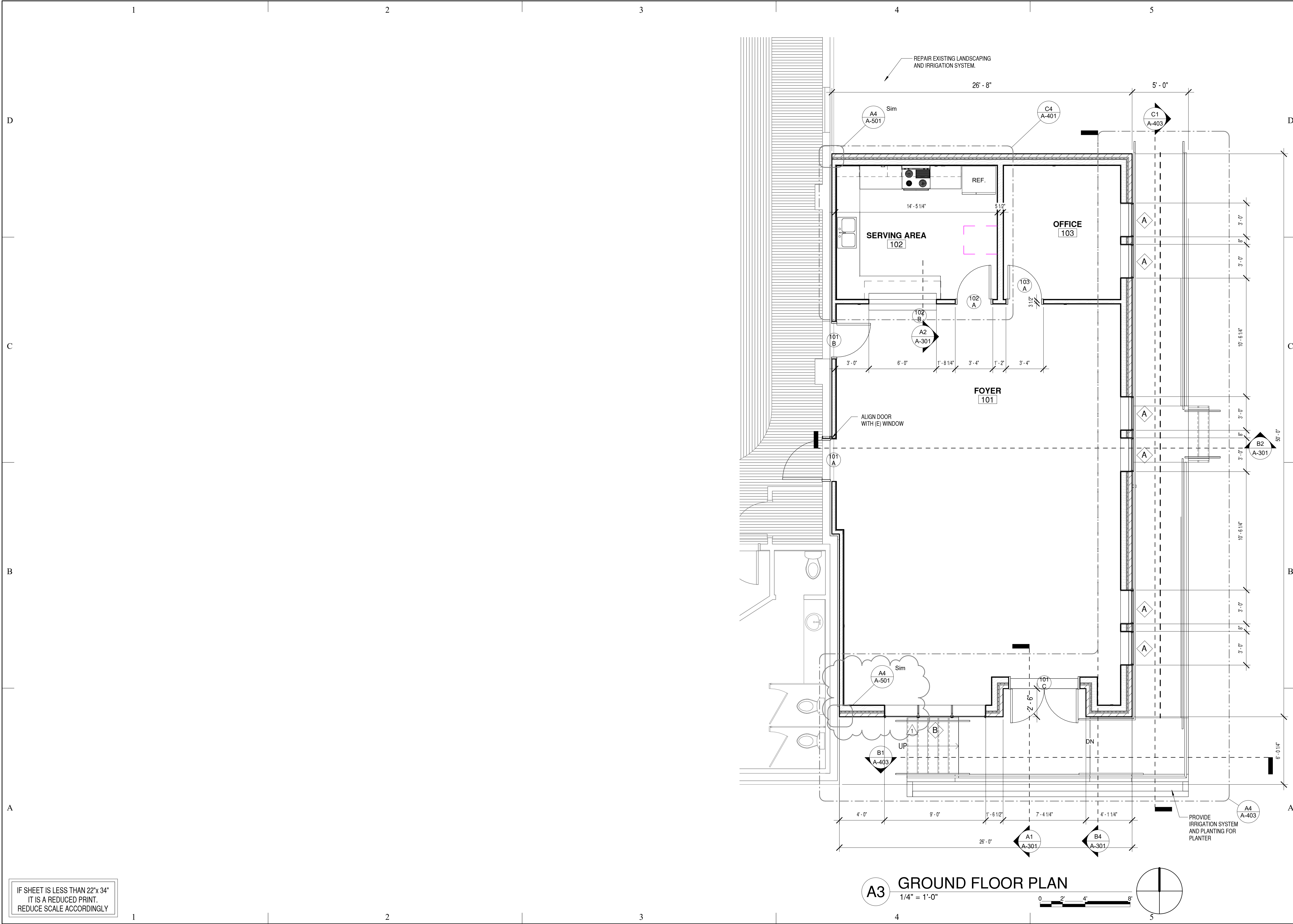
SHEET TITLE

## FOOTING AND FOUNDATION DETAILS

SHEET NO:

S501









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07/08/25



**ELITE HALL  
ADDITION**  
98 WEST MAIN ST.  
HYRUM, UTAH

MARK	DATE	DESCRIPTION
1	9/30/2025	ADDENDUM 2

ISSUE DATE: July 08, 2025  
PROJECT NO: 25390  
CAD DWG FILE:  
DRAWN BY: KDL  
CHK'D BY: SJF

BID/PERMIT SET  
JULY 08, 2025

SHEET TITLE  
FLOOR PLAN

SHEET NO:  
A-102

IF SHEET IS LESS THAN 22"x 34"  
IT IS A REDUCED PRINT.  
REDUCE SCALE ACCORDINGLY

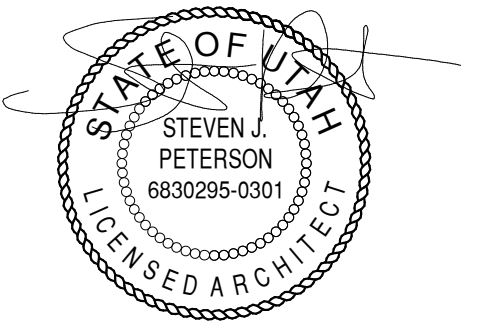




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98 WEST MAIN ST.  
HYRUM, UTAH

MARK	DATE	DESCRIPTION
1	9/30/2025	ADDENDUM 2

ISSUE DATE:	July 08, 2025
PROJECT NO:	25390
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

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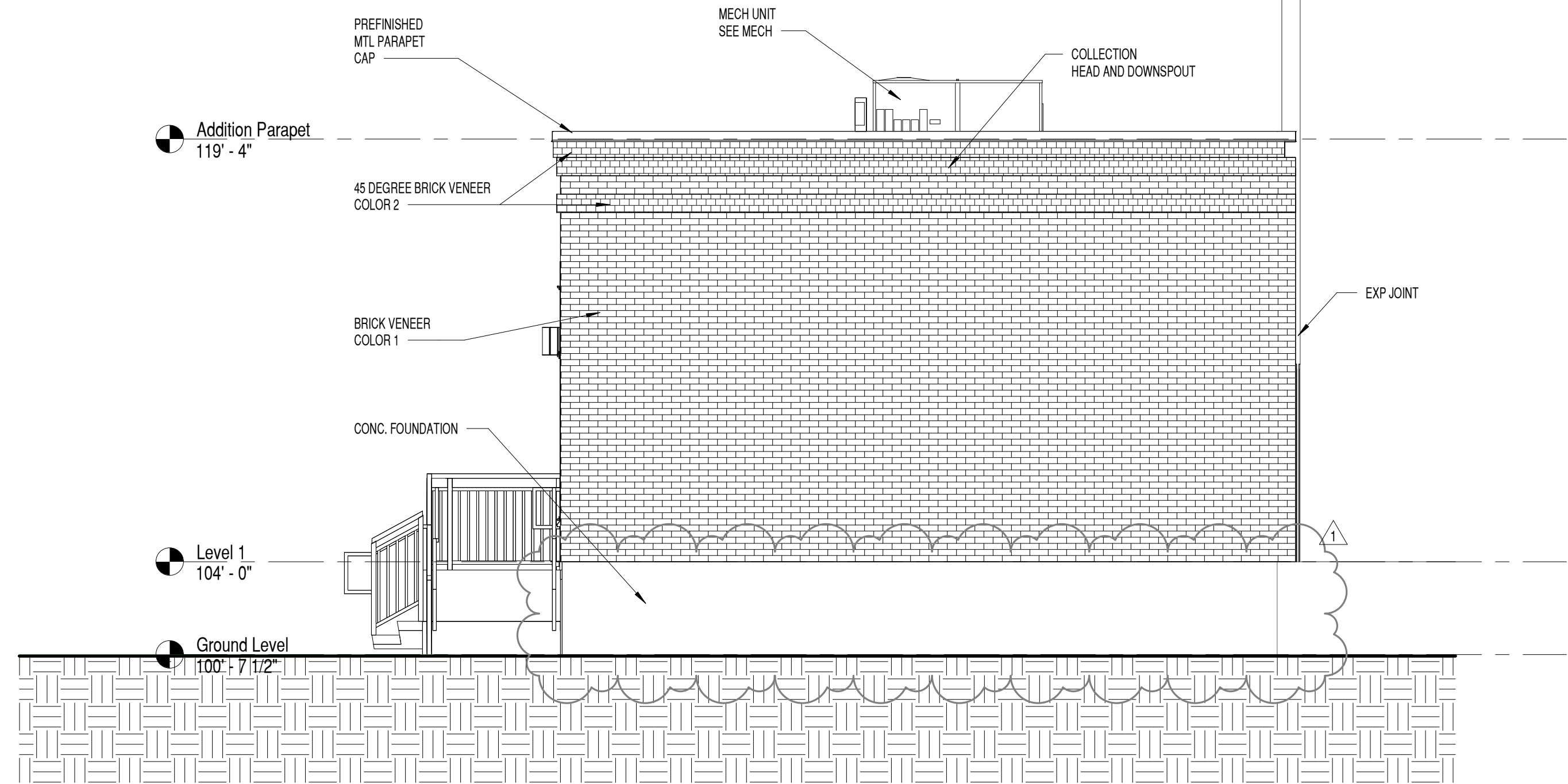
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## EXTERIOR ELEVATIONS

SHEET NO:

A-202



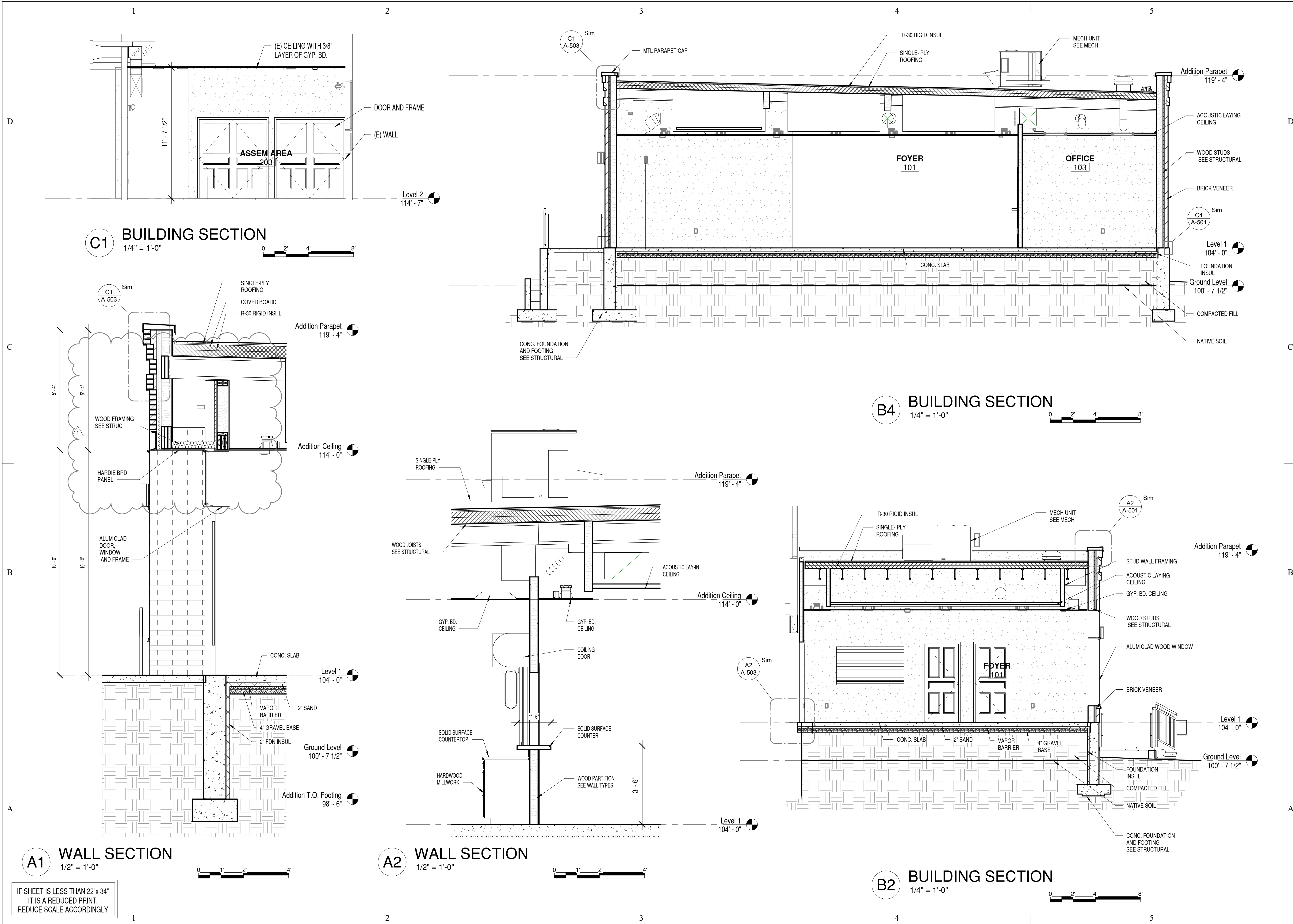
C3

## NORTH EXTERIOR ELEVATION

---

1/4" = 1'-0"

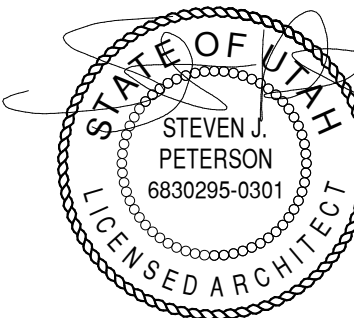
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07/08/25



# ELITE HALL ADDITION

98 WEST MAIN ST.  
HYRUM, UTAH

MARK	DATE	DESCRIPTION
I	9/30/2025	ADDENDUM 2

ISSUE DATE:	July 08, 2025
PROJECT NO:	25390
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

## BID/PERMIT SET

JULY 08, 2025

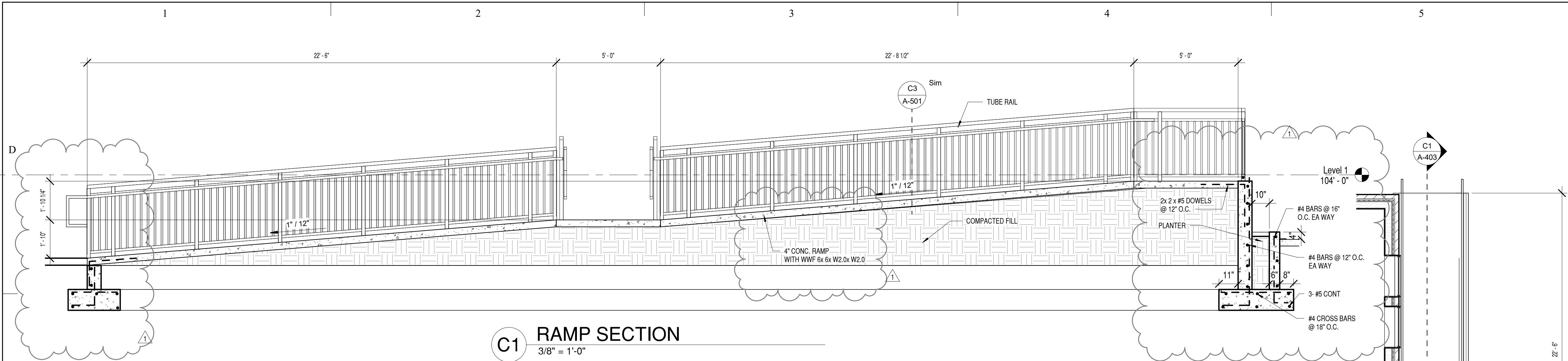
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## BUILDING SECTION

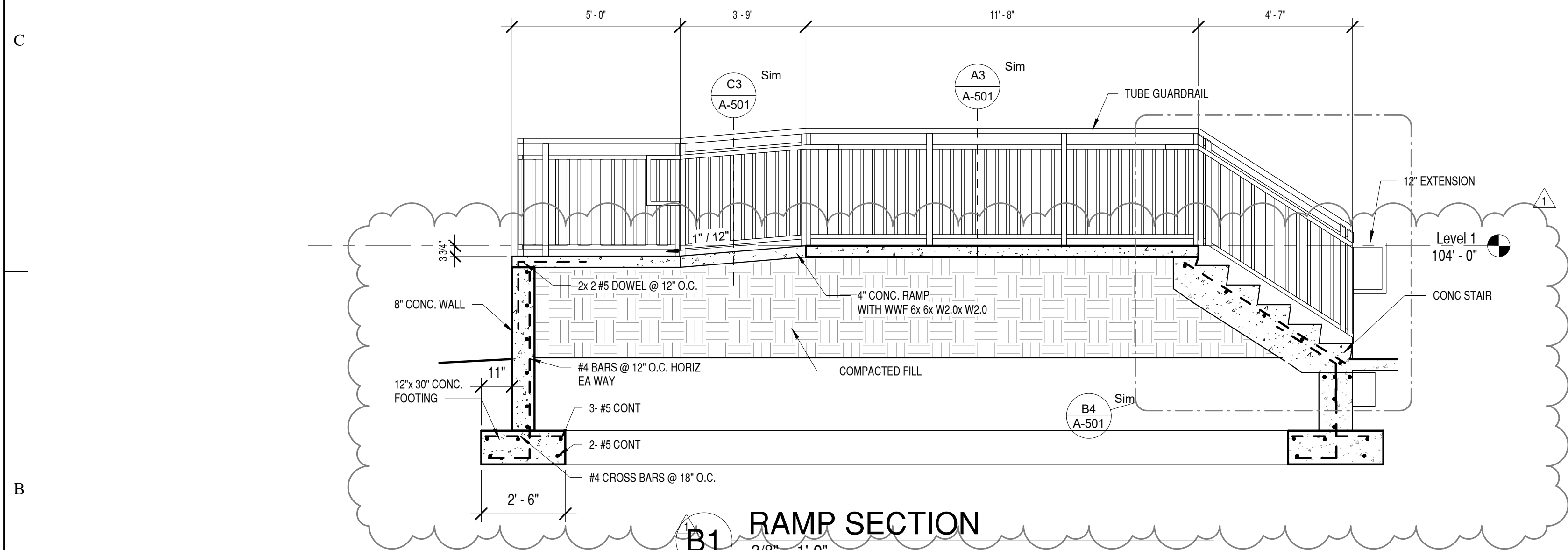
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A-301

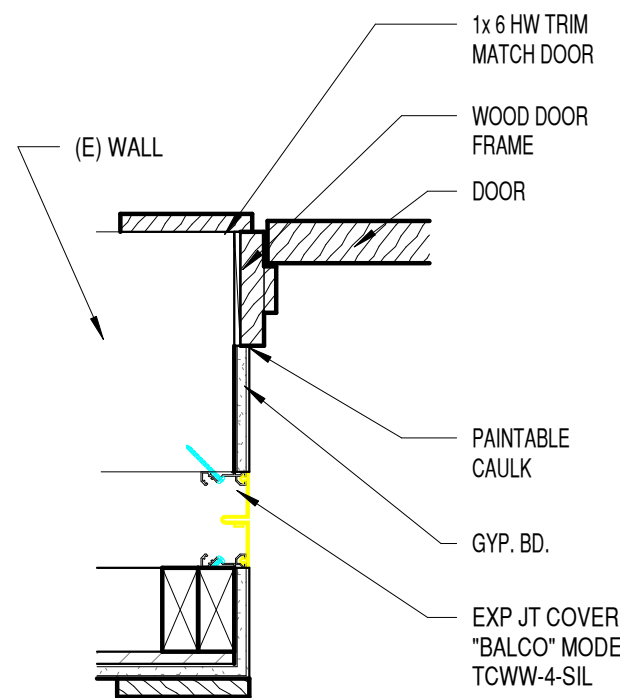




**C1 RAMP SECTION**  
3/8" = 1'-0"

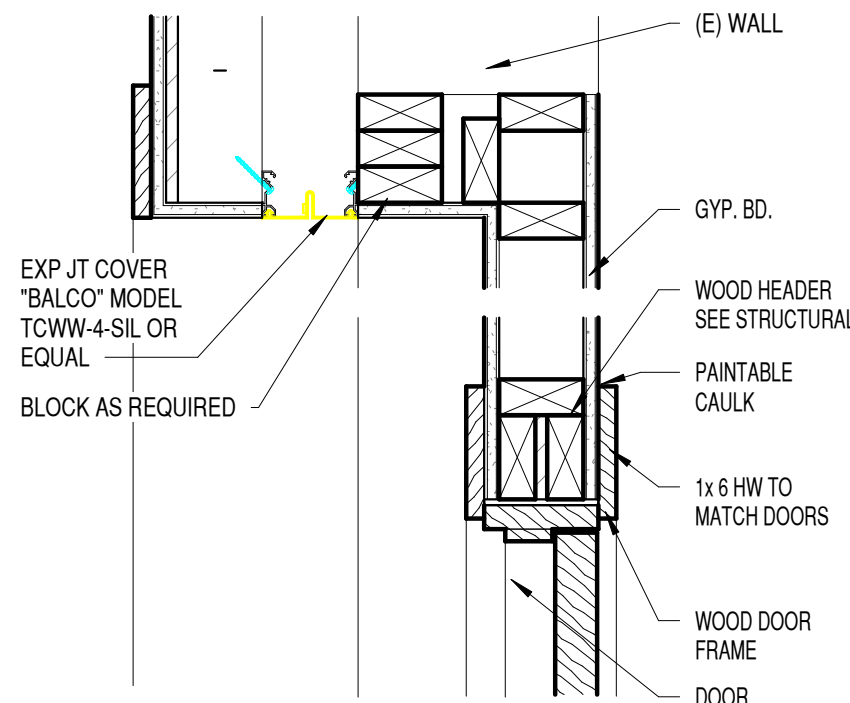


**B1 RAMP SECTION**  
3/8" = 1'-0"



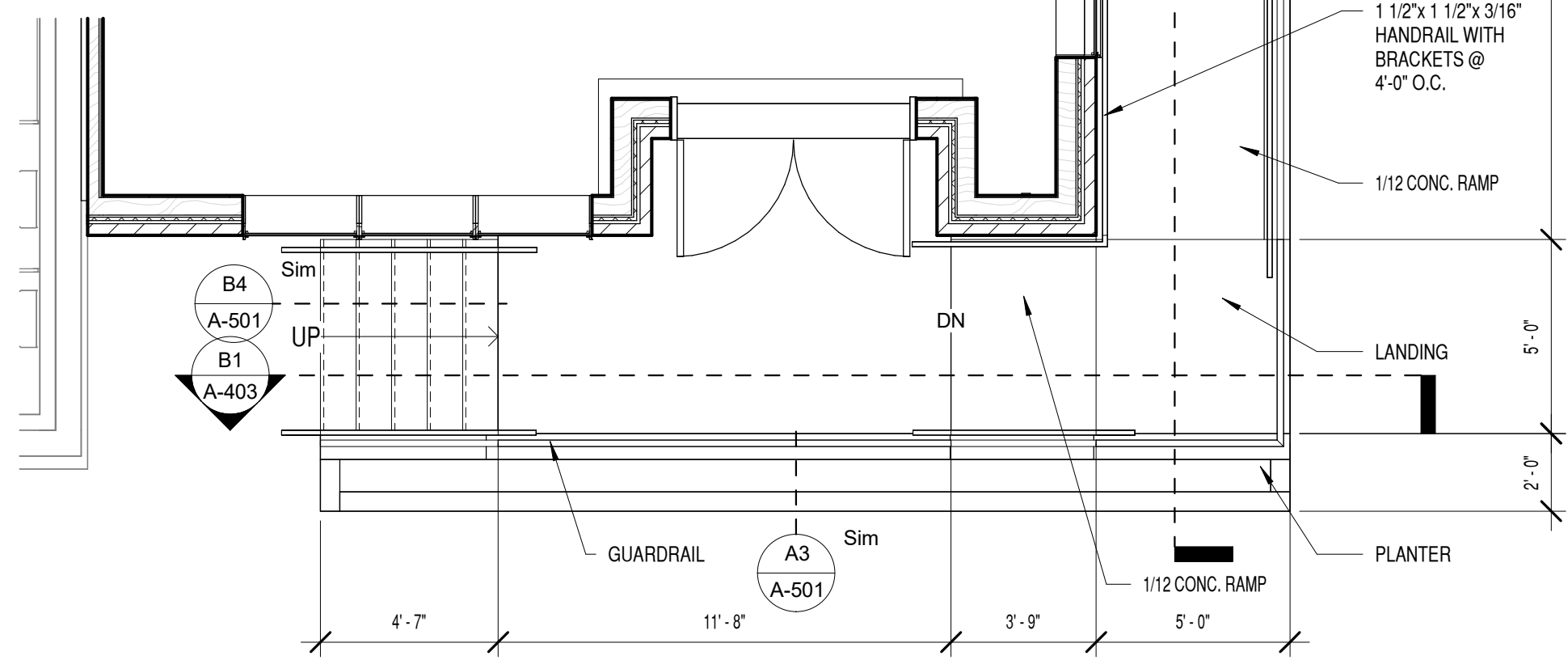
**A1**

**WOOD DOOR JAMB AT (E) WINDOW**  
1 1/2" = 1'-0"



**A2**

**WOOD DOOR HEAD AT (E) WINDOW**  
1 1/2" = 1'-0"



**A4**

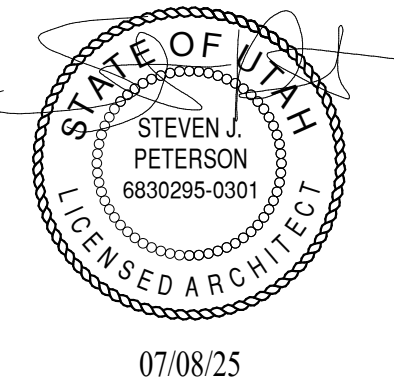
**ENLARGED RAMP PLAN**  
1/4" = 1'-0"



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**ELITE HALL ADDITION**  
98 WEST MAIN ST.  
HYRUM, UTAH

MARK	DATE	DESCRIPTION
1	9/30/2025	ADDENDUM 2
ISSUE DATE: July 08, 2025		
PROJECT NO: 25390		
CAD DWG FILE:		
DRAWN BY: KDL		
CHK'D BY: SJF		

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JULY 08, 2025

SHEET TITLE

**ENLARGED PLAN**

SHEET NO:

**A-403**

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## CONSULTANTS

STAMP



# ELITE HALL ADDITION

98 WEST MAIN ST.  
HYRUM, UTAH

ISSUE	DATE	DESCRIPTION
	9/30/2025	ADDENDUM 2
ISSUE DATE:		July 08, 2025
PROJECT NO:		25390
CAD DWG FILE:		
DRAWN BY:		KDL
CHK'D BY:		SJP

BID/PERMIT SET

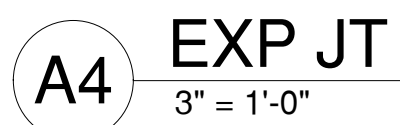
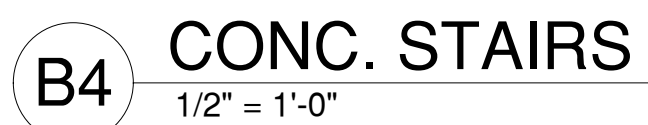
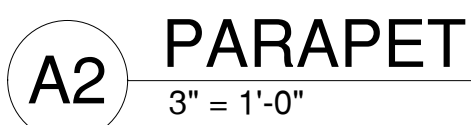
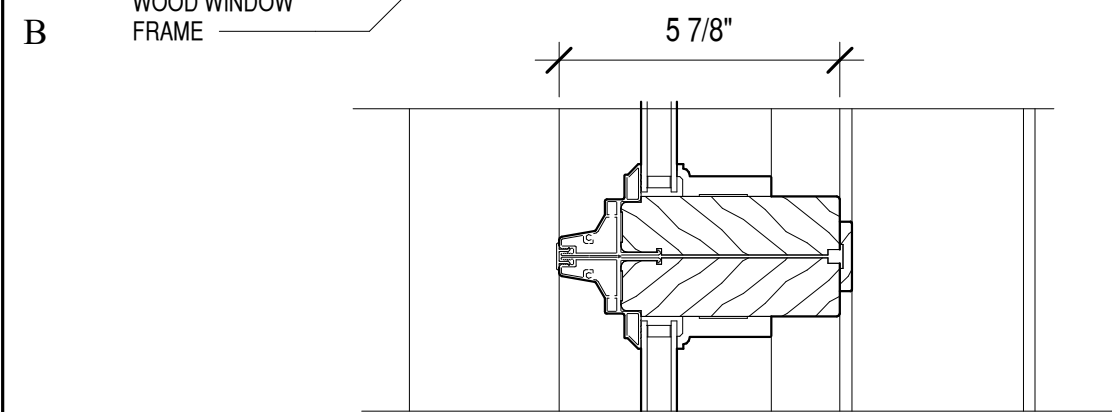
JULY 08, 2025

SHEET TITLE

## DETAILS

SHEET NO:

A-501



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