

Reviewed for  
Code  
Compliance

10/08/2024

September 9, 2024

Jason James  
JLJ Homes  
5209 Maywood Court  
Windsor, CO 80550

RE: 26105 County Road 37B, (Hayden), Routt County, Colorado  
CDS Project No. 24-2324


Dear Jason,


You have informed us that there are areas of concern following your framing inspection. First, at the balloon walls where our plans (Project No. 23-2324, dated March 21, 2024) call for two (2)-2x8 trimmers and king studs to support the headers, there is only one (1) trimmer and one (1) king stud. After further review, it is our opinion that two (2)-2x6 studs could be added to the studs on each side of the header. Second, it is our opinion that the second floor column loads do not need to be blocked all the way to the foundation. Blocking at the floor to the plate below should be adequate for the design loads. Lastly, the gable end balloon wall was not constructed with full height studs. Therefore, we recommend strapping from gable studs to wall studs and ensuring that there are no drywall seams located at the wall plate. See attached drawing for additional details.

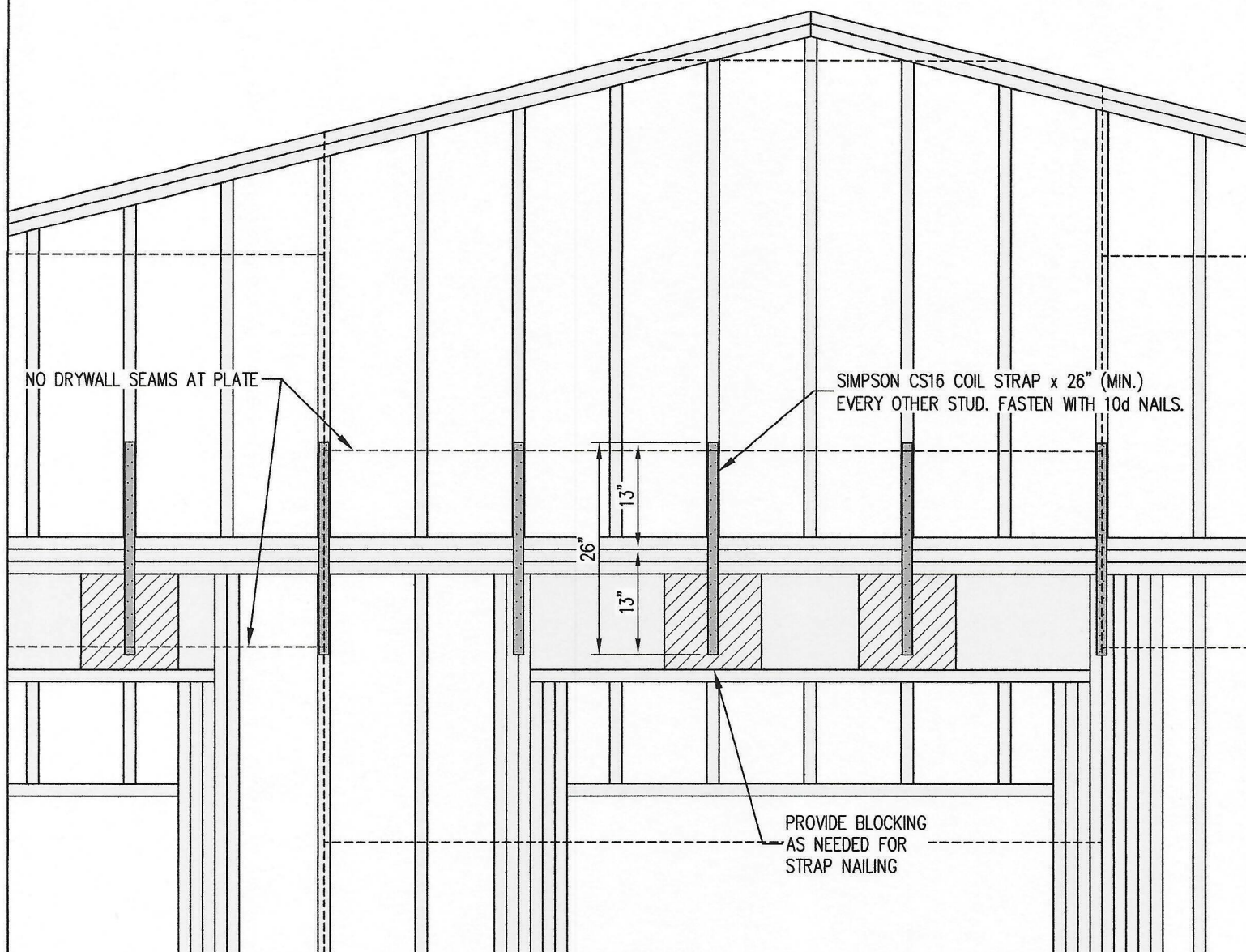
If you have any questions concerning this information, please contact our office.

Respectfully,

FOR AND ON BEHALF OF  
CDS ENGINEERING CORPORATION

  
Kevin F. Becker, P.E.





Client: JLJ Custom Homes, LLC

Project: Feathered Elk Ranch  
26105 County Road 37B,  
Routt County, Colorado

Project No. 24-2324

Date: 09/09/2024

Framing Detail

**CDS**

**Engineering  
Corporation**

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Tele: (970) 667-8010