

STRUCTURAL DESIGN CRITERIA	
Building Code: 2021 International Building Code - Occupancy Group B	
SNOW LOADING	
Ground Snow Load p_g	106 psf
Importance Factor, I_s	1.0
Design Snow Load	106 psf
LIVE LOADING	
Stairs & Exitways	100 psf
SEISMIC LOADING	
Seismic Design Category	B
WIND LOADING	
V_w	115 mph
Exposure Group	B
GEOTECHNICAL & FOUNDATIONS	
Soil Bearing Pressure	2,000 psf

1. Soil Bearing Pressure is prescriptive and based upon Table 1808.2 of the 2021 IBC

PROJECT DESCRIPTION

Project consists of the removal and replacement of the existing stairs on the back of the building. Configuration of stairs to remain the same.

MISCELLANEOUS NOTES

- The contractor shall inform the structural engineer of any deviation or substitution from requirements of the contract documents
- The contractor is solely responsible for all safety regulations and programs on this project
- Means and methods of construction and erection of the structure are solely the contractors responsibility
- Contractor is responsible for field verifying existing dimensions and coordinating with engineer if discrepancies existing between the site conditions and the construction documents
- The structure is designed to function as a unit upon its entire completion with the design loads as indicated. The contractor is responsible for means, methods, and sequence of construction
- Fireproofing of structural components is not shown on the structural drawings. Refer to architectural documents
- No structural modifications or alterations shall be made without review from the engineer
- The contractor is responsible for assuring quality in workmanship and materials furnished. The contractor shall bear the cost of correcting work which does not conform to the specified requirements

SPECIAL INSPECTIONS

- Inspections per section 110 of the 2021 IBC and those required by the local jurisdiction
- Special Inspections are not required for this project per section 1704.2 of the 2021 IBC

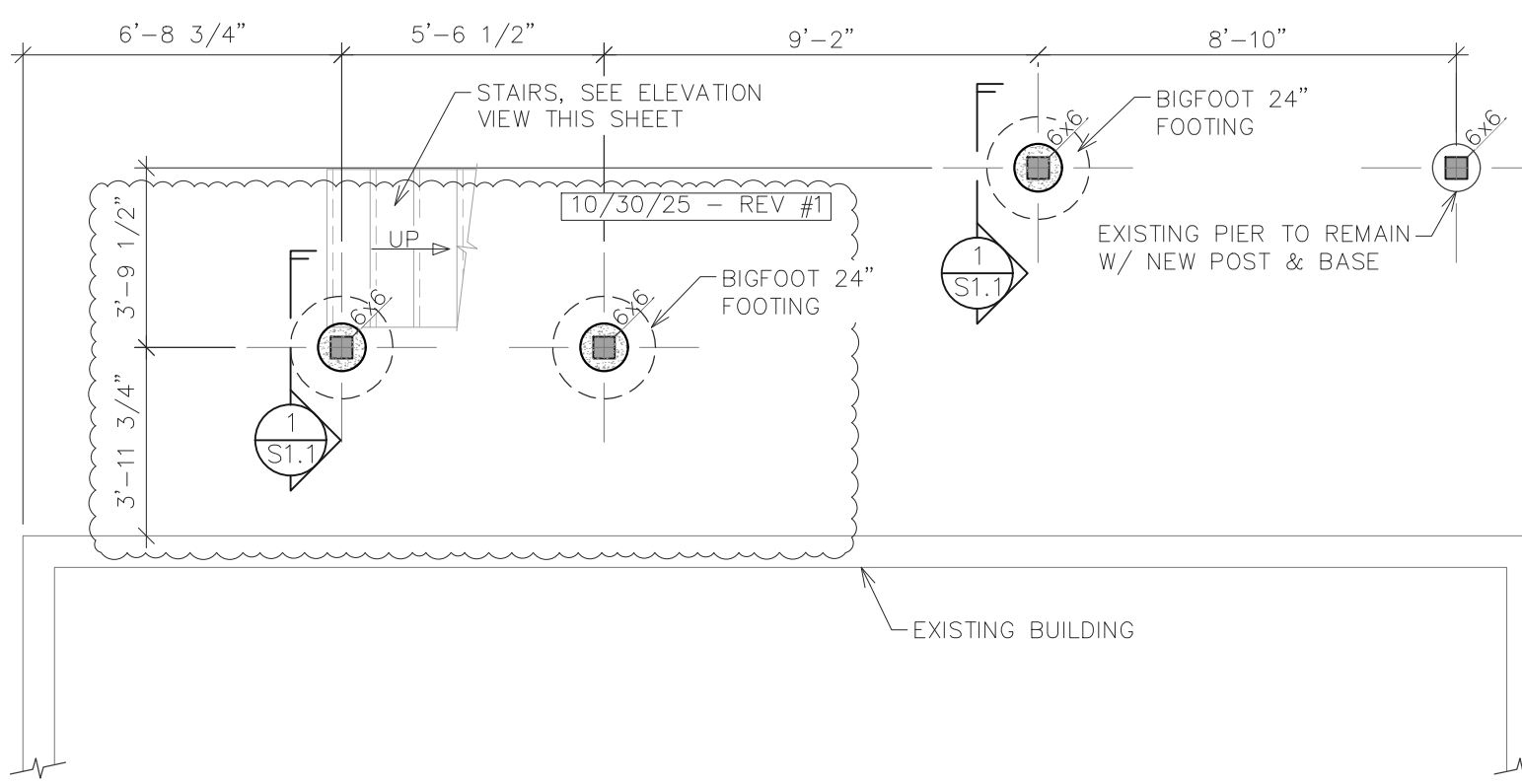
WOOD FRAMING

- Unless noted otherwise, dimensional lumber sizes noted on these drawings are nominal
- Typical wall framing studs shall be 2x6's @ 16" o.c. and shall have a maximum height of 12 feet. Studs greater than 12 feet in length shall be 2x6 LSL's @ 16" o.c., or as noted on plans
- Unless noted otherwise, all 2" dimensional lumber shall be Doug Fir Larch No. 2 or better, posts, timbers, and beams 3" and wider shall be Doug Fir-Larch No. 1 or better
- All sill plates in contact with concrete shall be pressure treated in compliance with AWP. Any wood framing member in contact with concrete or masonry shall either be pressure treated, or rest on pressure treated bearing block with a min. 1" airspace on top and sides
- Structural sheathing panels for walls and roofs shall be exposure 1 and shall conform with APA PS-2 standards. Panels shall be fastened to framing members with 8d's @ 6" o.c. at panel edges and 12" o.c. in field unless noted otherwise in shear wall or diaphragm nailing schedules on plan. The following a minimum thickness requirement for structural panels, Walls - 7/16", Floors - 23/32", Roofs - 19/32" unless noted otherwise on plan
- Glulam framing members shall have a combination symbol of AC 20F-V12. Sizes noted on the drawings are minimum dressed dimensions in accordance with AITC113
- Truss Fabricator is responsible for all member and connection design and detailing, dimensioning, spacing, coordination and erection of trusses. Trusses shall be designed by a professional Engineer licensed in the state of Colorado. Trusses shall be designed to resist the dead loads of completed construction, and superimposed live loads. Truss shop drawings shall be reviewed by architect and engineer prior to fabrication
- Unless noted otherwise, minimum nailing shall be provided as specified in Table 2304.9.1 "Fastening Schedule" of the 2021 IBC
- Fasteners in contact with treated wood or used in wet conditions shall be hot dipped galvanized per ASTM A653 G185 or Stainless Steel type 304 or 316
- All bolts used in connection of framing members shall be ASTM A307, Gr. A.
- Cast in Place J or L bolts are allowed for anchorage of sills to concrete and shall meet ASTM F1554 Grade 36, and have a minimum embedment depth of 7". Typical spacing of 48" o.c. for all foundation walls unless noted otherwise on plan
- Lag screws shall penetrate the main member a minimum of 8x the shaft diameter. Ex. 1/2" lag = 4" penetration (min)
- Typical steel plate used in timber connections shall conform to ASTM A36

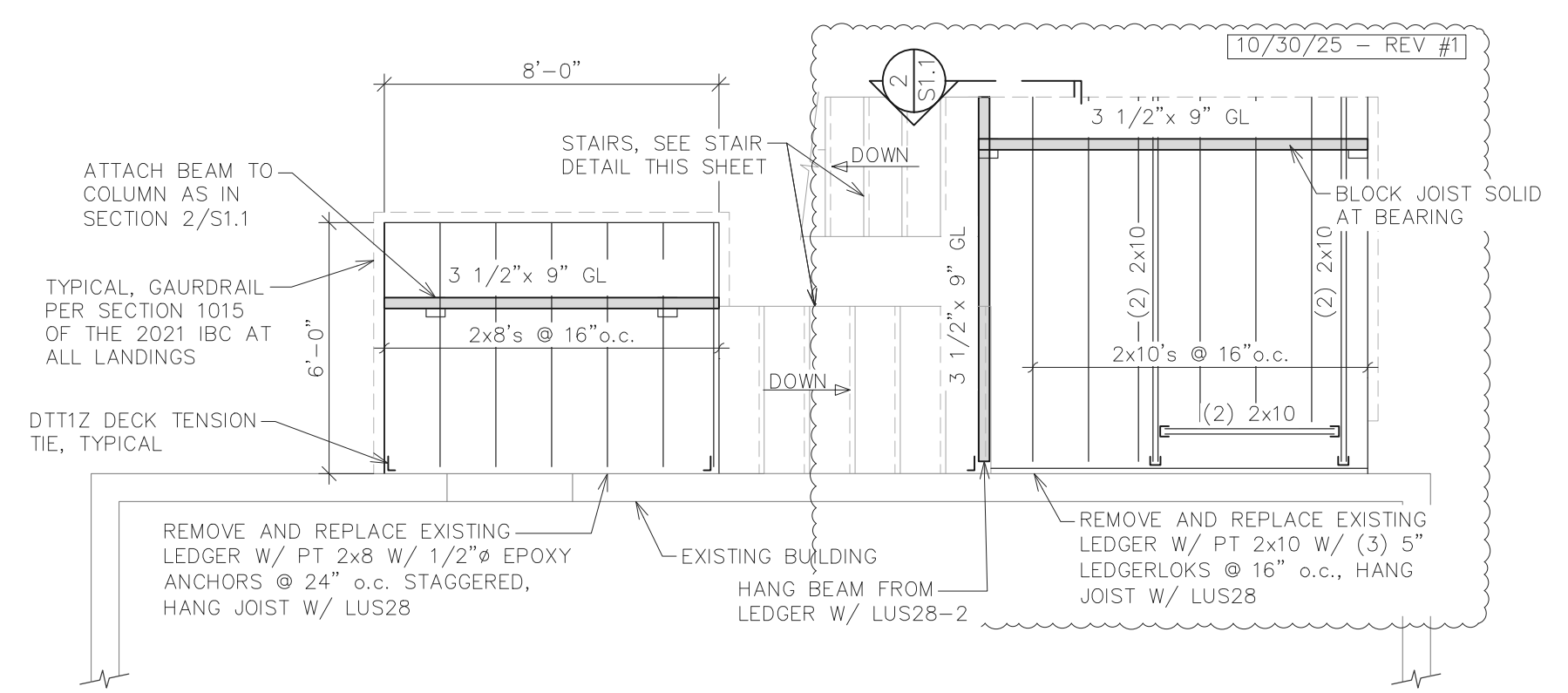
Minimum Design Values - Wood Framing				
Material	Flexural Stress	Compressive Stress	Horiz. Shear Stress	Modulus of Elasticity
DFL No. 2 Framing	900 psi	1,350 psi	180 psi	1,600 ksi
DFL No. 1 Beams	1,350 psi	1,000 psi	170 psi	1,600 ksi
DFL No. 1 Columns	1,200 psi	925 psi	170 psi	1,600 ksi
24F-V4 Glulam	1,850 (top)/2,400 (btm) psi	1,650 psi	265 psi	1,800 ksi
LVL 2.0E	2,600 psi	2,510 psi	285 psi	2,000 ksi

CAST IN PLACE CONCRETE

- Concrete shall have a minimum compressive strength at 28 days of 4,000 psi with a max aggregate size of 3/4" and type I or II cement. Concrete exposed to freezing temperatures and moisture shall have a minimum 5% entrained air content. Mix design shall be in accordance with ACI 301
- Handling, placing, and curing concrete shall conform to ACI 301
- Reinforcing bars shall be Grade 60 and conform to ASTM A615-79
- Unless otherwise noted on plans place 2 #5 bars around each edge of openings and extend bars a minimum 24" past opening
- Provide continuous reinforcing at all corners, through construction joints, control joints, and contraction joints.
- Unless noted otherwise, lap reinforcing bars a minimum of 42 bar diameters



FOUNDATION PLAN
Scale: 1/4" = 1'-0"



UPPER STAIR FRAMING
Scale: 1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
11/07/2025

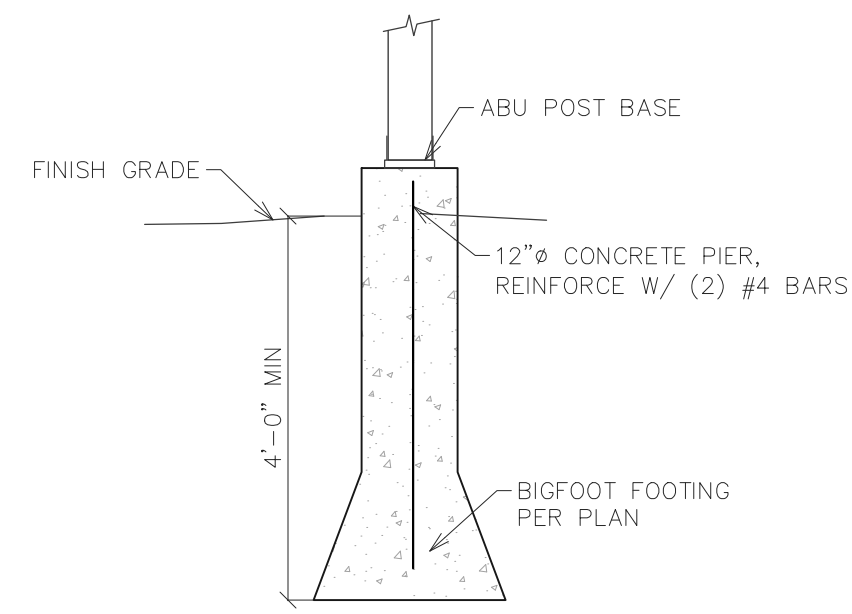
Minimum Design Values - Wood Framing

CAST IN PLACE CONCRETE

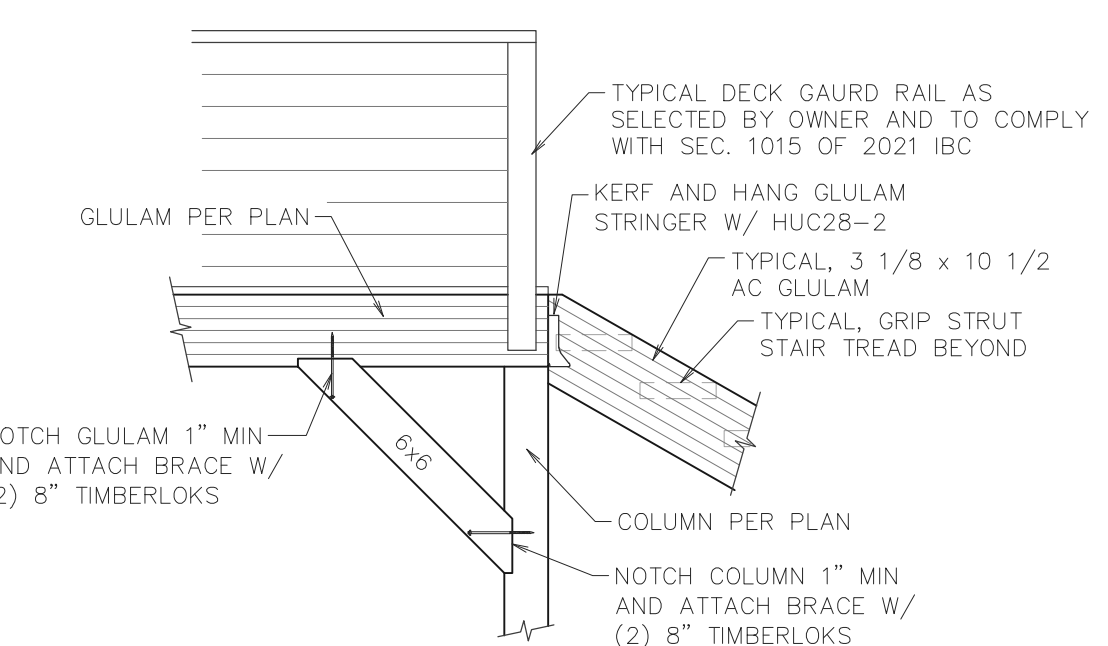
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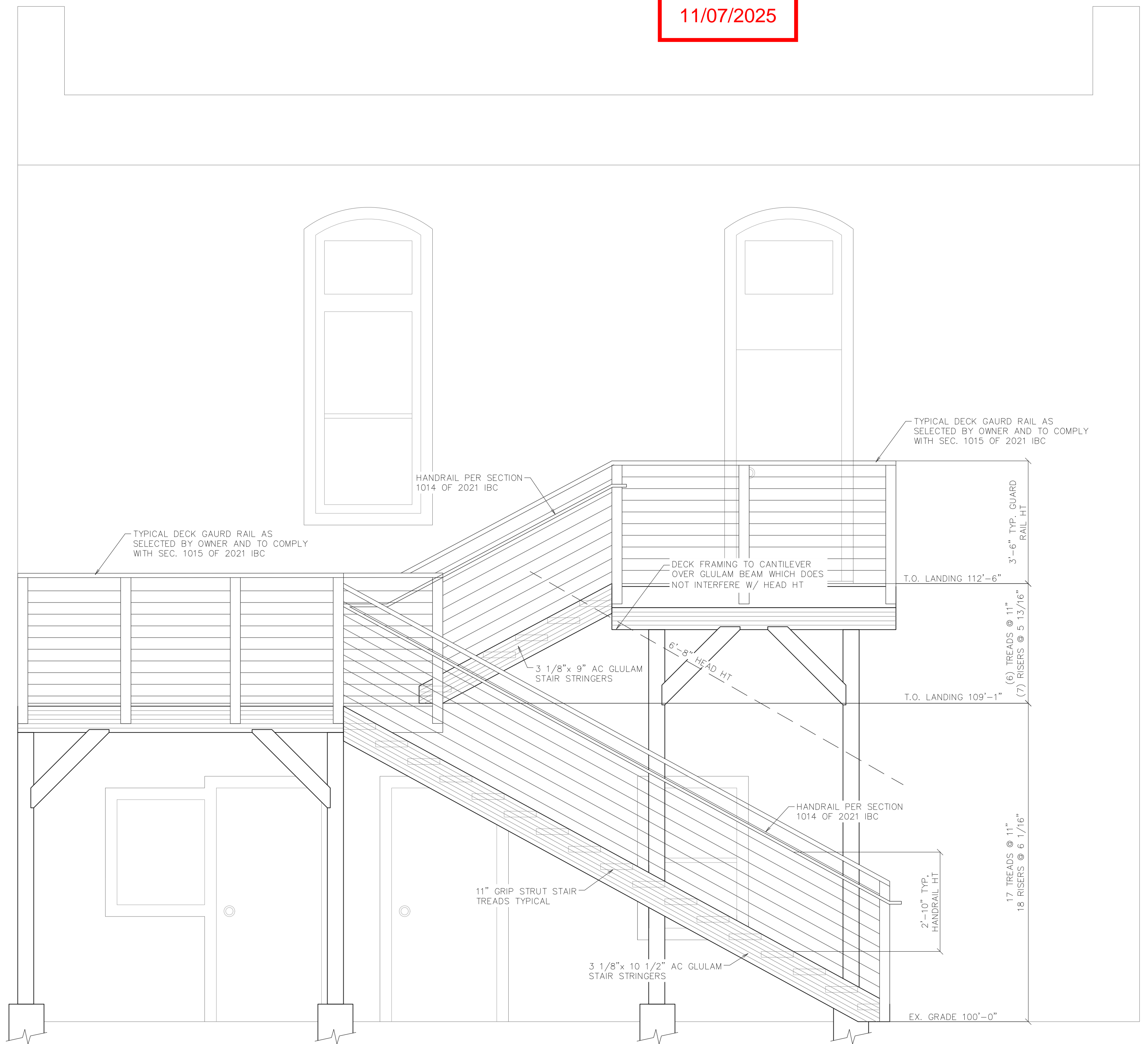
VIEW LOOKING AT BACK OF BUILDING



FOOTING SECTION
Scale: 1/2" = 1'-0"



BRACE CONNECTION
Scale: 1/2" = 1'-0"



SOUTH ELEVATION
Scale: 1/2" = 1'-0"



REVISION #1 - DECK FRAMING TO ALLOW FOR GASLINE TO PASS THROUGH & FOOTING SIZES

LORENZ BUILDING
DECK & STAIR REMOVAL AND REPLACEMENT
928 LINCOLN AVENUE
STEAMBOAT SPRINGS CO, 80487

JOB NO. 25-07 LORENZ
DATE 9.29.2025
DRAWN EAO
CHECKED

FRAMING PLANS