GENERAL NOTES

LOADS USED IN DESIGN:

A. ROOF
- DEAD 15 PSF
- SNOW 30 PSF

B. FLOOR
- DEAD 15 PSF
- LIVE 40 PSF

C. WIND
1. ULTIMATE WIND SPEED 115 MPH
2. EXPOSURE C

D. EARTHQUAKE
SEISMIC DESIGN CATEGORY: B

E. LIVE LOADS ARE REDUCED PER CODE IF APPLICABLE.

WOOD:

A. UNLESS OTHERWISE NOTED, ALL LIGHT WOOD FRAMING, INCLUDING BRACED WALL LINES, SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME PROVISIONS" OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.

B. ALL FRAMING MEMBERS SHALL BE AS INDICATED BELOW, GRADED BY THE WESTERN WOOD PRODUCTS ASSOCIATION AND CONFORMING TO THE INTERNATIONAL BUILDING CODE, LATEST EDITION, AS FOLLOWS:

2" THICK – 4" TO 6" WIDE (WALL STUDS ONLY) HEM-FIR – STUD
Fb = 675 PSI, E = 1,400,000 PSI

2" TO 4" THICK – 6" & WIDER HEM-FIR – NO. 2
Fb = 875 PSI, E = 1,600,000 PSI

5" THICK – 5" & WIDER (BEAMS ONLY) DOUG FIR-LARCH – NO. 1
Fb = 1350 PSI, E = 1,600,000 PSI

5" THICK – 5" & WIDER (POSTS ONLY) DOUG FIR-LARCH – NO. 1
Fb = 1200 PSI, E = 1,600,000 PSI

NOTED ALLOWABLE STRESSES ARE MINIMUMS AND FOR NON-REPETITIVE USES PRIOR TO ADJUSTMENT FACTORS.

C. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE IBC NAILING SCHEDULE TABLE 2304.9.1 UNLESS OTHERWISE NOTED.

D. LAMINATED VENEER LUMBER (LVL)
MEMBERS SHALL HAVE THE FOLLOWING STRESS CAPACITIES:

Fb = 2600 PSI, Fv = 285 PSI, Fc-perp = 750 PSI, E = 2,000,000 PSI.

IF MORE THAN ONE PLY IS CALLED OUT, MEMBERS SHALL BE CONNECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

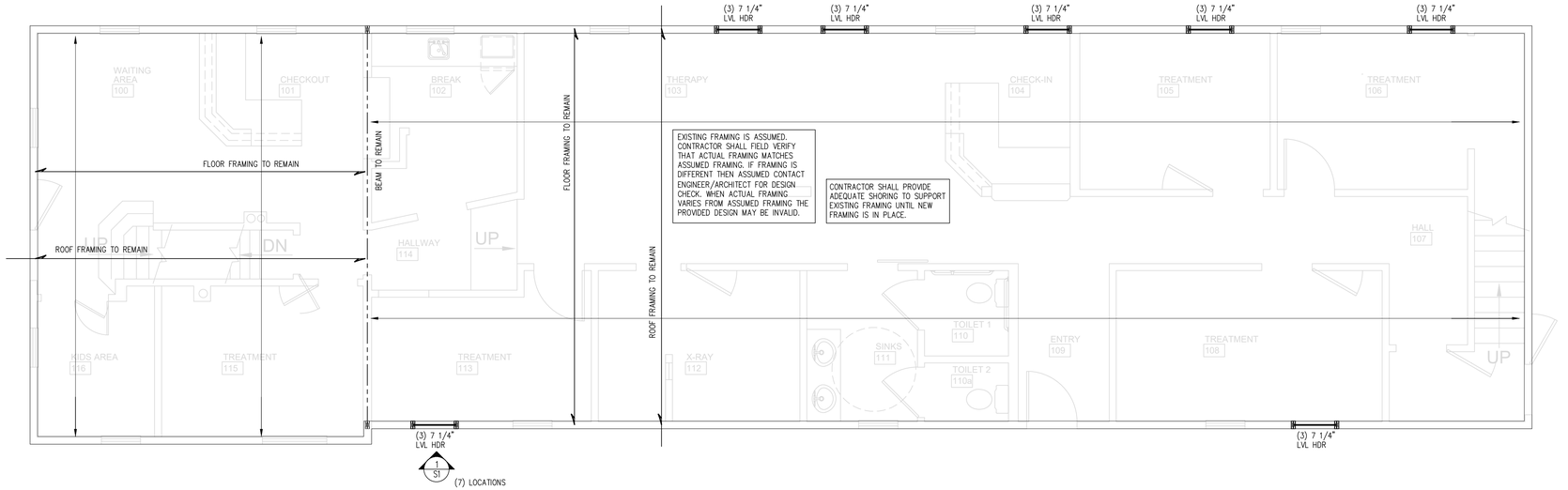
E. PLYWOOD AND/OR ORIENTED STRAND BOARD (OSB) SHEATHING
1. PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA).
2. FLOOR AND ROOF SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED.
3. INSTALL SUITABLE EDGE SUPPORT BY USE OF PLYCLIPS, TONGUE AND GROOVE PANELS OR SOLID WOOD BLOCKING BETWEEN SUPPORTS.
4. IF STAPLES ARE USED, REFERENCE NATIONAL EVALUATION REPORT 272 FOR FASTENING SHEATHING. ALL STAPLE CROWNS MUST RUN PARALLEL TO STUDS. ALL JOINTS MUST HAVE ONE STAPLE EA SIDE OF JOINT.

GENERAL:

A. VERIFY ALL OPENINGS THROUGH FLOORS, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. VERIFICATION OF LOCATIONS, SIZES, LINTELS, AND REQUIRED CONNECTIONS ARE CONTRACTORS COMPLETE RESPONSIBILITY.
B. PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS SPECIFICALLY DETAILED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS, RESPECTIVE SUBCONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC. REQUIRED FOR INSTALLATION OF HIS ITEMS.
C. ALL EXPOSED WOOD SHALL BE TREATED.
D. ALL EXPOSED STEEL SHALL BE GALVANIZED OR EQUIVALNET
E. SUBMIT SHOP AND ERECTION DRAWINGS TO ENGINEER FOR REVIEW OF ALL STRUCTURAL STEEL, LOG FRAMING MEMBERS AND TRUSSES. THE MANUFACTURING OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN REVIEW OF SHOP DRAWINGS WILL BE ENTIRELY AT THE RISK OF THE CONTRACTOR.
F. Unless noted otherwise in these notes, Contractor shall provide in his schedule an allowance of ten (10) working days from the receipt of submittals in the Structural Engineer's office for review and return.
G. WATERPROOFING, VAPOR BARRIERS, WATERSTOP, ETC. SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND AS INDICATED IN THE SPECIFICATIONS.
H. ALL MASONRY AND STONE VENEERS SHALL BE ATTACHED TO INTERIOR AND EXTERIOR WALLS AS SPECIFIED IN SECTIONS 1403.6.4.2 AND 1403.6.4.3 OF THE UNIFORM BUILDING CODE.
I. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
J. Contractor is responsible for coordinating all dimensions shown on the contract documents. Inconsistencies on the structural drawings or between the structural drawings and any other contract, shop fabrication, or other drawings or information shall be brought to the attention of the Structural Engineer prior to proceeding with affected work.
K. Do not scale these drawings, use the dimensions shown.
L. The structural drawings are intended to be used in conjunction with the drawings and documents of other consultants and trades. The Contractor is responsible for coordinating the various requirements.
M. No openings nor any changes in size, dimension or location shall be made in any structural elements without written approval of the Structural Engineer.
N. Openings 1 ft.-0 in. or less on a side are generally not shown on the structural drawings. Refer to drawings of other consultants for such openings.
O. Fireproofing of structural elements is not shown on the structural drawings. Refer to the specifications and architectural drawings for fire rating requirements, materials and methods.
P. The Contractor shall inform the Structural Engineer, clearly and explicitly in writing of any deviation or substitution of requirements of the contract documents. Contractor shall not be relieved of any requirements of the contract documents by virtue of the Structural Engineer's review of shop drawings, product data, etc. unless the Contractor has clearly and explicitly informed the Structural Engineer in writing of any deviations or substitutions at time of submission, and the Structural Engineer has given written approval for the specific deviations or substitutions.
Q. All things which, in the opinion of the Contractor, appear to be deficiencies, omissions, contradictions or ambiguities in the drawings or specifications shall be brought to the attention of the Structural Engineer. Corrections or written interpretations shall be issued before affected work may proceed.
R. Contractor shall verify all existing conditions prior to ordering materials or proceeding with new work in areas affected by existing conditions. Structural Engineer shall be informed in writing of conflicts between existing and proposed new construction.

CONSTRUCTION AND SAFETY

A. The Contractor is solely responsible for all safety regulations, programs and precautions related to all work on this project.
B. The Contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect same against injury, damage, or loss.
C. Means and methods of construction and erection of structural materials are solely the Contractor's responsibility.
D. The Contractor is responsible for limiting the amount of construction load imposed on the structure. Such loads shall not exceed the capacity of the structure at any time.
E. The structure is designed to function as a unit upon completion, and any temporary bracing or support required to accommodate the Contractor's means and methods are the responsibility of the Contractor.

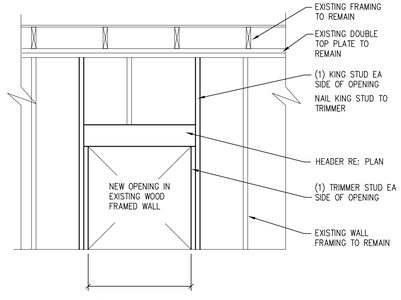


SECOND FLOOR AND ROOF FRAMING PLAN

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

STRUCTURAL ABBREVIATIONS

ABBREV.	DEFINITION	ABBREV.	DEFINITION
A.B.	anchor bolts	HK	hook
ADDNL	additional	HORZ	horizontal
ADJ	adjustable	IF	inner face
A.F.F.	above finished floor	INT	interior
ALT	alternate	JT	joint
ARCH	architectural	LEN	length
B	bottom	LAT	lateral
B.B.	bond beam	LLH	long leg horizontal
B.L.	brick ledge	LLV	long leg vertical
BLDG	building	LONG	longitudinal
BM	beam	MANUF	manufacturers
BRG	bearing	MAS	masonry
BTWN	between	MAX	maximum
CANT	cantilever	MECH	mechanical
CJ	const./control joint	ML. LVL	microlam
CMU	conc. masonry unit	MFR	manufacturer
COL	column	MIN	minimum
CONC	concrete	NON-ADJ	non-adjustable
CONN	connection	O.C.	on center
CONST	construction	OF	outer face
CONT	continuous	OPNG	opening
DIA	diameter	PC	precast
DIM	dimension	PL	plate
DT	detail	REINF	reinforcement
DWGS	drawings	REQD	required
DWL	dowel	RET	retaining
EA	each	S.O.G.	slab on grade
EF	each face	SCHED	schedule
EJ	expansion joint	SECT	section
ELEV	elevation	SIM	similiar
EW	each way	SIP	structural insulating panel
EXIST	existing	STIFF	Stiffener
EXP	expansion	STL	steel
EXT	exterior	T	top
FDN	foundation	THK	thick, thickness
FOS	face of stud	TJI	Wood I beam (see notes)
FP	full penetration	TRAN	transverse
FTG	footing	TYP	typical
GEN	general	UNO	unless noted otherwise
GLB	glu-lam beam	VERT	vertical
HAS	headed anchor stud	W/	with
		WWF	welded wire fabric



WALL ELEVATION

1 ELEVATION

SCALE : NTS

2975 VALMONT ROAD, STE 100
BOULDER, CO 80301
720 . 306 . 8337

Lattimer ENGINEERING

PROJECT # 20104

NO.	DATE	DESCRIPTION	DRAWN BY
	3/5/20	PERMIT	

HATCH CHIROPRACTOR

RENOVATION
19767 EAST PIKES PEAK AVENUE
PARKER, COLORADO

S1