

DRAWING NOTES

DESIGN ACCORDING TO THE 2018 IBC.
FOR SPECIFICATIONS NOT SHOWN REFER TO THE 2018 IBC.

DESIGN CATEGORY: RISK CATEGORY II
OCCUPANCY CLASSIFICATION: S-2
TYPE OF CONSTRUCTION: V-B, NO FIRE SPRINKLERS
IBC 506.2 ALLOWABLE AREA: 13,500
INTENDED OCCUPANCY: LESS THAN 50 PERSONS

SEISMIC CRITERIA:
DESIGN CATEGORY D
SOIL SITE CLASS D (ASSUMED)
R = 7.0 (LIGHT-FRAME WOOD WALLS SHEATHED WITH WOOD
STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE)
SS= 1.10g, S1= 0.40g; SDS= 0.88g
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR= 49,161 LBS

WIND LOAD:
ULTIMATE WIND DESIGN SPEED: 103 MPH 3 SEC. GUST
TERRAIN EXPOSURE C

SNOW LOAD:
SITE ELEVATION: 5160 FT
GROUND SNOW LOAD: 62 PSF
Ce: 1.0, Ct: 1.0, Cs: 0.94
ROOF SNOW LOAD: 41 PSF MAIN, 61 PSF LEAN (SLIDING)

DEAD LOADS:
ROOF 14 PSF
WALLS 7 PSF
LOFT FLOOR 10 PSF

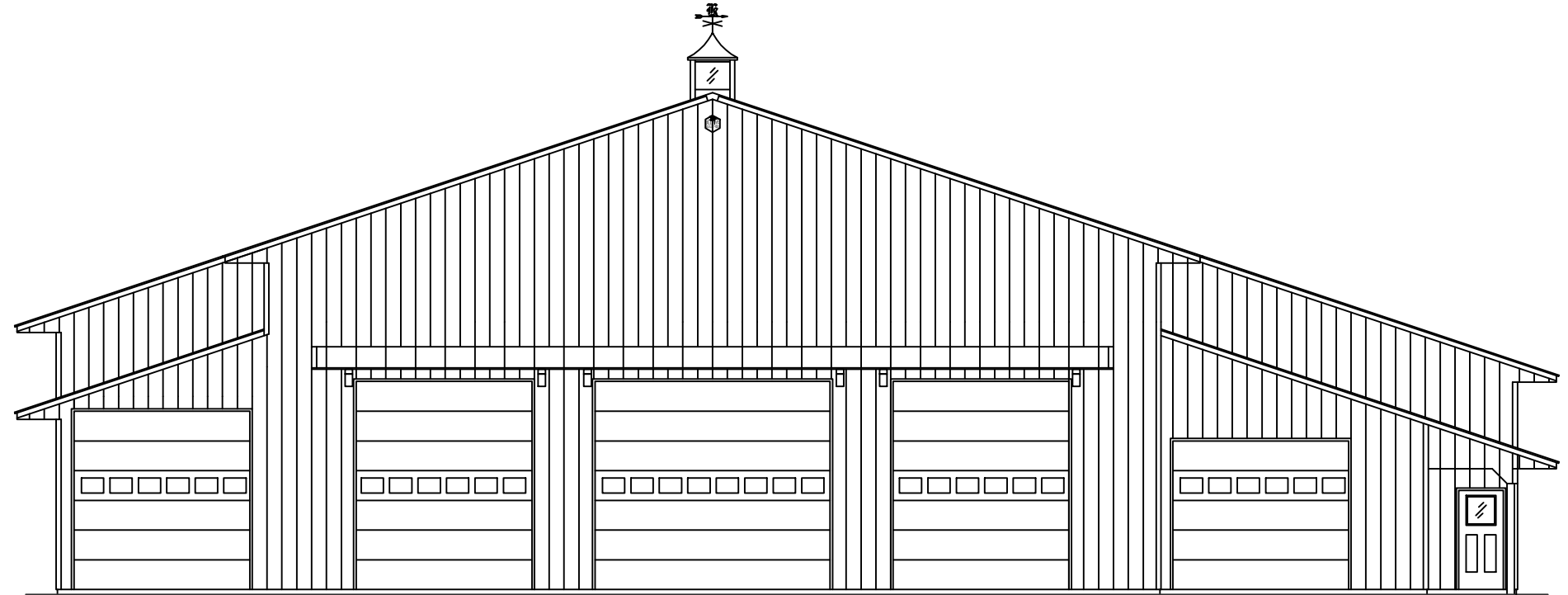
ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF

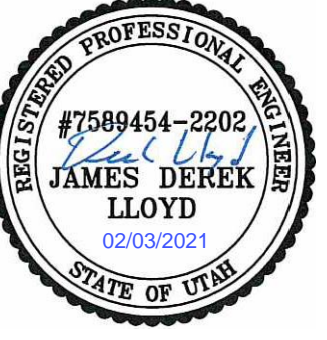

FROST DEPTH: 40 IN

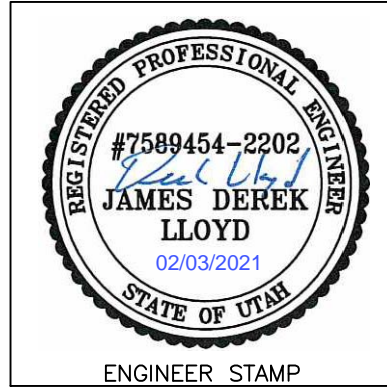
GENERAL:
1. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL
SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE.
WHERE DETAILS ARE NOT SPECIFIED, TYPICAL DETAILS AS
SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET
SHALL APPLY.

BEEHIVE BUILDINGS

BOB KIRKMAN BUILDING



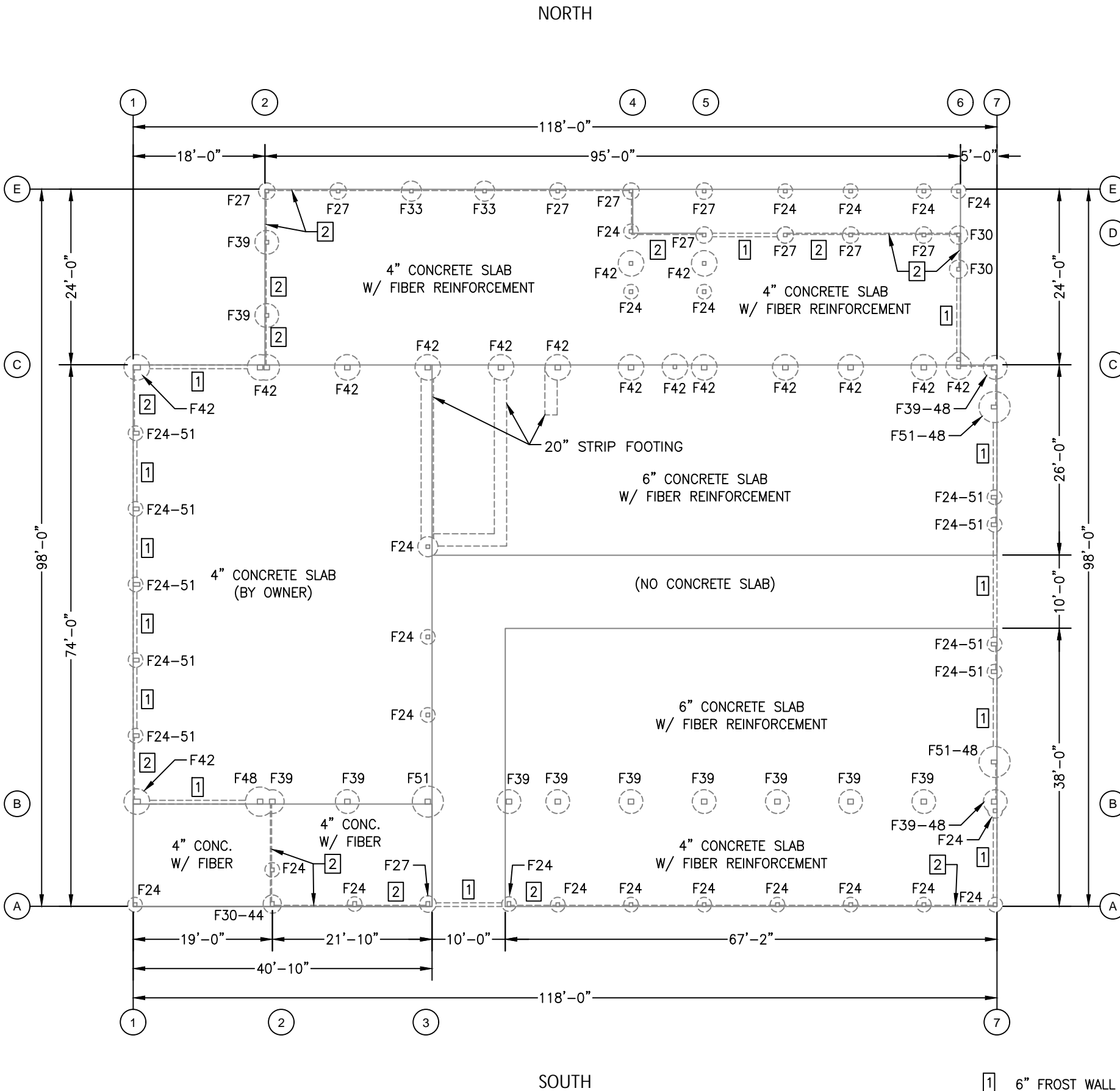
BUILDING INFORMATION	CONTRACTOR	DRAFTING & ENGINEERING	DRAWING INDEX		 ENGINEER STAMP
SITE INFORMATION: ADDRESS: 4267 N 3150 E LIBERTY, UTAH BUILDING INFORMATION: DIMENSIONS: 98' x 118' TOTAL SQUARE FOOTAGE: 10,481 S.F. KITCHEN, POOL: 3606 S.F. GARAGE/STORAGE: 6875 S.F. LOFT/MEZZANINE: 264 S.F. PORCHES: 531 S.F.	BEEHIVE BUILDINGS CONTACT: GARRETT NICHOLS GARRETT@BEEHIVEBUILDINGS.COM PHONE: 801-529-4222	MOUNTAIN POINT ENGINEERING CONTACT: DEREK LLOYD DEREK@MOUNTAINPOINTENGINEERING.COM PHONE: 801-450-5332 	SHEET	DESCRIPTION	
01	FOUNDATION PLAN				
02-04	FLOOR PLAN				
05	ROOF PLAN				
06-08	GIRT PLAN				
09	ELEVATIONS				
10-11	SECTIONS				
12	LOFT PLAN				
13-14	PANEL LAYOUT				
15-18	DETAIL SHEETS				



MOUNTAIN POINT
ENGINEERING

FOUNDATION PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH



CONCRETE NOTES:

1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY: FOOTINGS: 3000 PSI
2. SLABS ON GRADE: 3000 PSI REQUIRED, 3500 PSI RECOMMEND
3. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
4. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
5. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
6. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.

SOILS AND EXCAVATION:

7. NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
8. ALLOWABLE BEARING PRESSURE: 1500 PSF
9. NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.
10. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.

RIGID INSULATION:

1. FROST PROTECTION CONTINUOUS AROUND PERIMETER OF HEATED PORTION OF BUILDING.
 - 1.1. 2" THICK RIGID FOAM BOARD. EPS TYPE II OR TYPE IX; OR XPS TYPE IV, V, VI, VII, OR X PER ASTM C578
 - 1.2. MIN R VALUE: 5.6.
 - 1.3. EXTEND VERTICALLY BETWEEN PIERS FROM TOP OF SLAB TO 20" BELOW GRADE.
 - 1.4. SEE DETAIL ON SHEET 16.

FOOTING SCHEDULE				
MARK	DIA (IN)	DEPTH (IN)	SPIKES PER SIDE	REINFORCEMENT
F24	24	40	1	NONE
F24-51	24	51	1	NONE
F27	27	40	1	NONE
F30-44	30	44	2	NONE
F33	33	40	2	#4 BAR @ 6" O.C. EA WAY
F39	39	40	2	#4 BAR @ 6" O.C. EA WAY
F39-48	39	48	2	#4 BAR @ 6" O.C. EA WAY
F42	42	40	2	#4 BAR @ 6" O.C. EA WAY
F51	51	40	3	#4 BAR @ 6" O.C. EA WAY
F51-48	48	48	4	#4 BAR @ 6" O.C. EA WAY

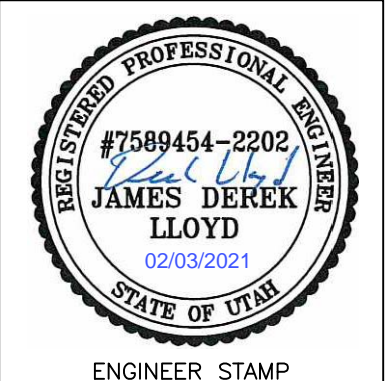
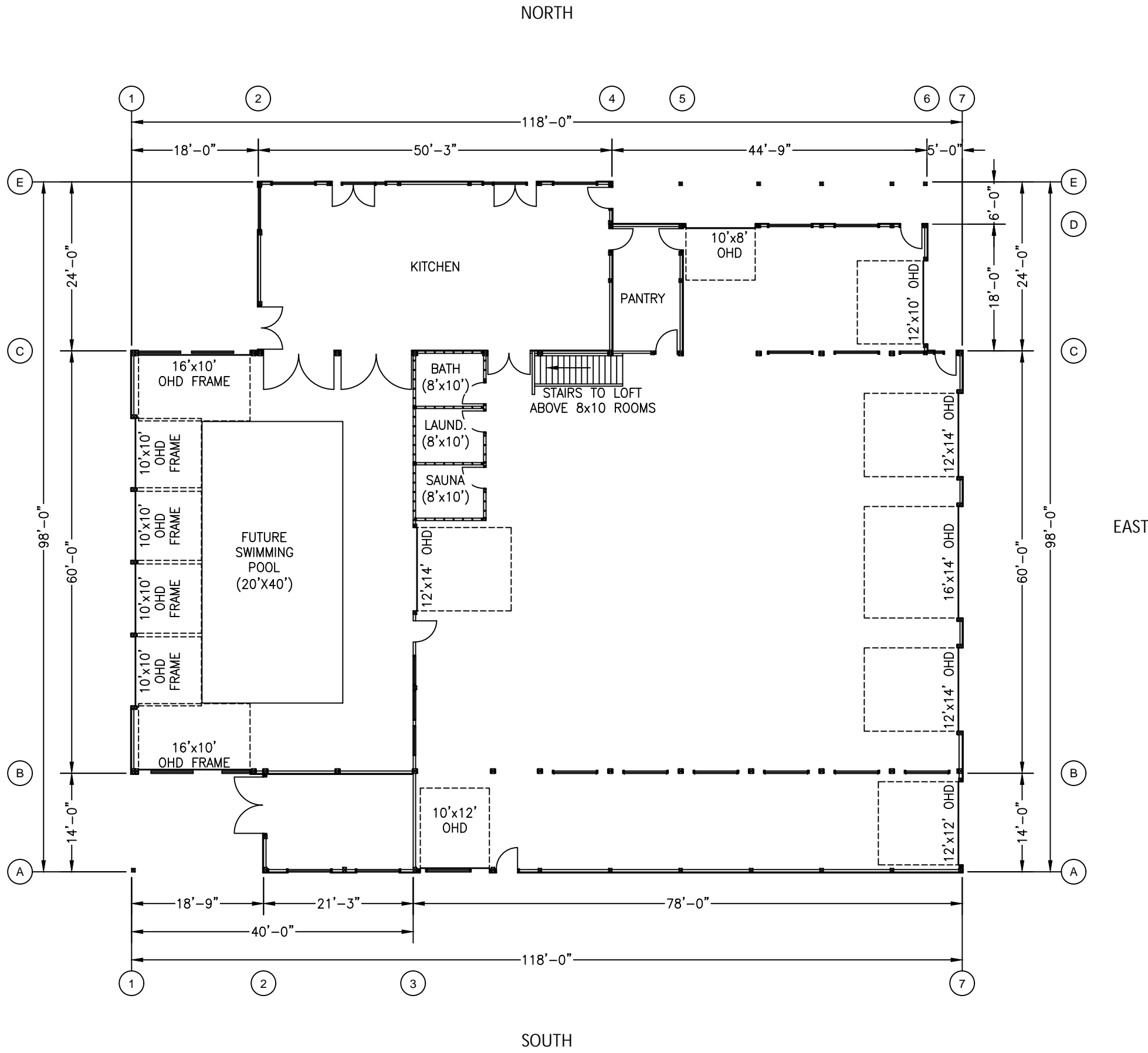
- 1 6" FROST WALL AT OVERHEAD DOOR OPENINGS. SEE DETAIL ON SHEET 16.
- 2 VERTICAL RIGID INSULATION. SEE DETAIL ON SHEET 16.

PROJECT
B174

SCALE
1/16" = 1'-0"

DATE
02/03/2021

SHEET
01



MOUNTAIN POINT
ENGINEERING

- NOTES:
1. 6X6 DF: 6X6 DF-L #2 TREATED POST.
 2. 6X8 DF: 6X8 DF-L #2 TREATED POST.
 3. 6X8+2X6: 6X8 DF-L #2 TREATED POST WITH TREATED 2X6 DF-L #2 ATTACHED PER DETAIL ON SHEET 17.
 4. 6X8+(2)2X8: 6X8 DF-L #2 TREATED POST WITH TREATED 2X8 DF-L #2 ATTACHED PER DETAIL ON SHEET 17.
 5. (2) 6X8 DF: TWO 6X8 DF-L #2 TREATED POSTS ATTACHED PER DETAIL ON SHEET 17.
 6. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET 16.
 7. ROOF: 29 GA STEEL PANEL OVER WOOD SHEATHING. SEE ROOF PLAN ON SHEET 05.
 8. WALLS: COMMERCIAL GIRTS, 29 GA STEEL PANEL EXTERIOR; WOOD SHEATHING SHEAR WALLS. INTERIOR BY OWNER.

FLOOR PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH

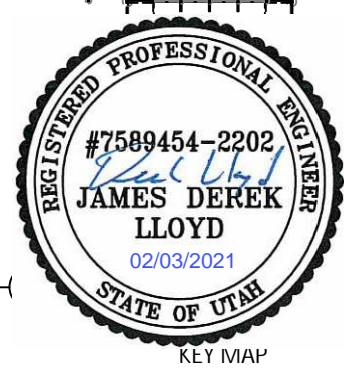
PROJECT
B174

SCALE
1/16" = 1'-0"

DATE
02/03/2021

SHEET
02

BUILDING INSULATION
ROOF: R-58
WALLS: R-19

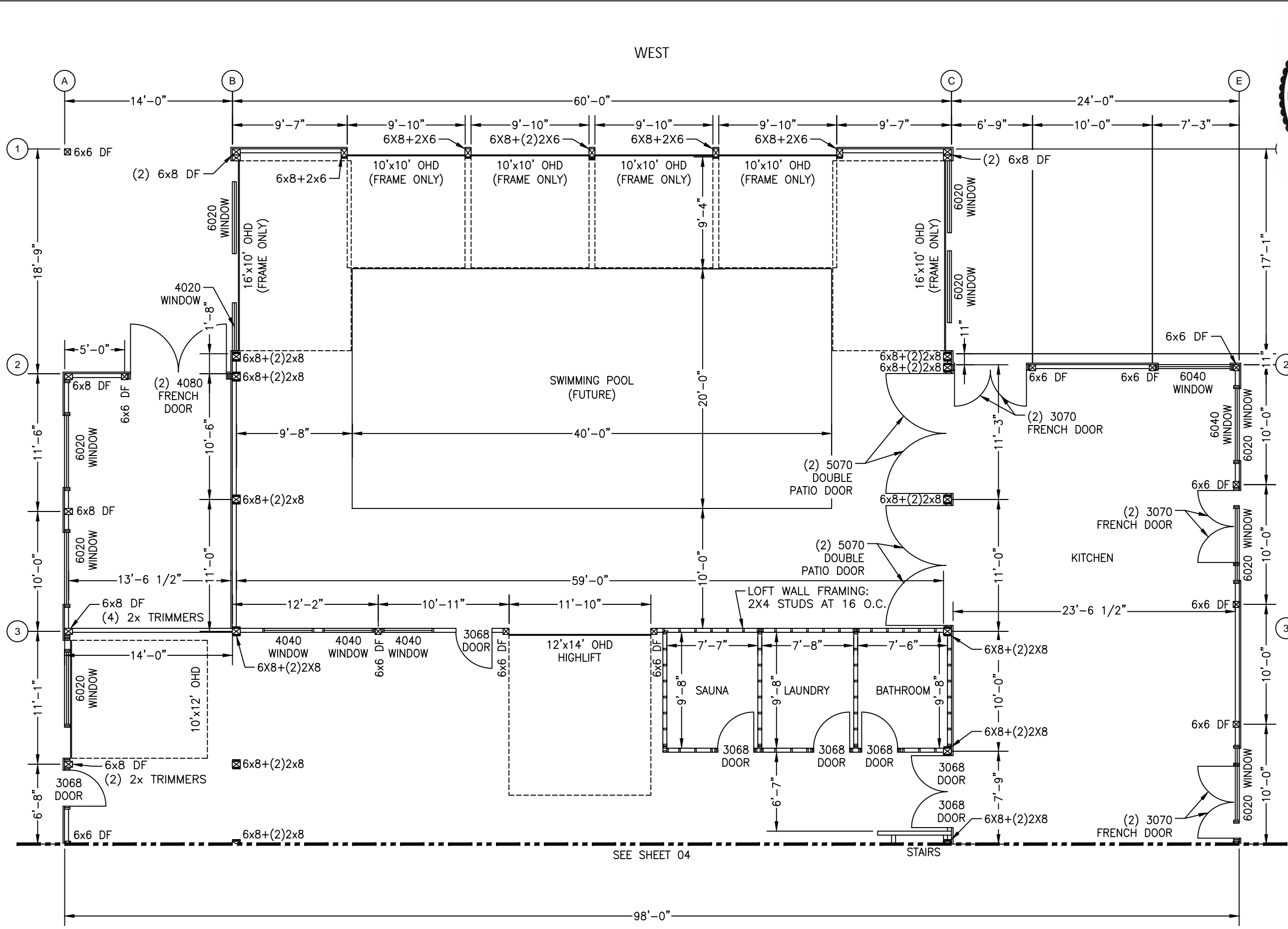


MOUNTAIN POINT
ENGINEERING

FLOOR PLAN

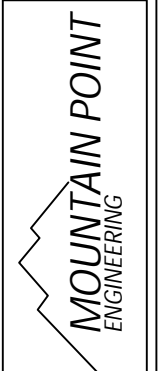
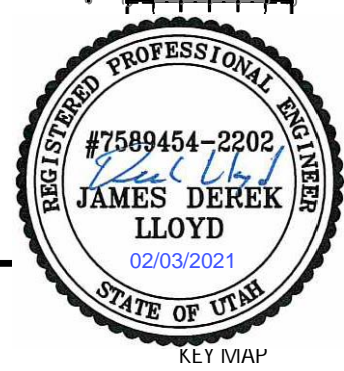
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT	B174
SCALE	1/8" = 1'-0"
DATE	02/03/2021
SHEET	03

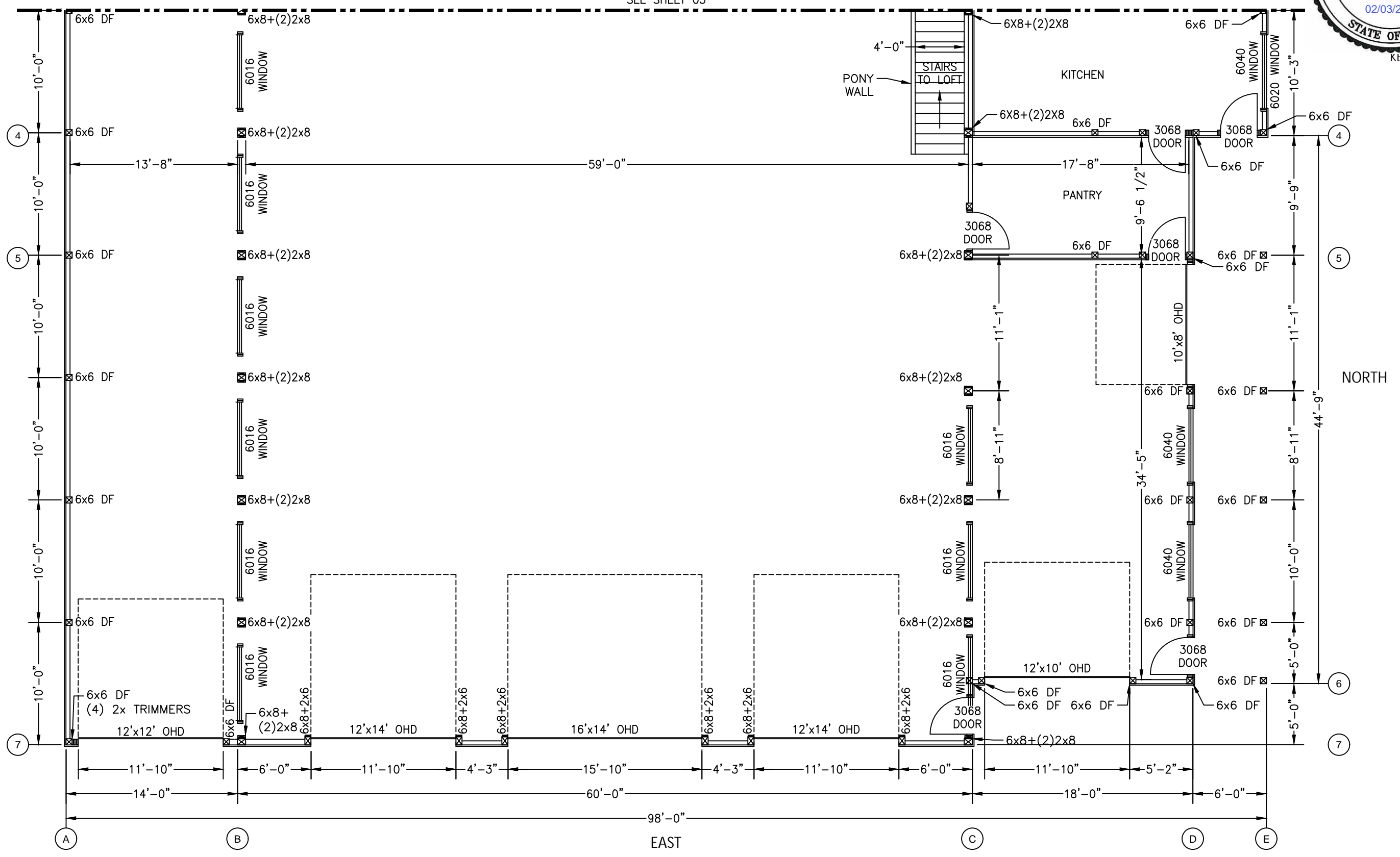


SEE SHEET 04

STAIRS



SEE SHEET 03



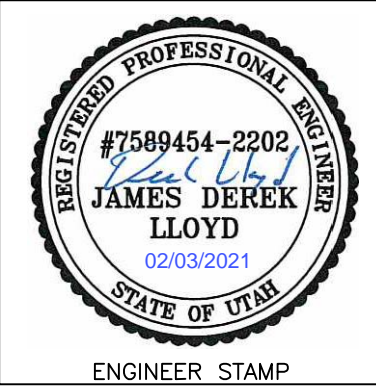
FLOOR PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT	B174
SCALE	1/8" = 1'-0"
DATE	02/03/2021
SHEET	04

NORTH

SOUTH

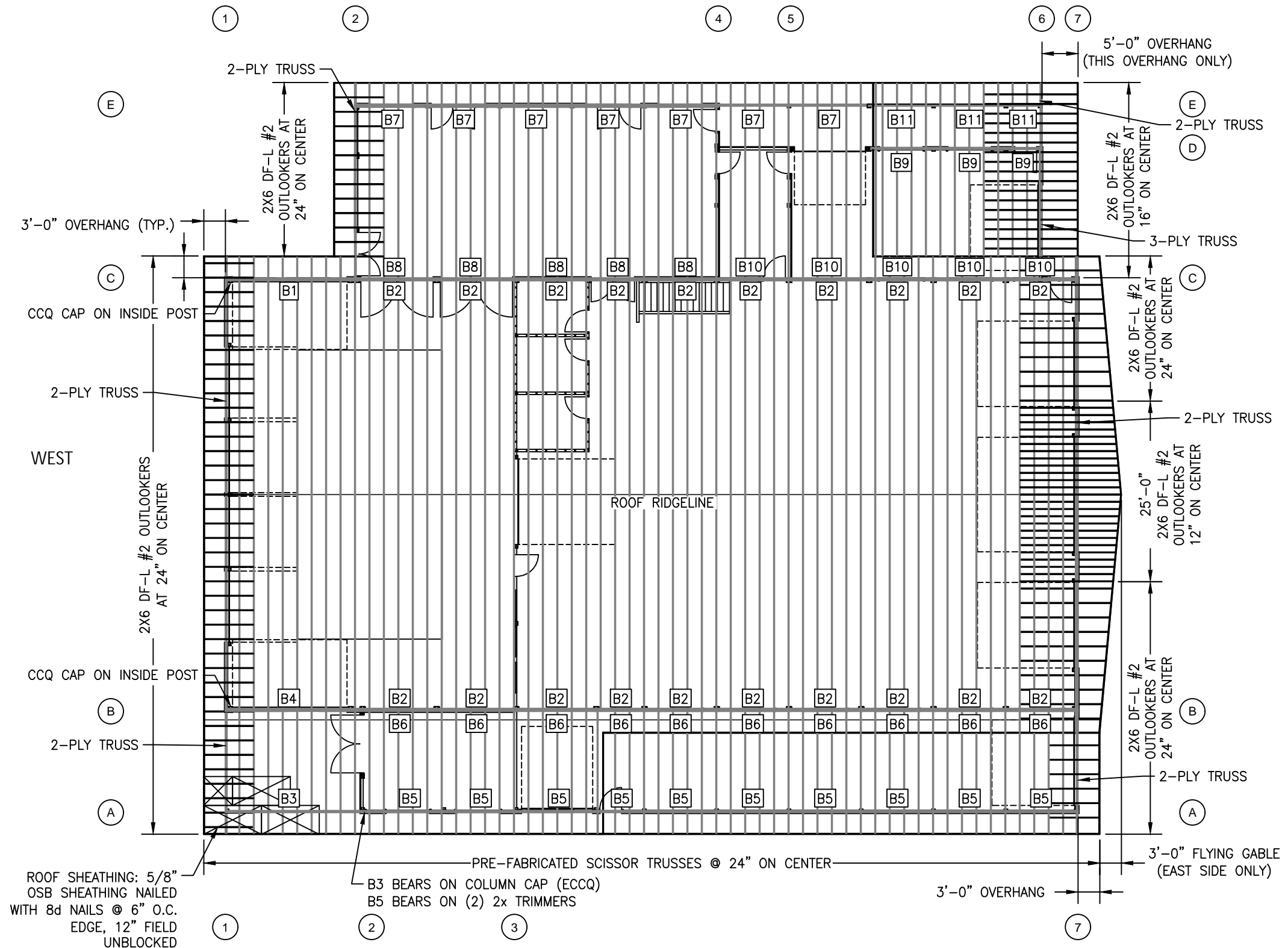


MOUNTAIN POINT
ENGINEERING

BEAM SCHEDULE			
MARK	BEAM	COLUMN CAP	HANGER
B1	3-PLY 1-3/4"x18" LVL	CCQ66SDS2.5	-
B2	3-PLY 1-3/4"x11-7/8" LVL	CCQ66SDS2.5	-
B3	2-PLY 1-3/4"x16" LVL	ECCQ46SDS2.5	-
B4	3-PLY 1-3/4"x20" LVL	CCQ66SDS2.5	-
B5,B7,B11	2-PLY 1-3/4"x9-1/2" LVL	CCQ46SDS2.5	-
B6,B8,B10	2-PLY 1-3/4"x7-1/4" LVL	-	HUC28-2
B9	2-PLY 1-3/4"x11-7/8" LVL	CCQ46SDS2.5	-

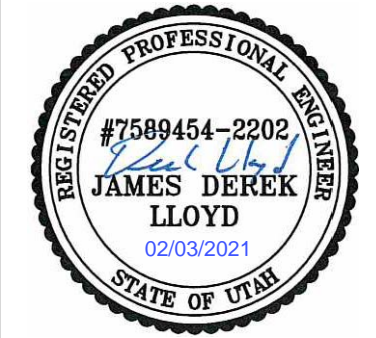
ROOF FRAMING PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH



- NOTES:
1. TRUSSES WILL BE DEFERRED PER IBC 107.3.4.1 AND WILL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF UTAH.
 2. PROVIDE TRUSS BOTTOM CHORD BRACING PER TRUSS MANUFACTURER'S SPECIFICATIONS.
 3. OVERHANG: SEE DETAIL ON SHEET 12

PROJECT	B174
SCALE	1/16" = 1'-0"
DATE	02/03/2021
SHEET	05



ENGINEER STAMP

MOUNTAIN POINT
ENGINEERING

GIRT PLAN

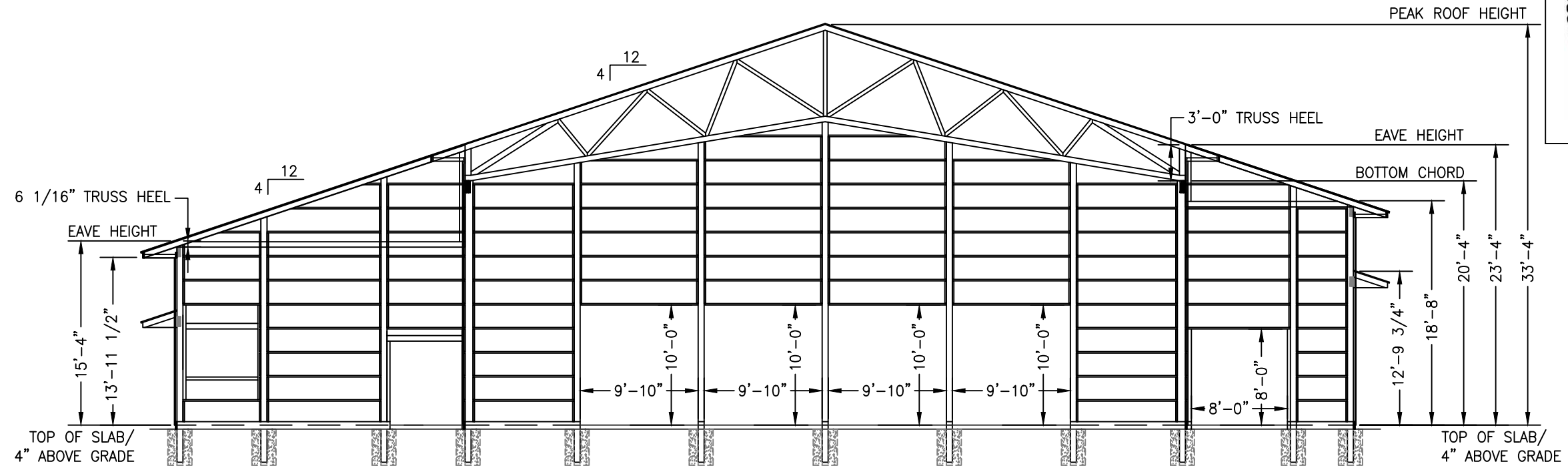
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

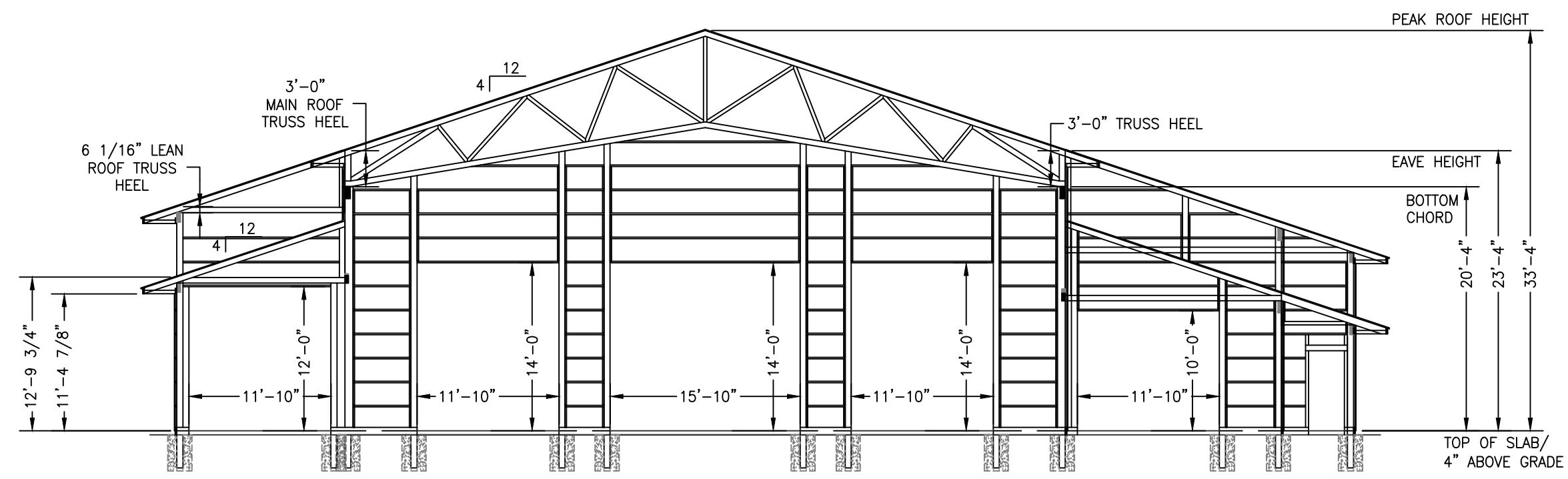
SCALE
3/32" = 1'-0"

DATE
02/03/2021

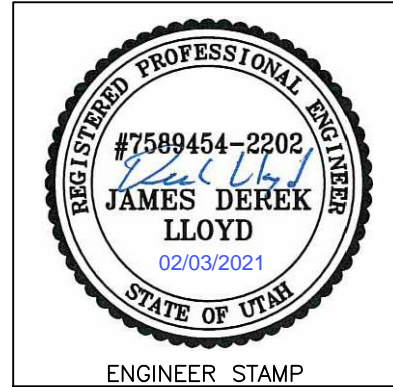
SHEET
06



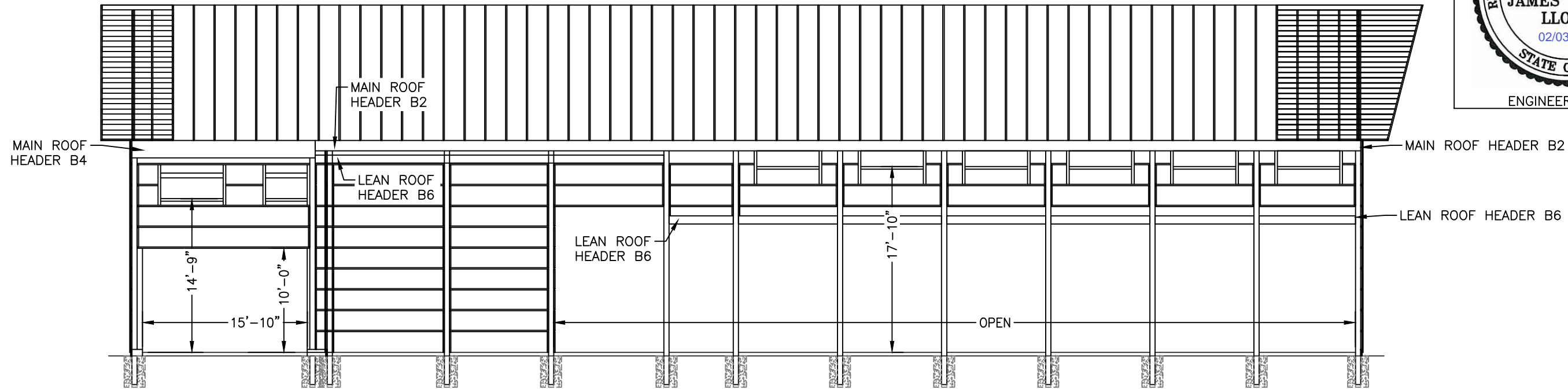
GABLE END GIRT WALL - WEST - WALL LINE 1, 2



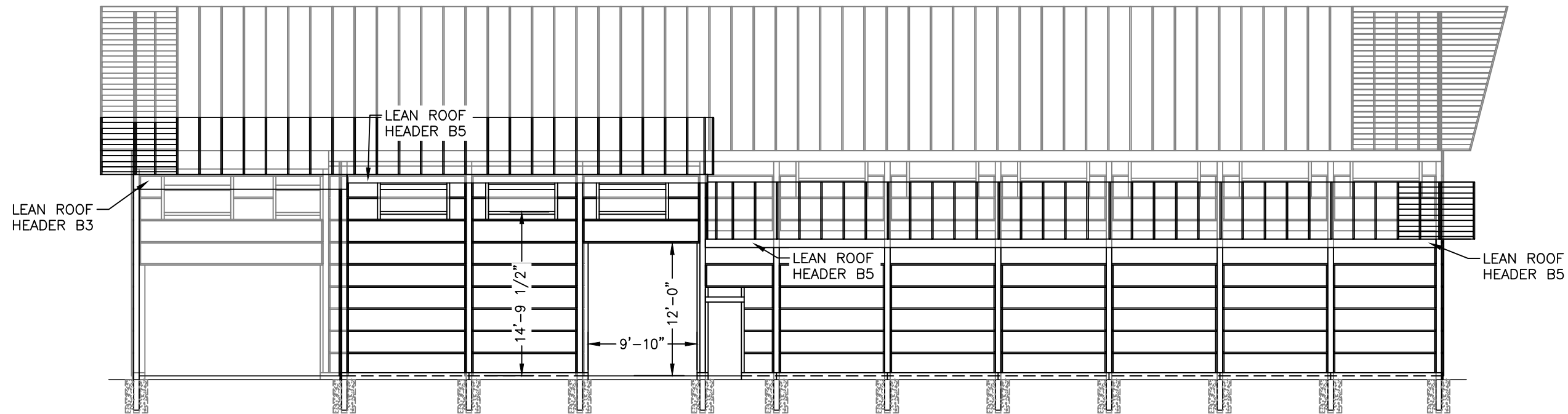
GABLE END GIRT WALL - EAST - WALL LINE 6, 7



MOUNTAIN POINT
ENGINEERING



GABLE END GIRTS WALL - SOUTH - WALL LINE B



GABLE END GIRTS WALL - SOUTH - WALL LINE A

GIRT PLAN

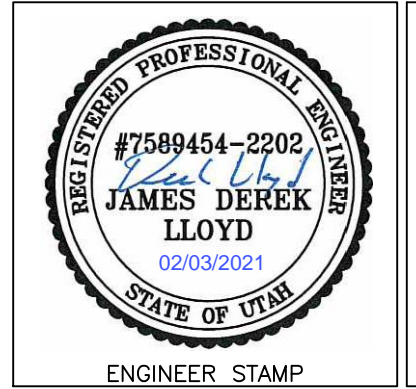
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

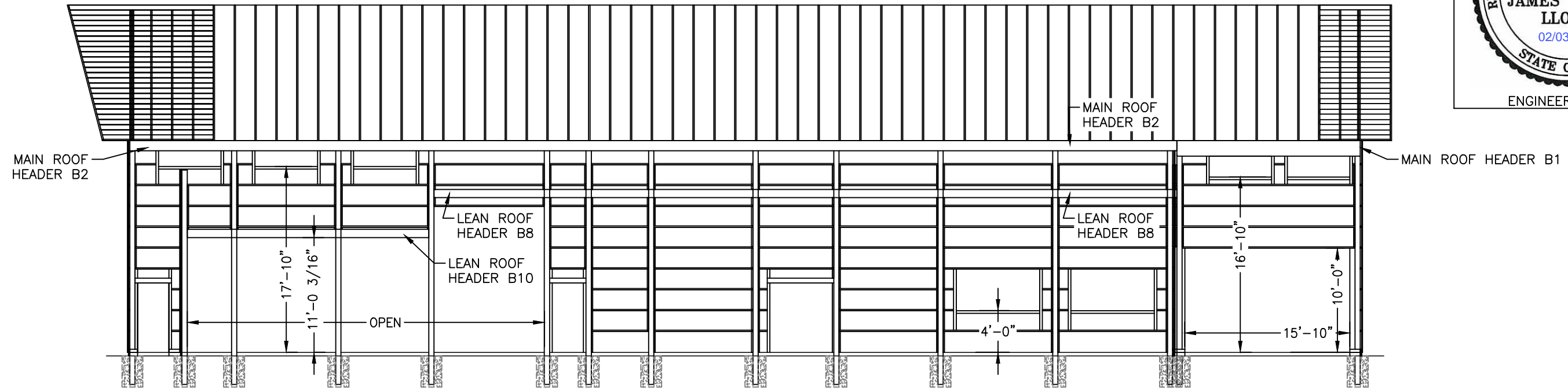
SCALE
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DATE
02/03/2021

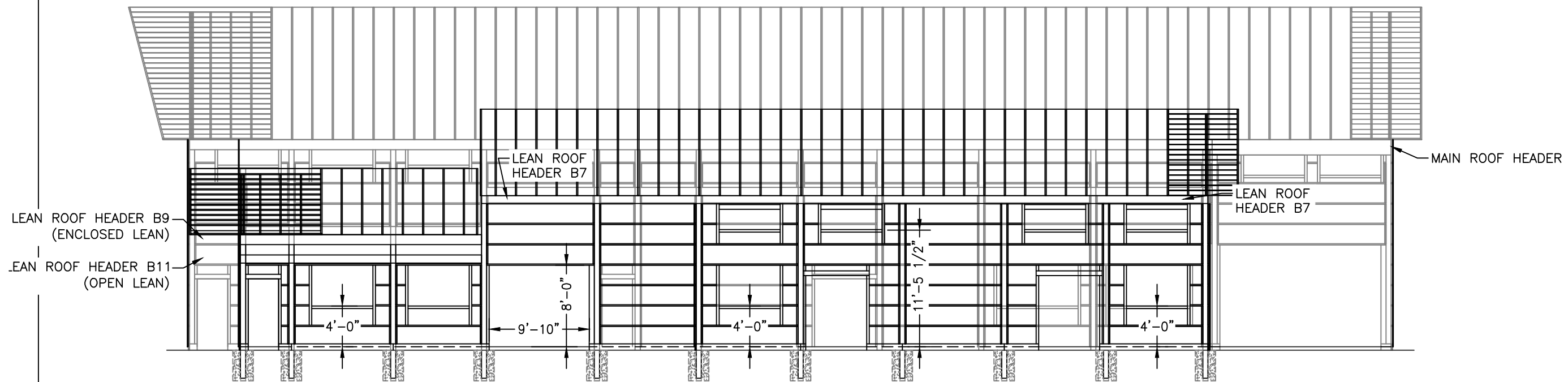
SHEET
07



MOUNTAIN POINT
ENGINEERING



GABLE END GIRT WALL - NORTH - WALL LINE C



GABLE END GIRT WALL - NORTH - WALL LINE D, E

GIRT PLAN

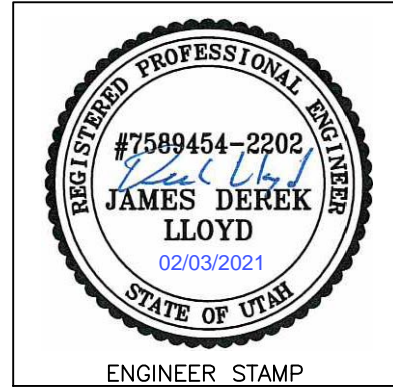
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

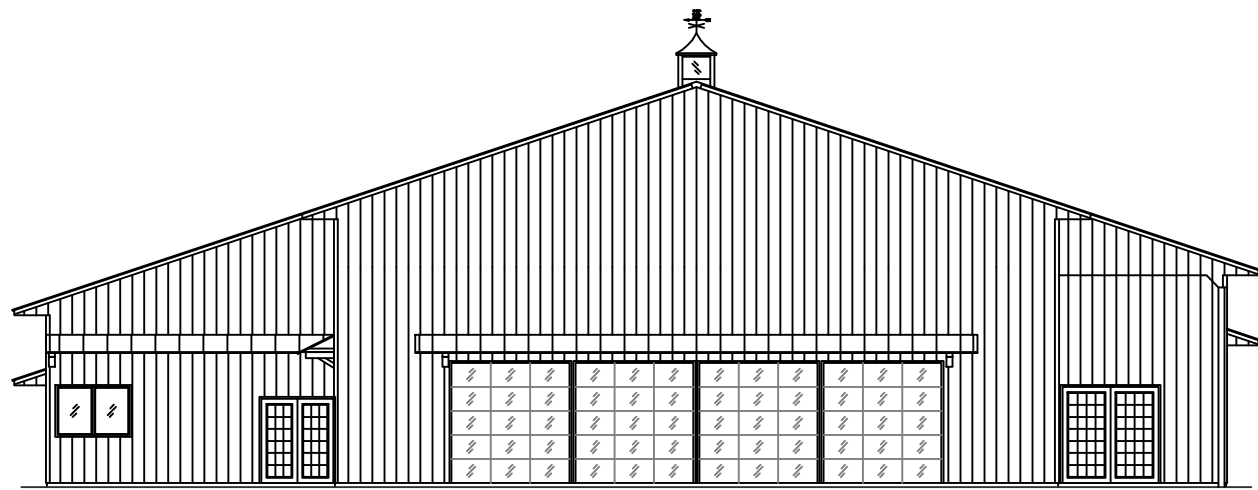
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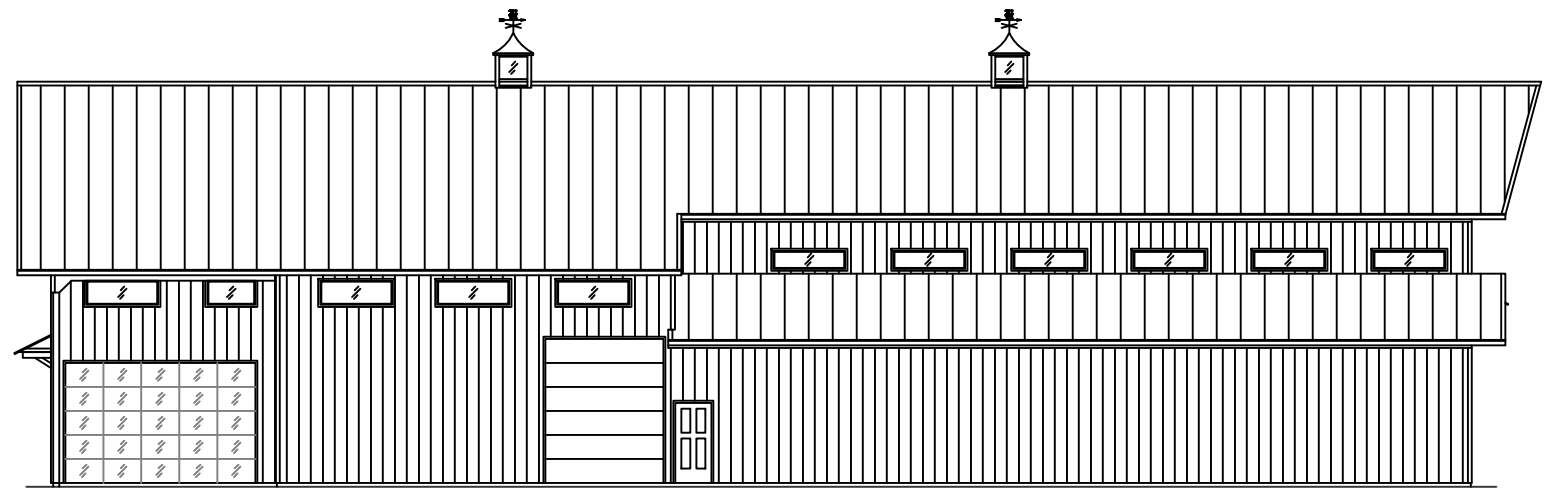
SHEET
08



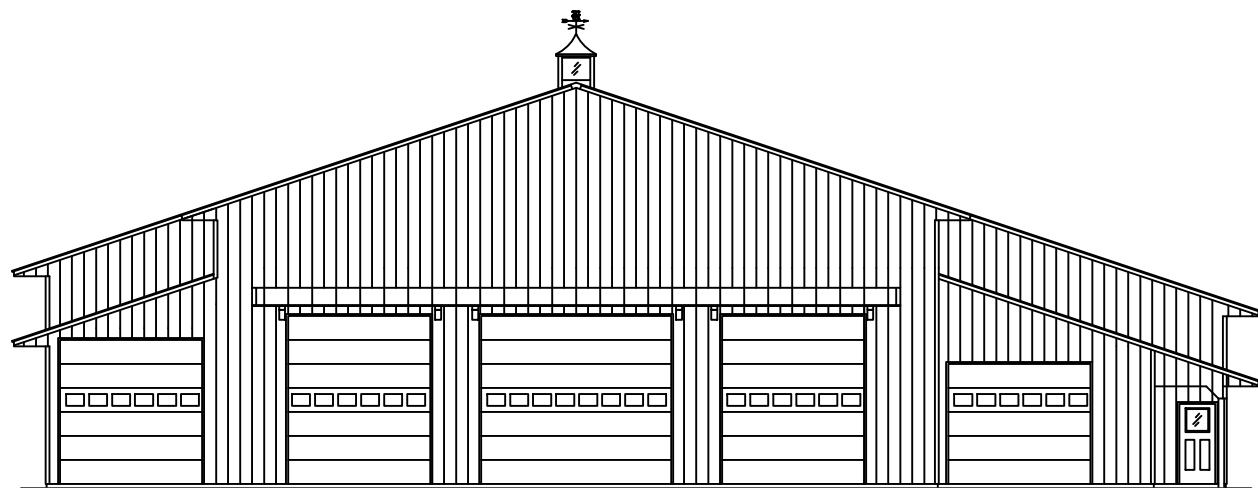
MOUNTAIN POINT
ENGINEERING



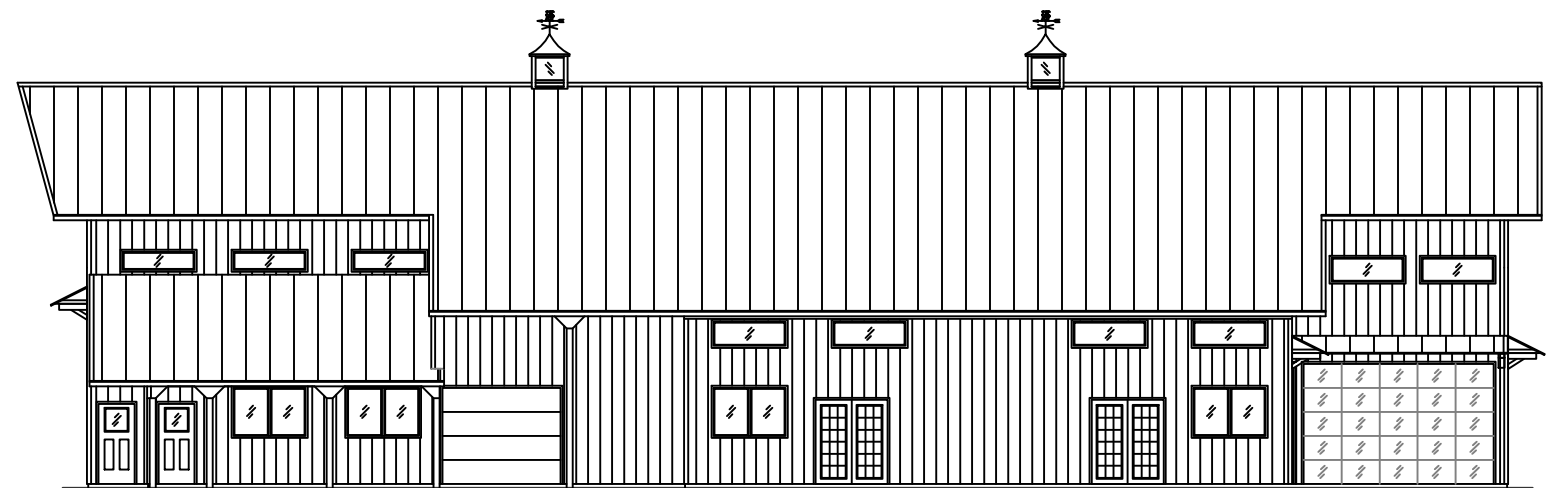
GABLE END ELEVATION - WEST



SIDE ELEVATION - SOUTH



GABLE END ELEVATION - EAST



SIDE ELEVATION - NORTH

ELEVATIONS

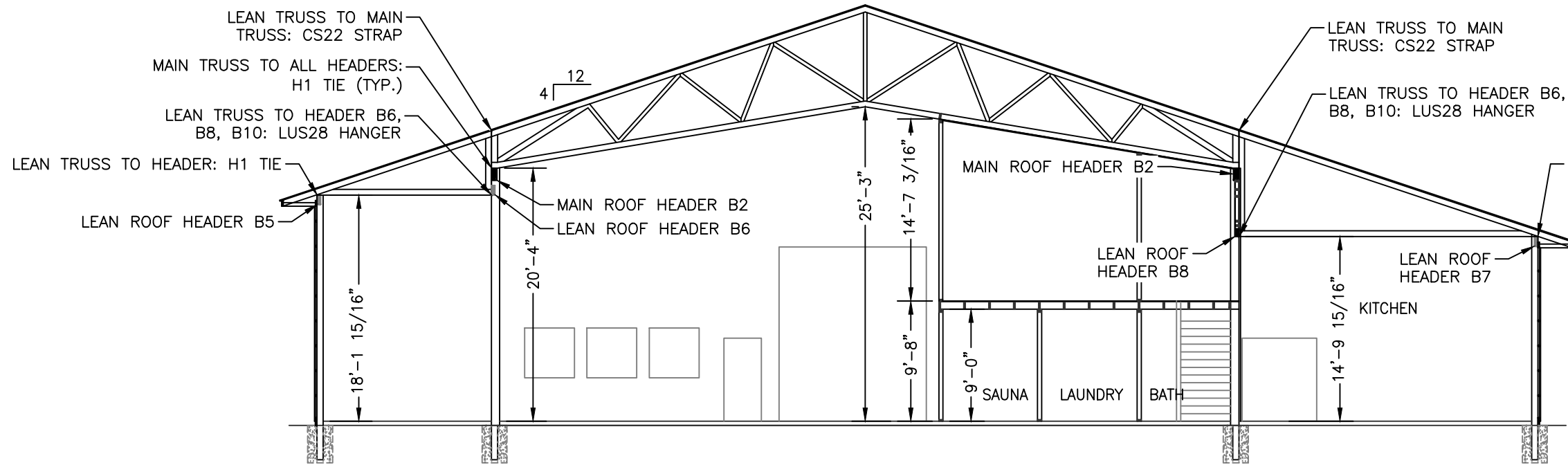
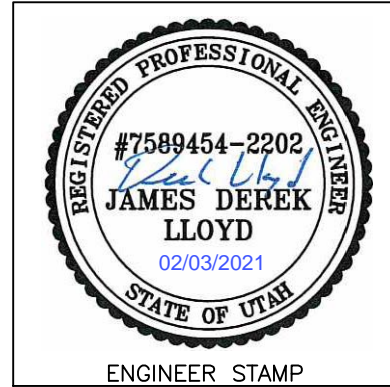
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

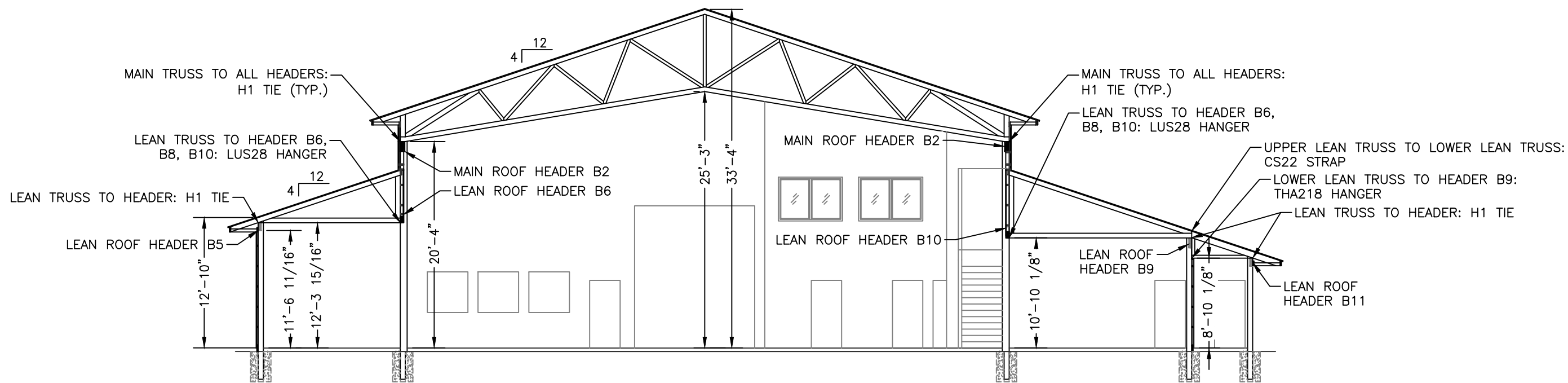
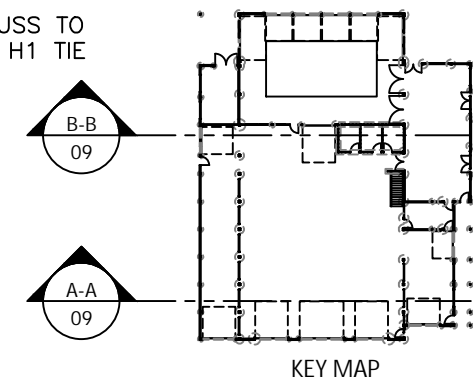
SCALE
1/16" = 1'-0"

DATE
02/03/2021

SHEET
09



SECTION B-B



SECTION A-A

SECTIONS

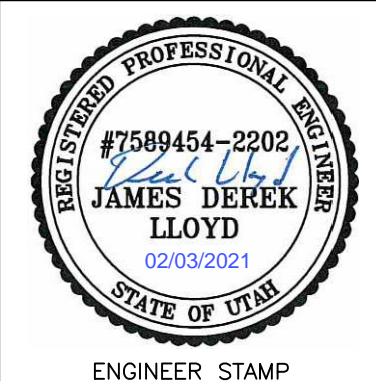
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

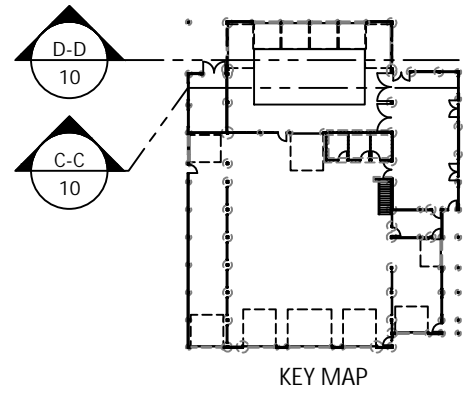
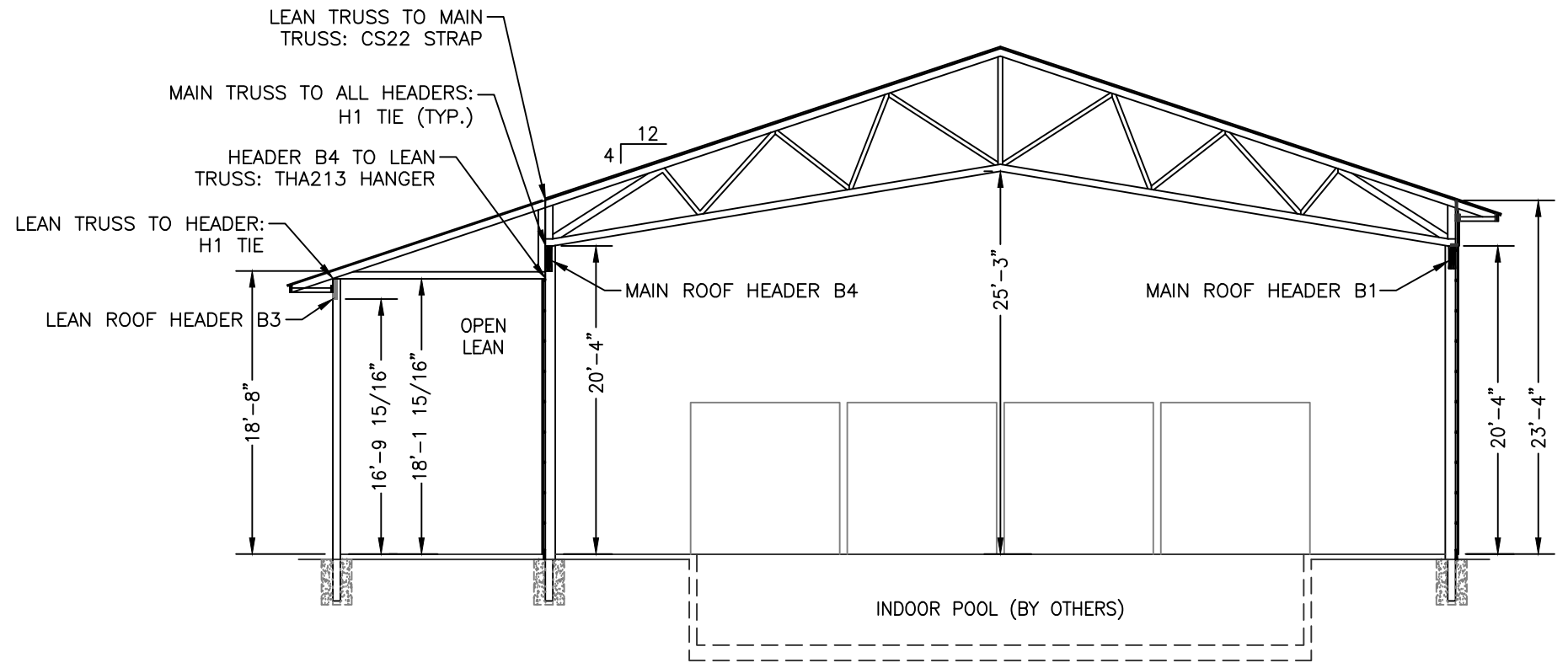
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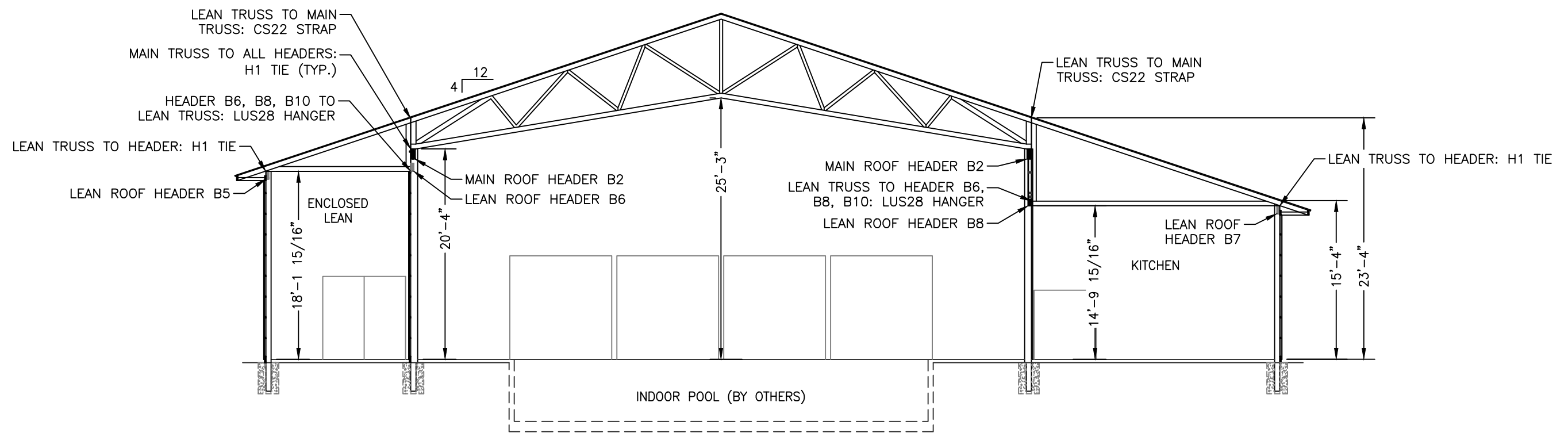
SHEET
10



MOUNTAIN POINT
ENGINEERING



SECTION D-D

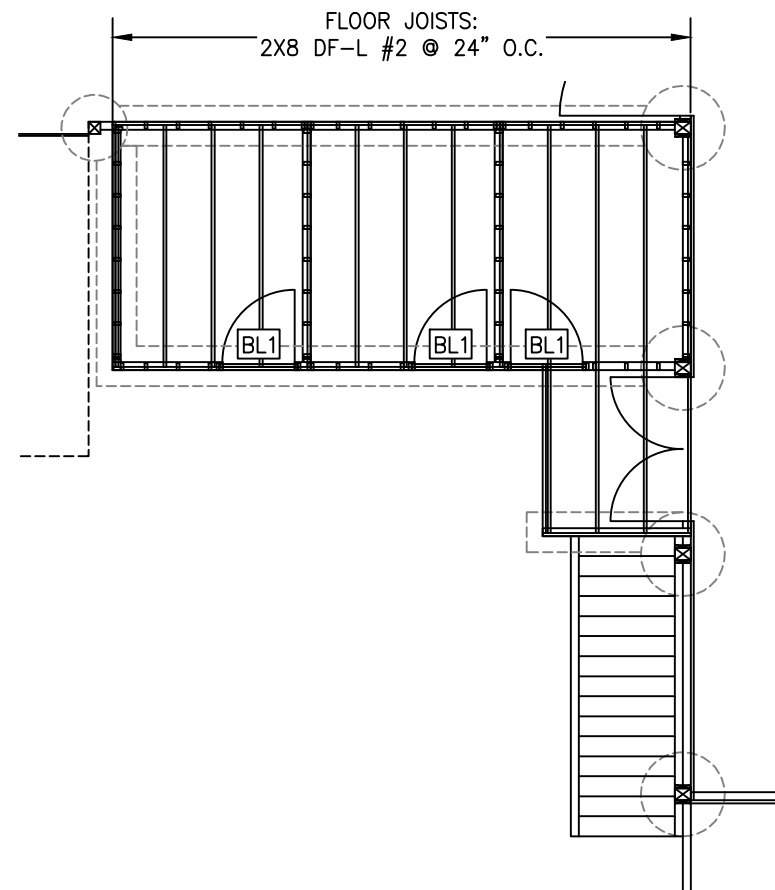
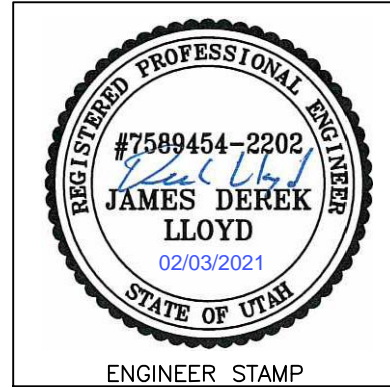


SECTION C-C

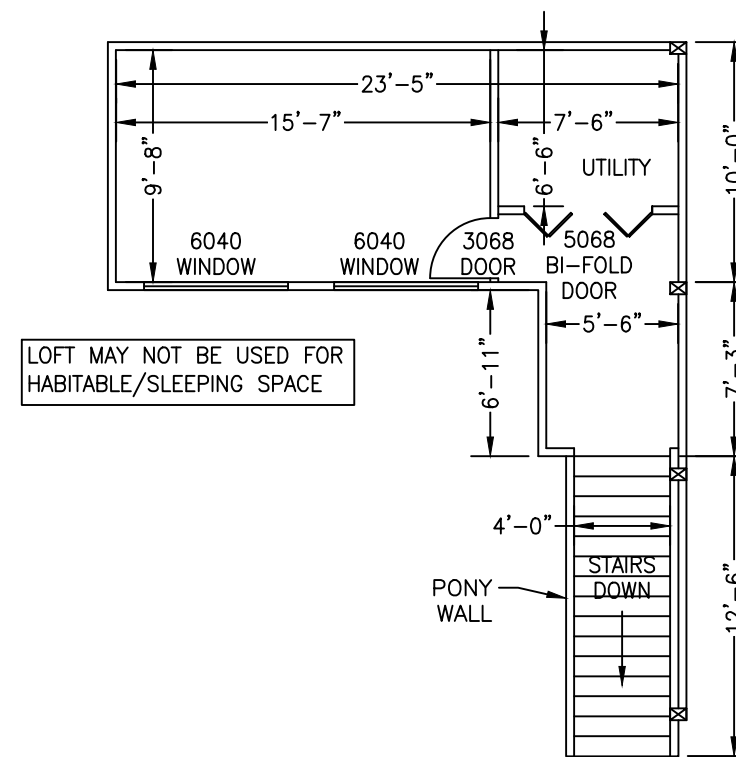
SECTIONS

BOB KIRKMAN BUILDING
LIBERTY, UTAH

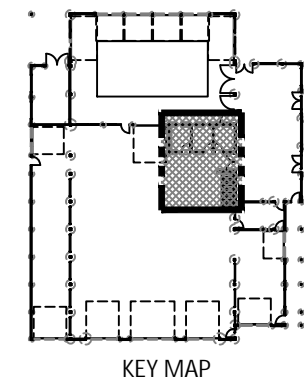
PROJECT	B174
SCALE	3/32" = 1'-0"
DATE	02/03/2021
SHEET	11



LOFT FLOOR FRAMING PLAN



LOFT FLOOR PLAN



LOFT PLAN

NOTES:

1. BL1: (2) 2X4 DF-L #2; (1) 2x TRIMMER
2. 6040 WINDOW HEADER: (2) 2X6 DF-L #2; (1) 2X TRIMMER
3. FLOOR SHEATHING: 3/4" OSB.
4. STAIRS:
 - 4.1. RISE: 7.25"
 - 4.2. RUN: 10"
 - 4.3. TOTAL RISE: 9'-8"
 - 4.4. TOTAL RUN: 12'-6"
5. LOFT WALLS: 2X4 @ 16" O.C.; OSB ON OUTSIDE, 1/2" GYPSUM BOARD INTERIOR. R-19 INSULATION.

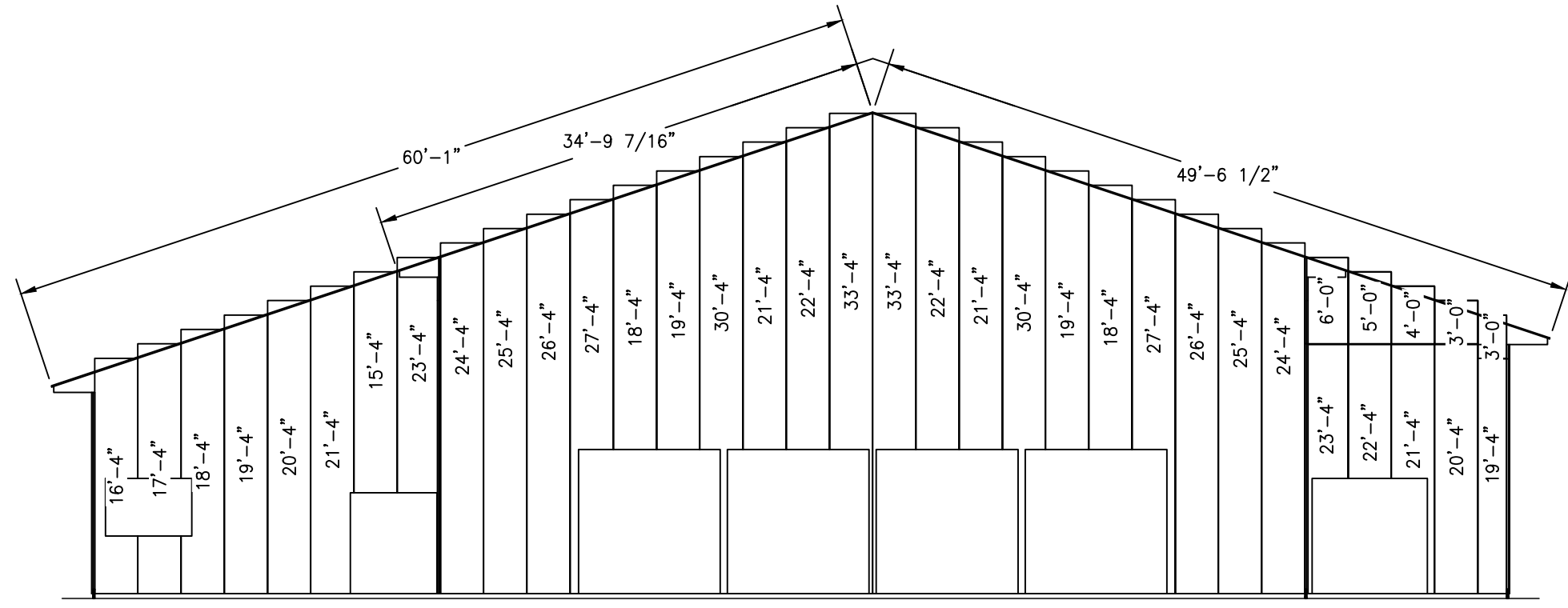
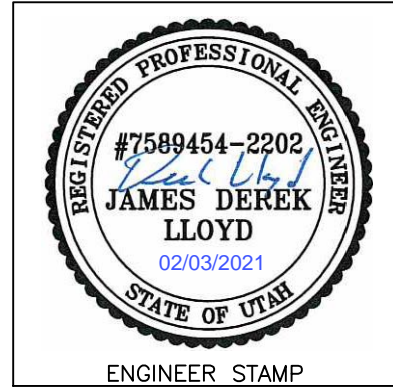
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

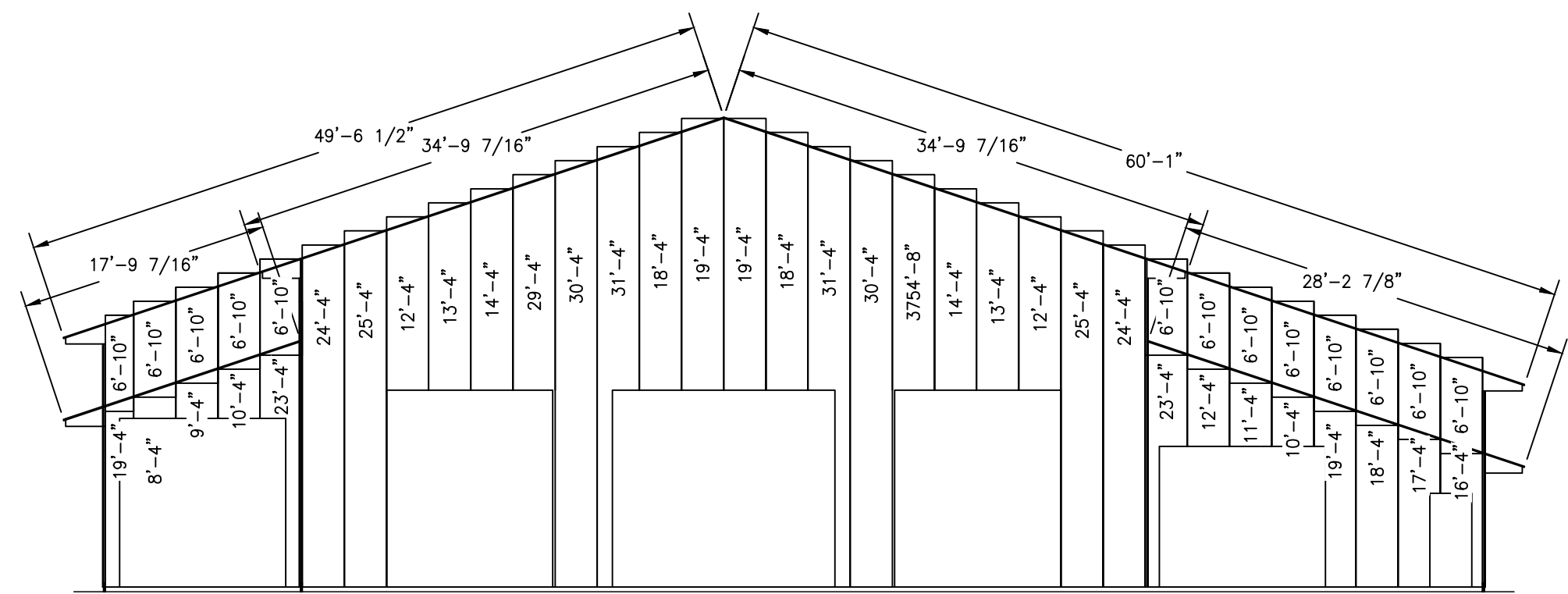
SCALE
1/8" = 1'-0"

DATE
02/03/2021

SHEET
12



GABLE END GIRT WALL - WEST - WALL LINE 1, 2



GABLE END GIRT WALL - EAST - WALL LINE 6, 7

PANEL LAYOUT

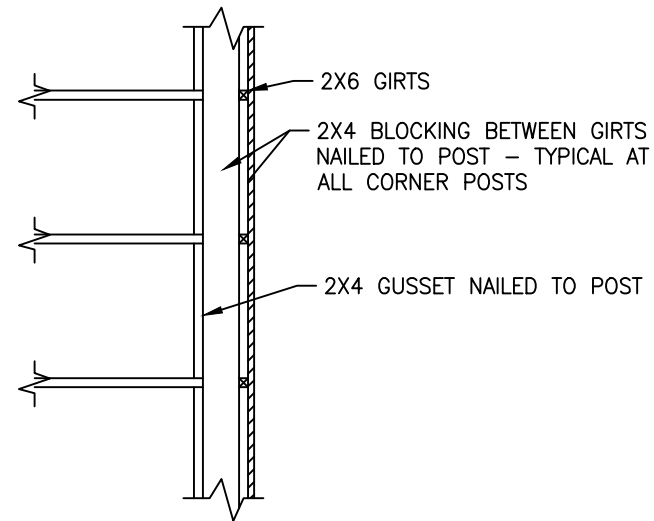
BOB KIRKMAN BUILDING
LIBERTY, UTAH

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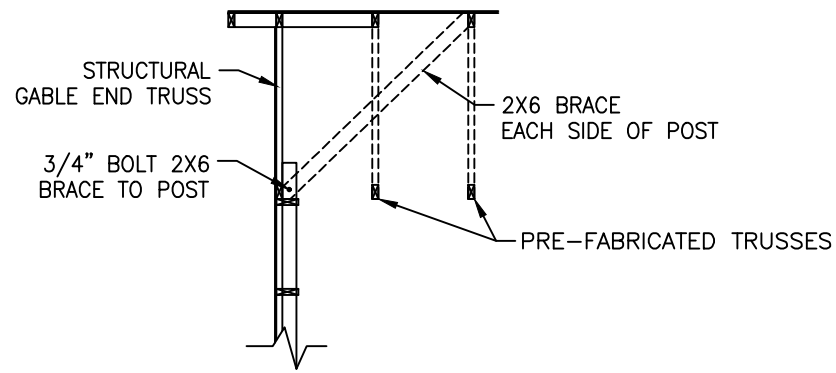
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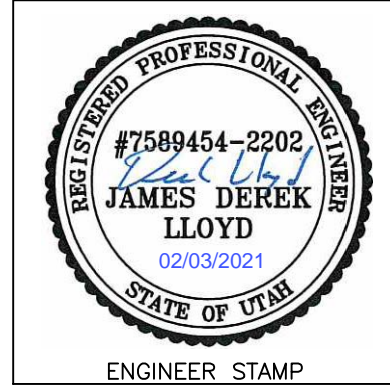
SHEET
13



CORNER BLOCKING
 NOT TO SCALE

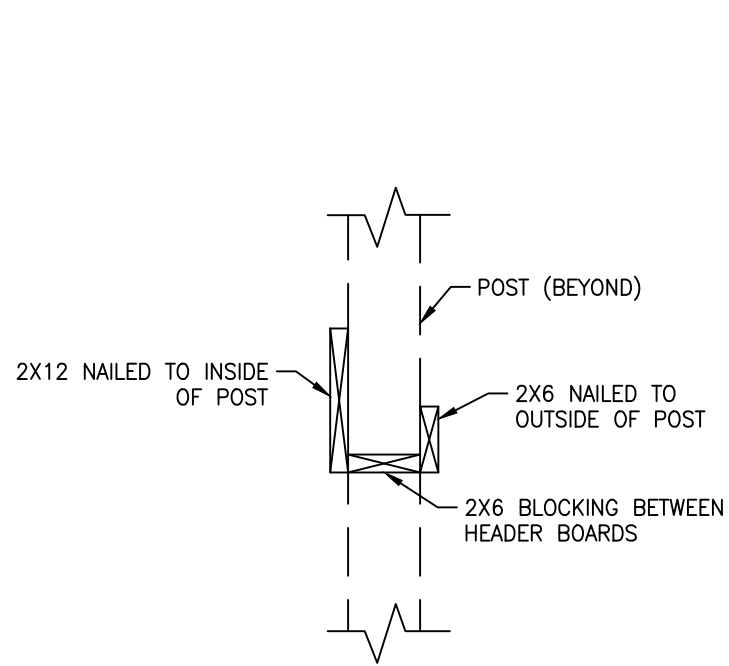


GABLE END BRACING DETAIL
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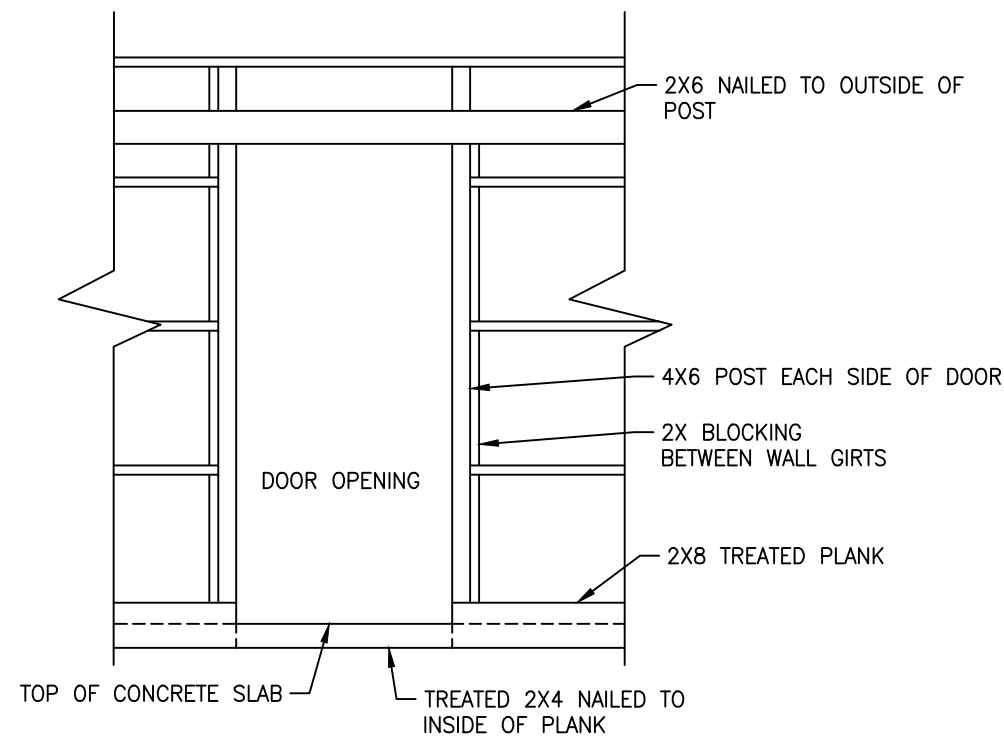


MOUNTAIN POINT
 ENGINEERING

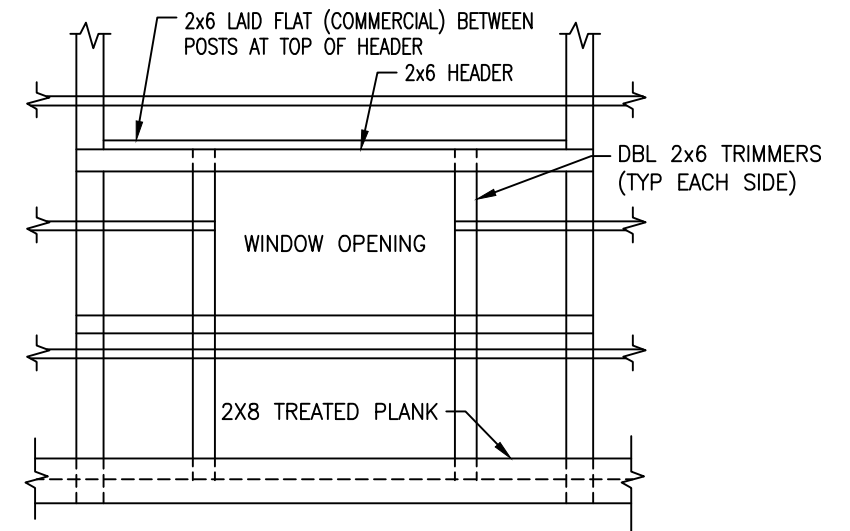
DETAIL SHEET



OVERHEAD DOOR HEADER
 NOT TO SCALE



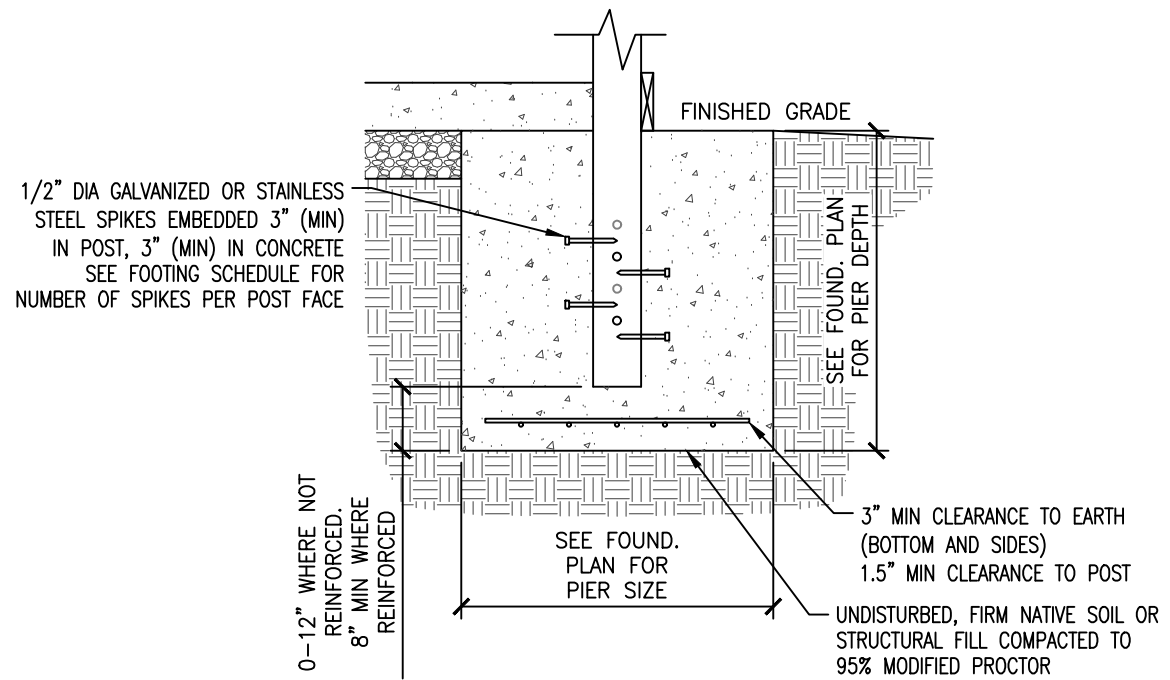
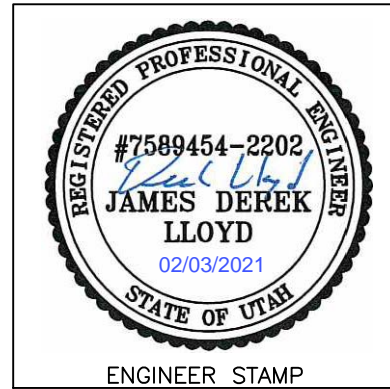
MAN DOOR OPENING
 NOT TO SCALE



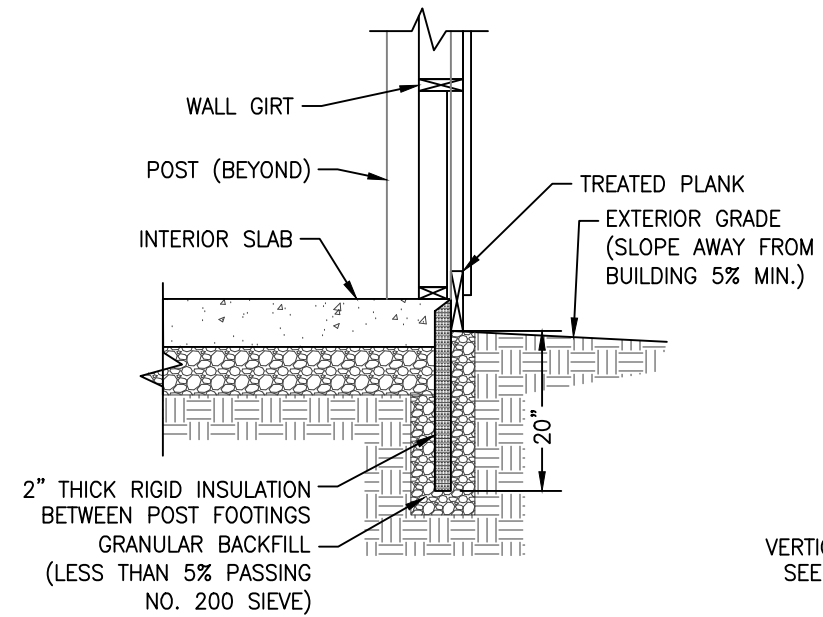
WINDOW OPENING
 NOT TO SCALE

BOB KIRKMAN BUILDING
 LIBERTY, UTAH

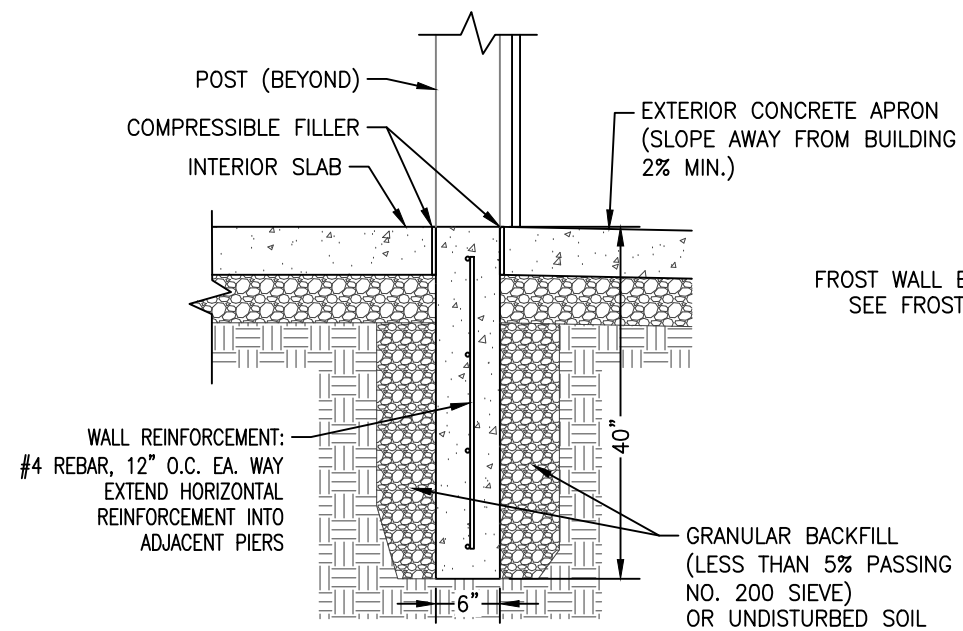
PROJECT
 B174
 SCALE
 AS NOTED
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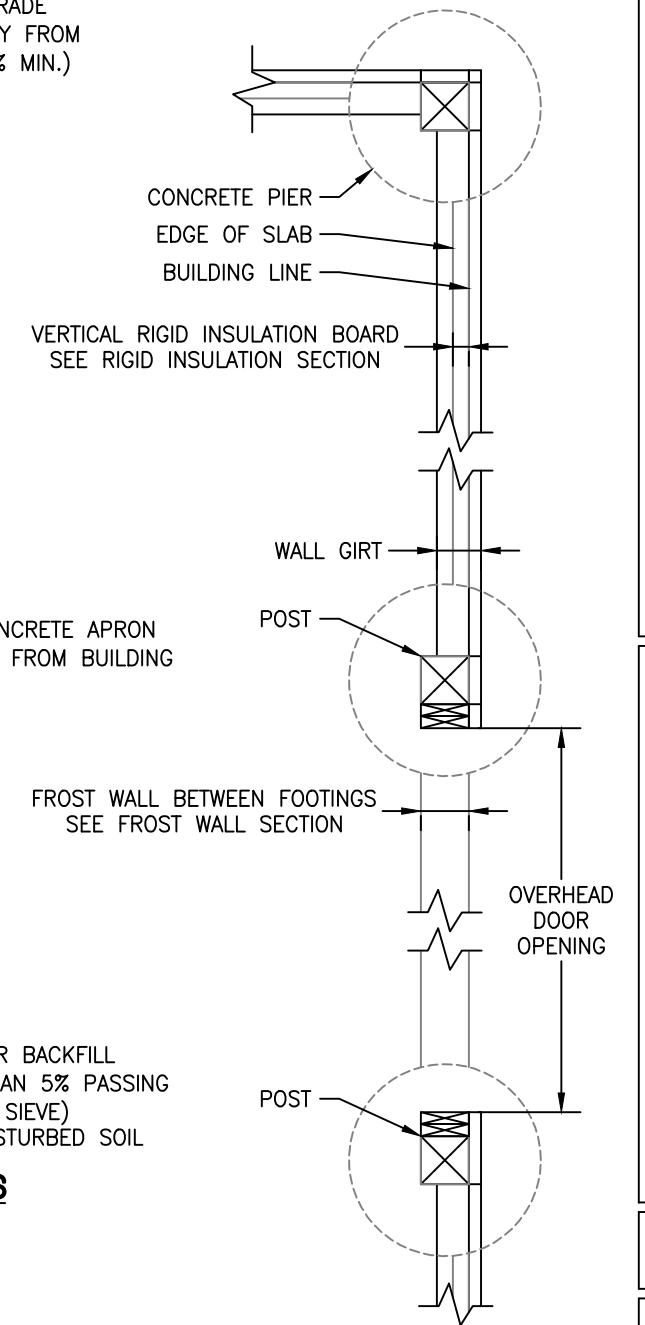
STRIP FOOTING DETAIL
1/2" = 1'-0"



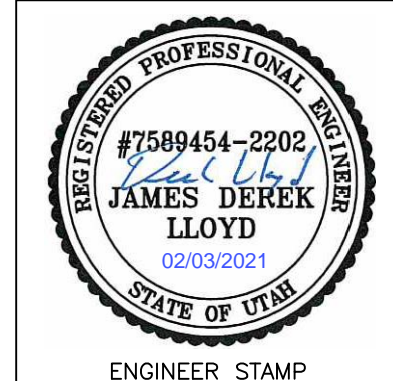
RIGID INSULATION SECTION
NOT TO SCALE



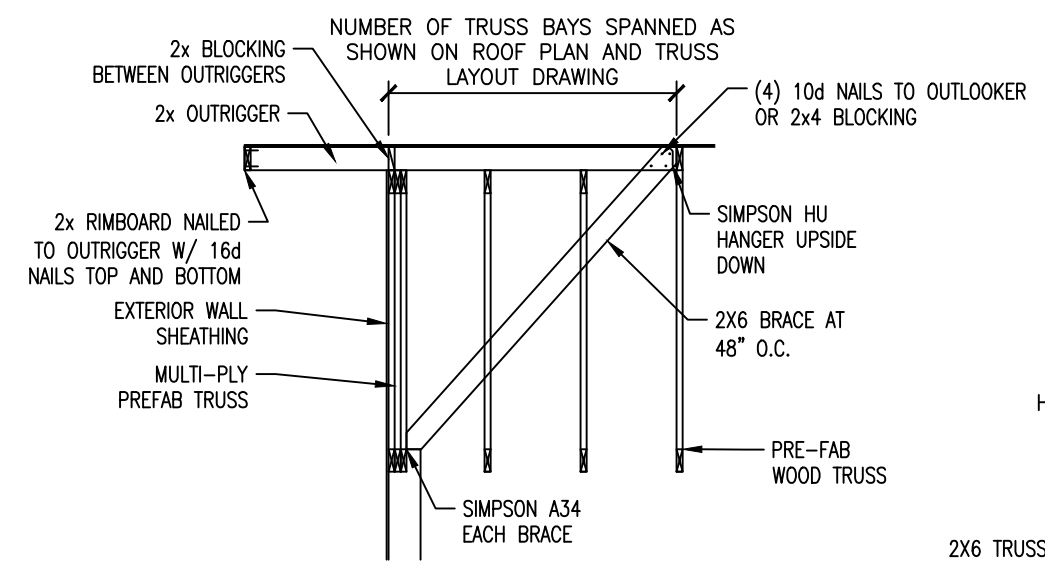
FROST WALL SECTION AT OPENINGS
NOT TO SCALE



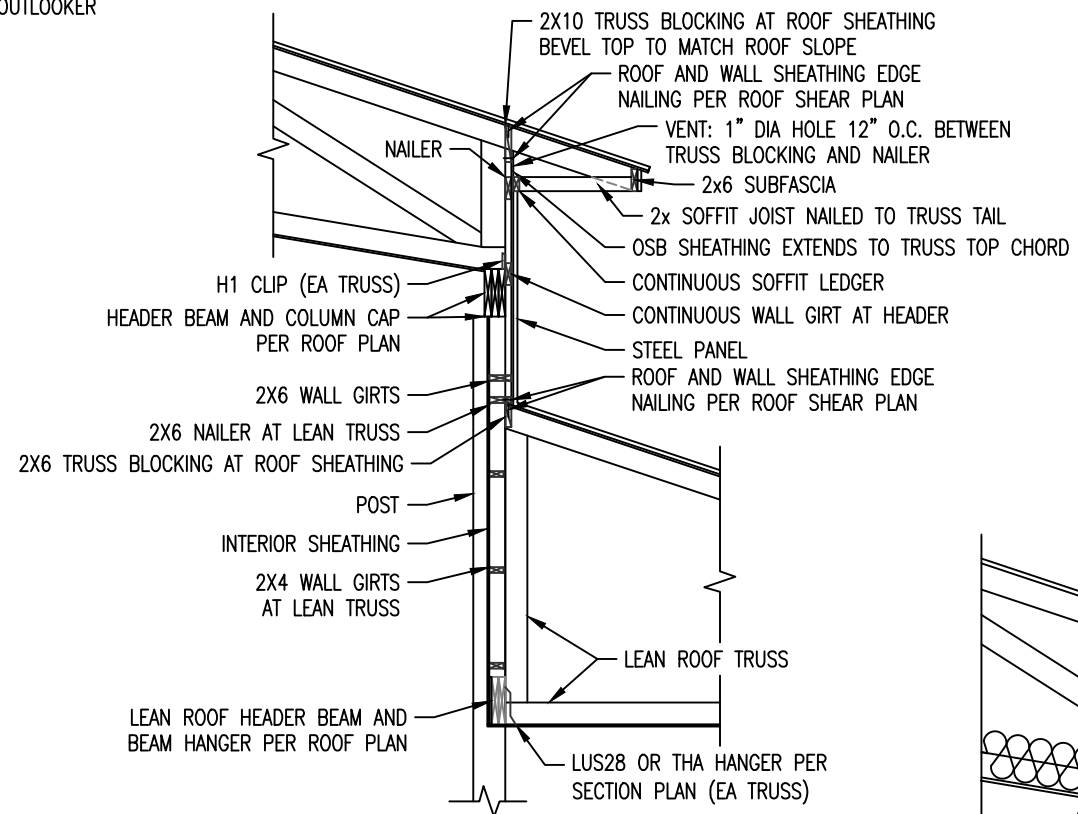
FROST PROTECTION DETAIL
PLAN VIEW
NOT TO SCALE



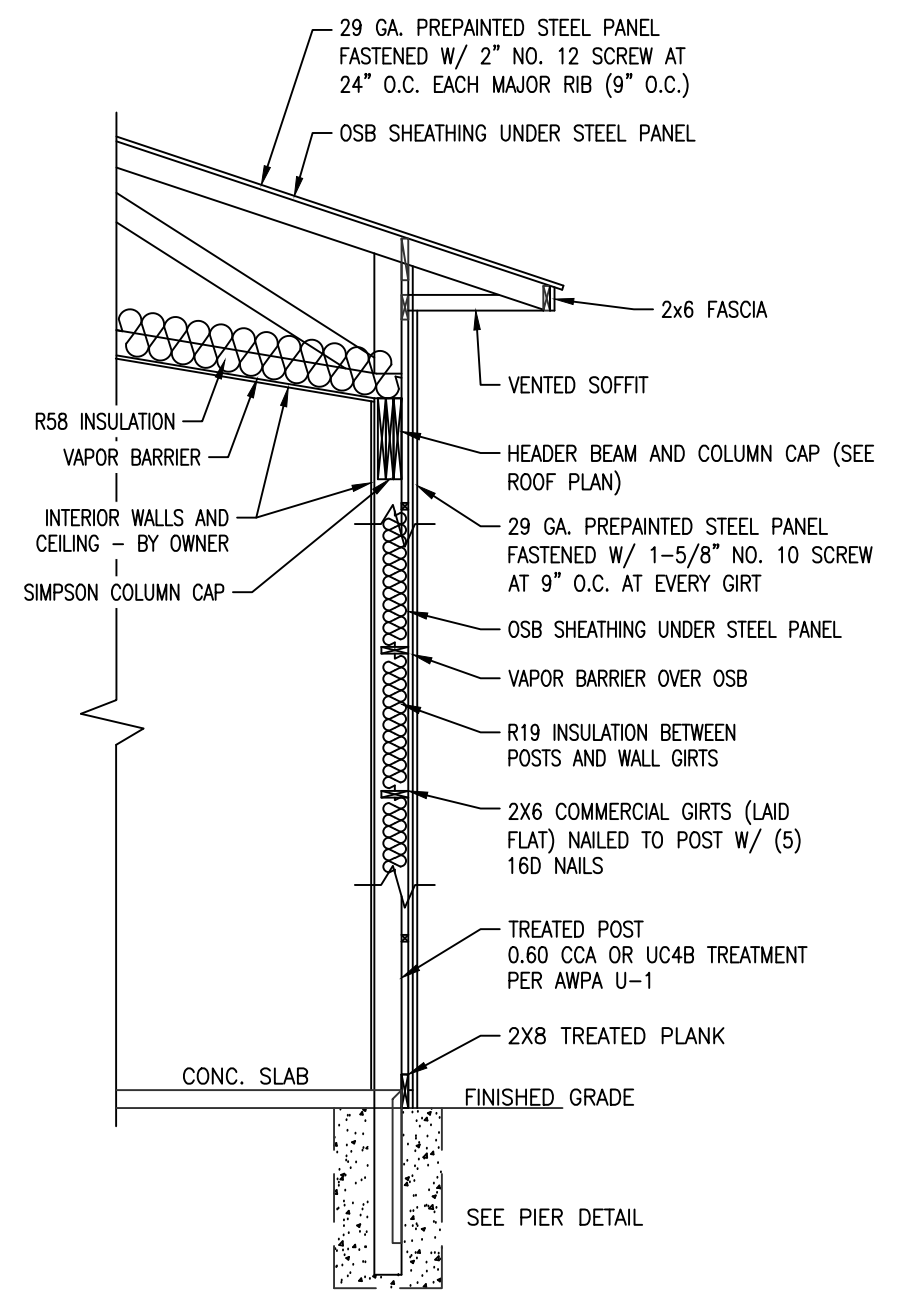
MOUNTAIN POINT
ENGINEERING



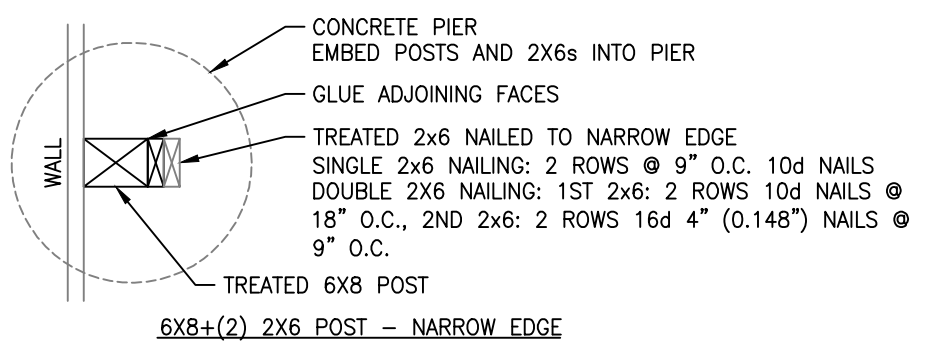
BRACE AND OVERHANG DETAIL
NOT TO SCALE



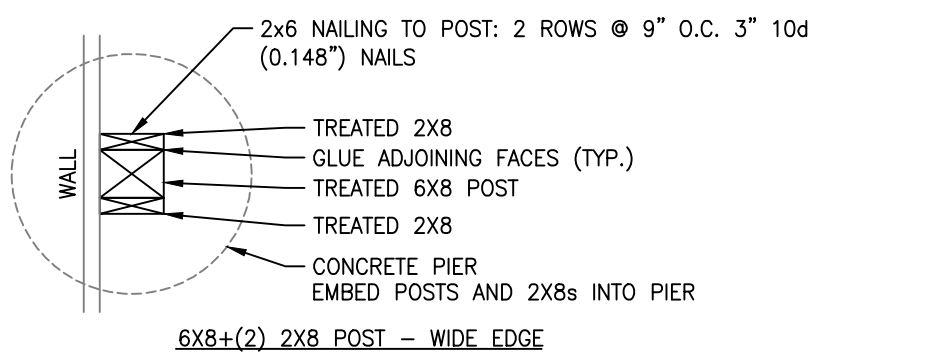
TRUSS TO POST DETAIL
NOT TO SCALE



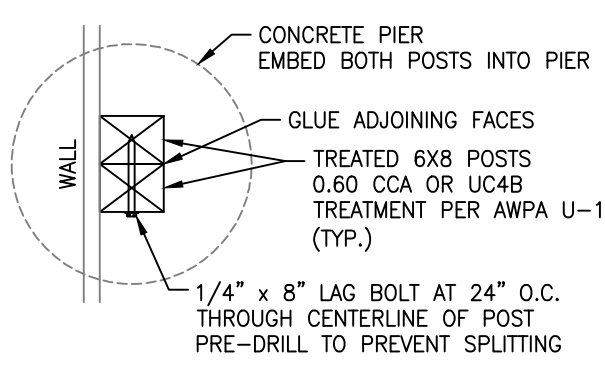
TYPICAL WALL SECTION
NOT TO SCALE



6X8+(2) 2X6 POST - NARROW EDGE

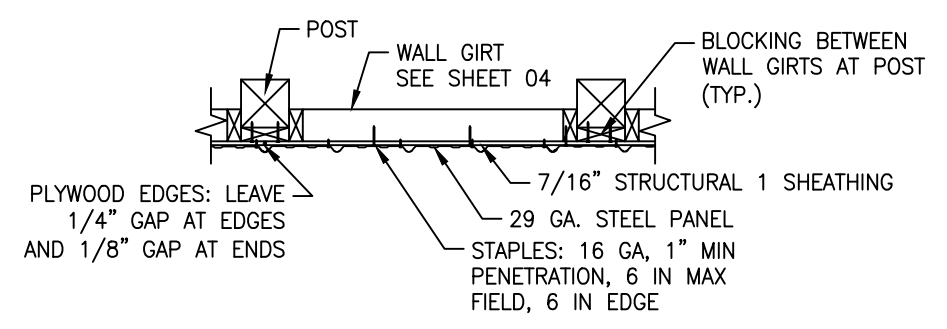


6X8+(2) 2X8 POST - WIDE EDGE

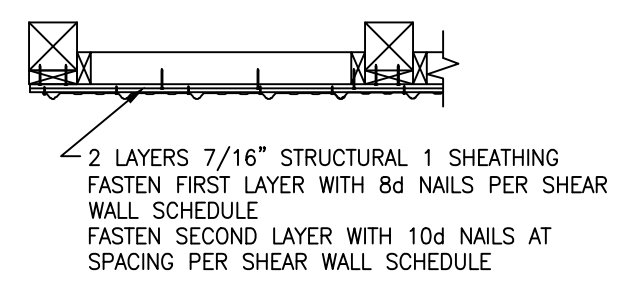


DOUBLE 6X8 POST
POST DETAIL
NOT TO SCALE

- POST DETAIL NOTES:**
1. POST CROSS-SECTIONS SHOWN TO BE CONTINUOUS FROM BOTTOM OF EMBEDDED POST TO BOTTOM OF LOWEST BEAM/TRUSS BOTTOM CHORD.
 2. SPLICES NOT PERMITTED IN 6X8 POSTS. 2x6s AND 2x8s MAY BE SPLICED 6 FEET ABOVE TOP OF SLAB. SPLICE NAILING: 2 ROWS AT 4.5" 15 INCHES EITHER SIDE OF SPLICE. UNTREATED WOOD OK ABOVE SPLICE.
 3. EDGE NAILING: 1.5" MIN, 3" MAX
 4. END NAILING: 2.25" MIN, 3" MAX



SINGLE-SHEATHED



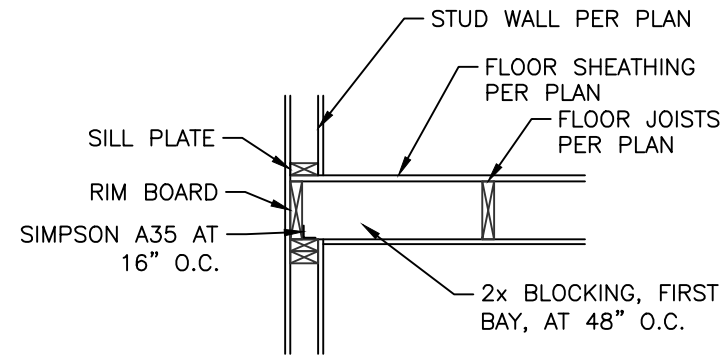
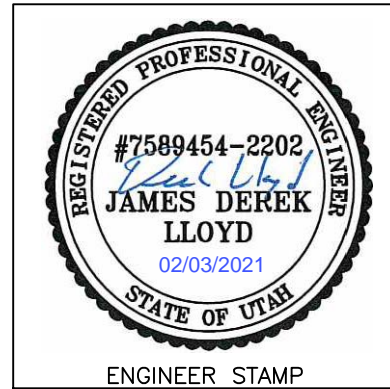
DOUBLE-SHEATHED

SHEAR WALL DETAIL
NOT TO SCALE

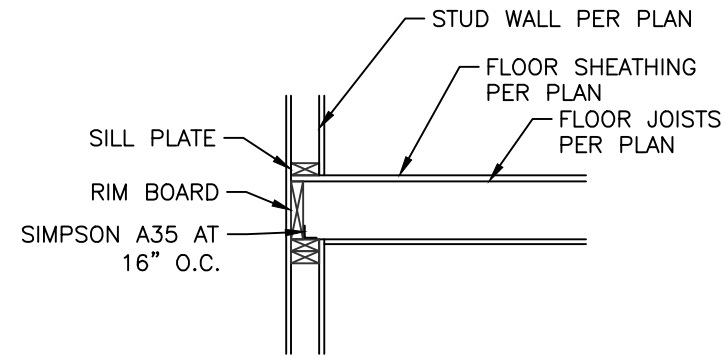
DETAIL SHEET

BOB KIRKMAN BUILDING
LIBERTY, UTAH

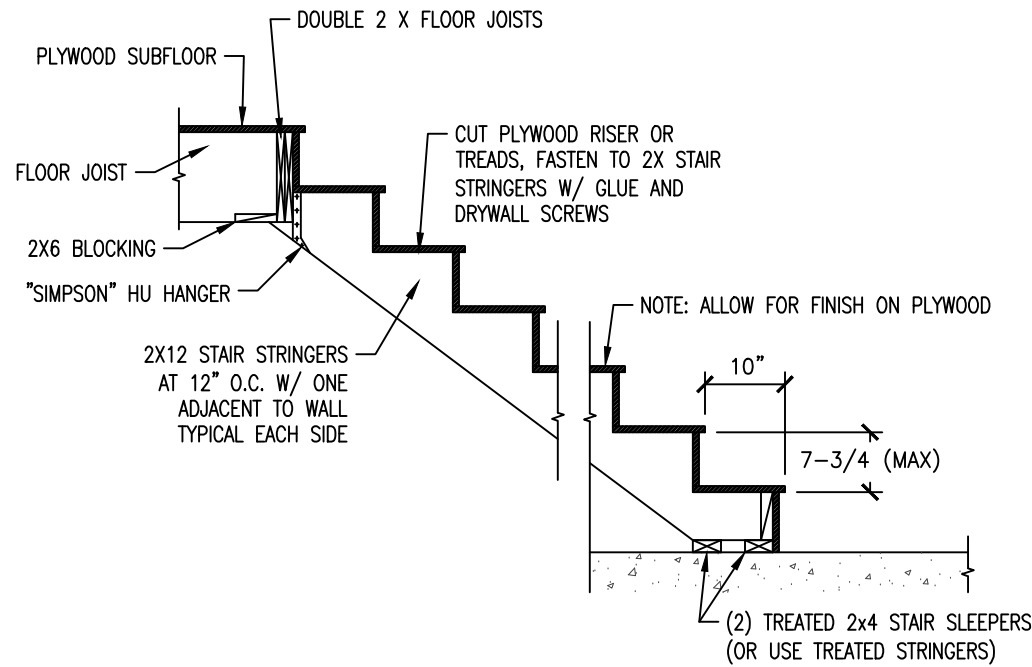
PROJECT	B174
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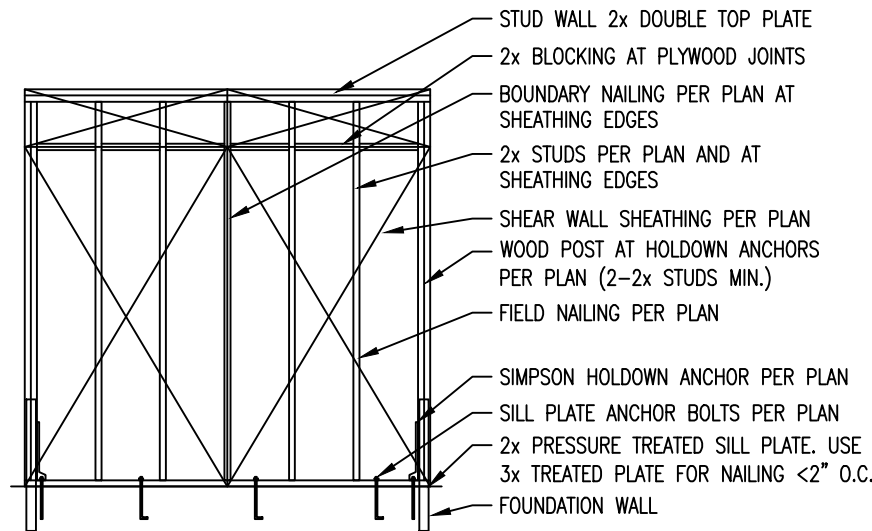
FLOOR PARALLEL TO WALL
NOT TO SCALE



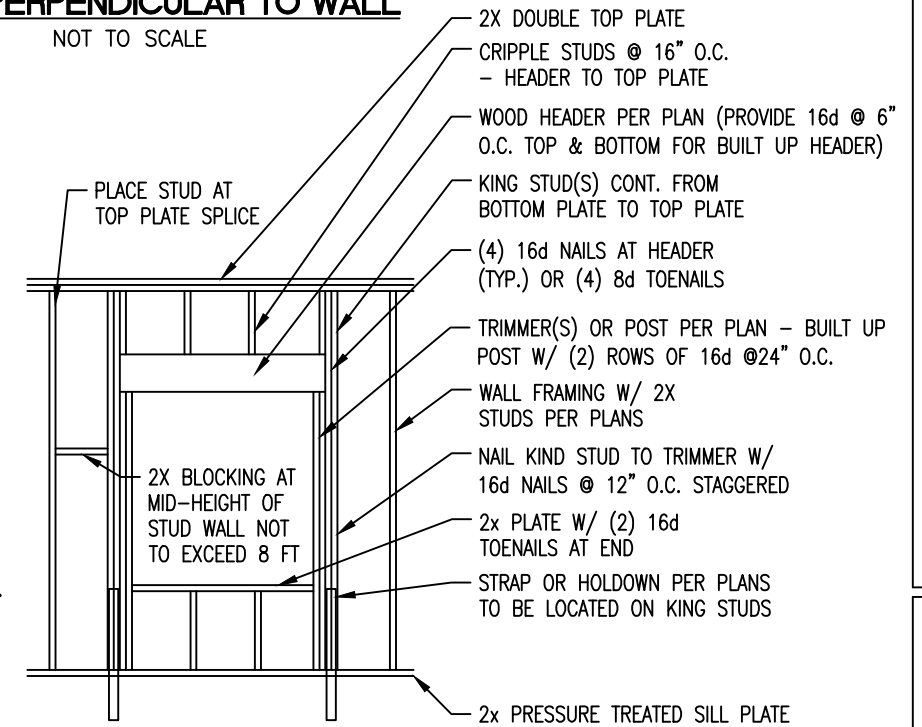
FLOOR PERPENDICULAR TO WALL
NOT TO SCALE



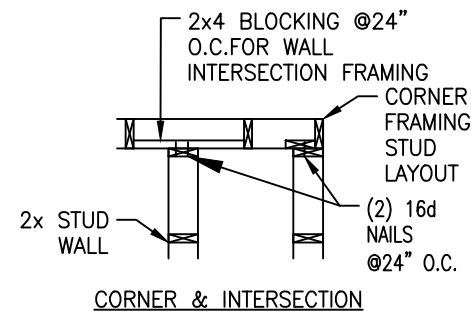
STAIR DETAIL
1/2" = 1'-0"



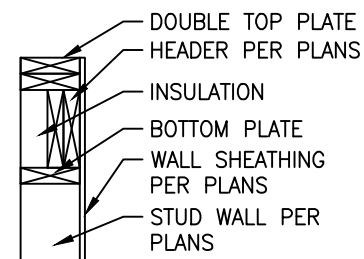
SHEAR WALL DETAIL - WALL LINE 3
NOT TO SCALE



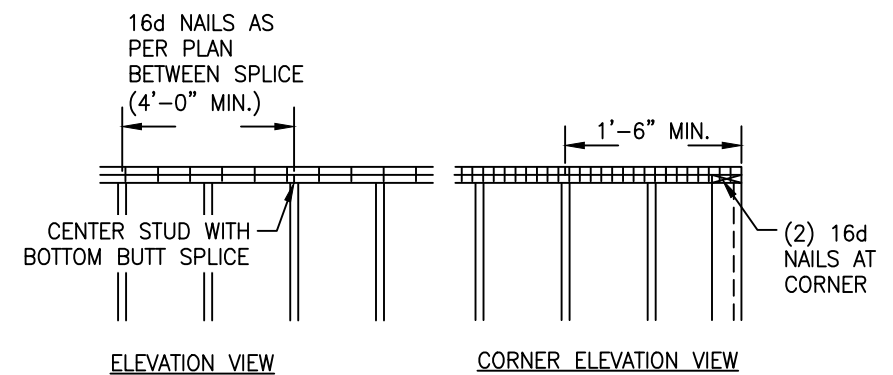
WALL FRAMING DETAIL - LOFT WALLS
NOT TO SCALE



CORNER & INTERSECTION



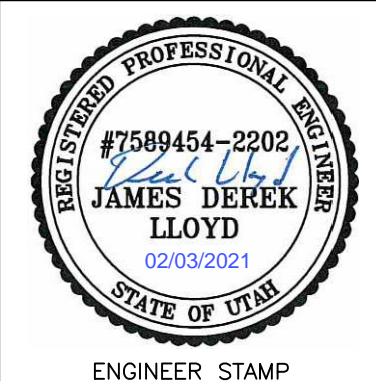
HEADER FRAMING



TOP PLATE SPLICE DETAIL
NOT TO SCALE

NOTES:

1. HANDRAILS:
 - 1.1. PROVIDE HANDRAILS - MINIMUM ONE SIDE.
 - 1.2. HEIGHT OF RAILING ABOVE TREADS - 32" (30" MIN - 34" MAX).
 - 1.3. EXTEND HANDRAILS 12" NOSING OF TOP TREAD AND 12" PLUS TREAD WITH BEYOND THE BOTTOM NOSING.
 - 1.4. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST.
 - 1.5. PROVIDE 1-1/2" CLEAR BETWEEN HANDRAIL AND WALL.
 - 1.6. CROSS-SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS 1-1/4" MINIMUM.
2. TREADS:
 - 2.1. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT.
 - 2.2. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING.
3. NOSING:
 - 3.1. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE 1-1/2" MAXIMUM.
4. RISERS:
 - 4.1. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 1/4".
5. DIMENSIONS (UNLESS NOTED OTHERWISE):
 - 5.1. RISERS: 7-3/4" MAX VERT 4" MIN.
 - 5.2. TREADS: 10" MINIMUM HORIZ.
6. MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: 1/4".
7. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MINIMUM CLEARANCE.
8. INTERIOR FINISH BY OWNER.



MOUNTAIN POINT
ENGINEERING

SHEAR WALL SCHEDULE

MARK	NAILING		NOTES
	EDGE	FIELD	
SW-1	6" O.C.	6" O.C.	1,2
SW-2	4" O.C.	6" O.C.	1,2,3,4
SW-3	3" O.C.	6" O.C.	1,2,3,4
SW-4	2" O.C.	6" O.C.	1,2,3,4
SW-5	6" O.C.	6" O.C.	1,2,3,4,5
SW-6	4" O.C.	6" O.C.	1,2,3,4,5

SHEAR WALL PLAN

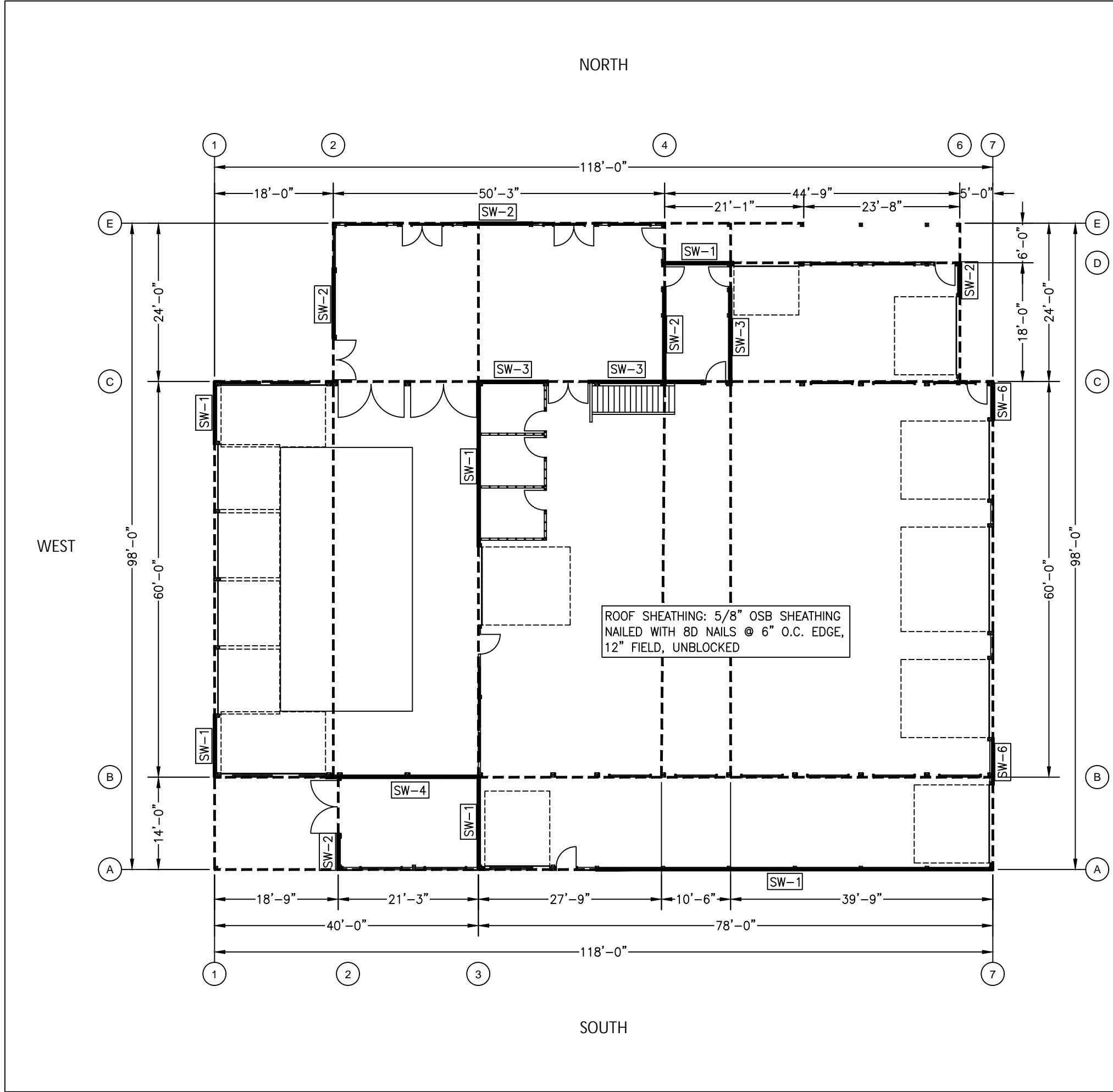
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

SCALE
1/16" = 1'-0"

DATE
02/03/2021

SHEET
19



- SCHEDULE NOTES:
- 7/16" APA RATED OSB PANEL
 - 8d COMMON OR GALVANIZED BOX NAILING. PROVIDE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER NAILS AT PRESERVATIVE TREATED AND FIRE-RETARDANT-TREATED WOOD LOCATIONS
 - BLOCK ALL PANEL EDGES
 - 3" NOMINAL FRAMING AT ABUTTING PANEL EDGES
 - DOUBLE-SHEATHED SHEAR WALL: TWO LAYERS OF SHEATHING ON EXTERIOR SIDE.
 - PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS
 - FRAMING MEMBERS WHERE TWO PANELS ABUT SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED.
 - FASTEN EACH SHEATHING LAYER SEPARATELY TO FRAMING. BASE LAYER SHALL HAVE 1-INCH EDGE DISTANCE AND FACE LAYER SHALL HAVE A 3/8-INCH EDGE DISTANCE.
 - FASTEN FIRST LAYER W/ 8d NAILS AT 4 INCHES O.C. ALONG PANEL EDGES AND 6 INCHES O.C. ALONG INTERMEDIATE FRAMING.
 - FASTEN SECOND LAYER W/ 10d NAILS AT 4 INCHES O.C. ALONG PANEL EDGES AND 6 INCHES O.C. ALONG INTERMEDIATE FRAMING.

- NOTES:
- ALL EXTERIOR WALLS TO BE SHEATHED AS TYPE "SW-1", U.N.O
 - ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH MINIMUM 24" SPAN RATING.
 - ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES.