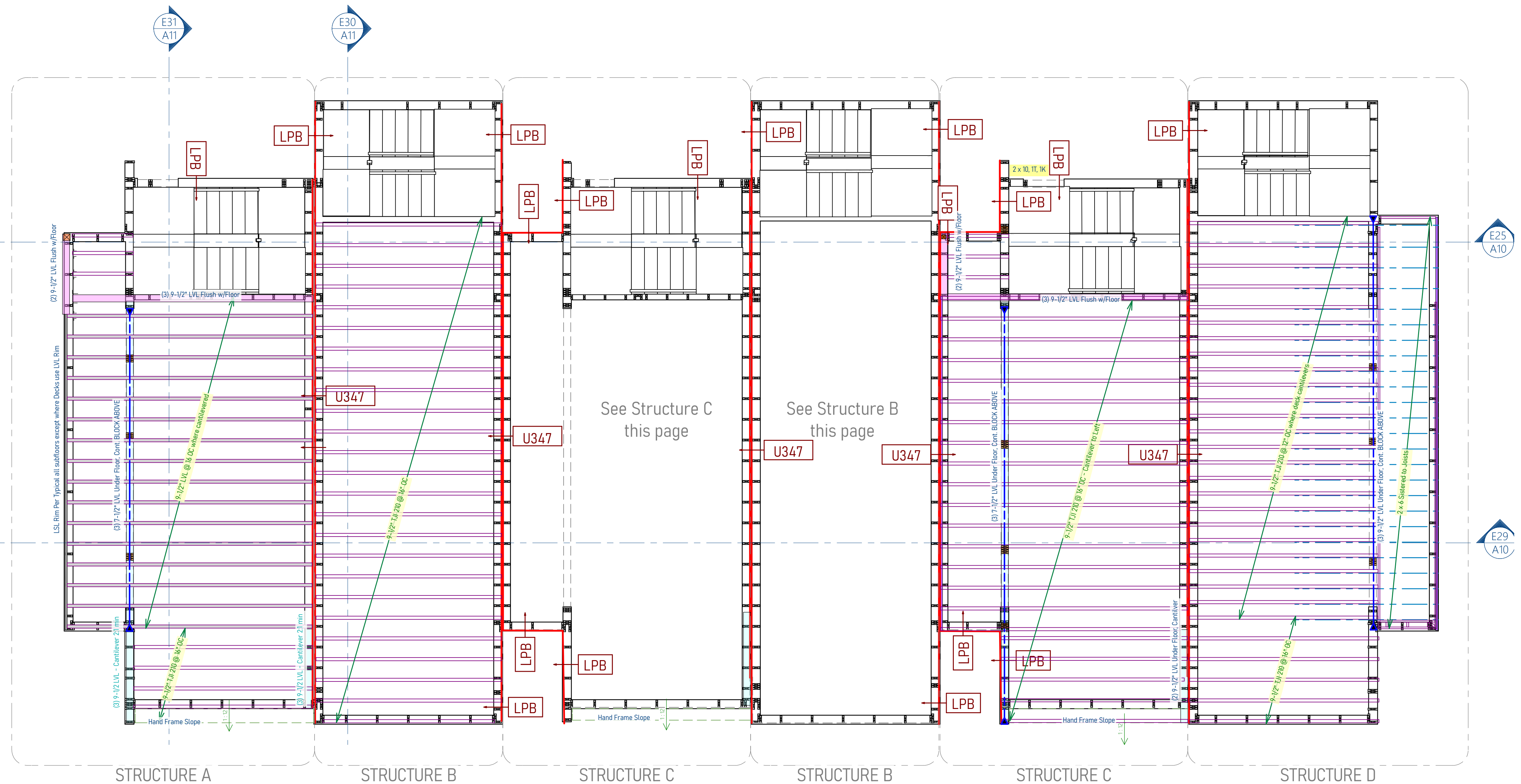


**STRUCTURAL NOTES:**

1. All concrete shall contain six 90 pound sacks of Type II cement per cubic yard, ¾ inch maximum size aggregate, 2% to 4% entrained air, and shall be placed in full accordance with all provisions of the current version of the ACI-318.
2. All reinforcing steel shall conform to ASTM A-615, Grade 60
3. Design floor load is 40 lbs/sf, live, 50 lbs/sf, total @ max. Defl = L/480
4. Design nominal snow load is 80 lbs/sf
5. Design wind load is 115 mph, per IRC 'Exposure b' requirements at a density altitude of 7000 ft, mean sea level
6. Design earthquake is per IRC 'Zone B' requirements
7. Design soil conditions are maximum bearing per pier 20 Ksf per Bear Valley Design report dated October 2025. All details of the excavation, backfill, drainage, and other earthwork must be performed as described in the letter referenced in this note.
8. All dimensional lumber must be #2 grade HF at a minimum (#2 DF is acceptable).
9. All wall studs, both exterior and interior, must be laid out on 16 inches on center except as noted otherwise on the plans.
10. Sill plates as well as any other lumber in direct contact with concrete must be species 'Group B', and #2 grade or better, and must be pressure treated to a minimum retention of .4 lbs/cf.
11. All glue laminated timbers must be a minimum of 20F (Fb = 2,000 psi) or better, and must be flat camber in all applications. In all exterior applications, all glue laminated timbers must be sealed and protected from moisture with an appropriate preservative.
12. All laminated veneer lumber (LVL) may be applied only in interior locations, must be manufactured in full accordance with APA criteria, and must be rated at a minimum of Fb = 2,600 psi. Multiple LVL beams must have each ply glued and nailed together with 3 rows of 16d nails @ 12" OC in each row, and must have any discontinuities in one ply plated between ½ and ¾ of a psan and separated from any other discontinuities by a minimum of 10 feet.
13. All exterior wall sheathing must be a minimum of 7/16" thick OSB, APA rated at 24/16, and must be fastened at IRC min throughout, except where noted heavier. ½" thick plywood rated a minimum of 32/16 is an acceptable alternative
14. All exterior sheathing shall be laid out so that it is continuous over sills, studs, rim joists, plates and roof truss blocking. All horizontal joints in the exterior sheathing must be over blocking and must have the sheet on both sides of the joint stapled to the blocking.
15. All sub-flooring must be ¾" thick, tongue & groove OSB, APA rated at 24" OC or better, glued and nailed to the joists with 8d ring shank nails at 6" OC, throughout, except where noted heavier. ¾" thick, A/C, tongue & groove plywood rated 24/16 is an acceptable alternative.
16. All roof sheathing must be ¾" thick tongue & groove OSB, APA rated 40/20, minimum, nailed with 8d nails at 6" OC, throughout.
17. All sub-flooring and roof sheathing is to be laid out with the 8 foot dimension of the sheets perpendicular to the joists, trusses, or rafters, and with the end of the joint in adjacent rows staggered 4 feet apart.
18. All factory built, plated roof trusses are to be laid out and dimensioned per the conceptual details shown on the plans. Detailed design, engineering, installation details, and certification of all plated trusses shall be by others, subject to review and approval by this office.
19. All load bearing plated trusses shall be anchored to the framing below with a minimum of a Simpson H1 hurricane clip at each bearing point of each truss.
20. Wherever plated trusses are not on layout with the wall studs beneath them, provide a single 2x6 header immediately beneath the top plates upon which such trusses bear.
21. All load bearing headers are to be of double 2x10 box construction (no box in 2x4 stud walls) except where noted heavier on the plans.
22. Provide two load bearing studs under each end of load bearing headers at rough openings greater than 48" wide, except as noted heavier on the plans.
23. Provide two king studs at each end of headers at exterior rough openings greater than 48" wide except as noted heavier on the plans.
24. All posts and queen studs must be on layout with an equal or greater amount of studs, blocking, plates, or rim down to bearing on the foundation concrete below.
25. 2x blocking must be installed at all bearing points for all joists, rafters, trusses, and out lookers. (TJI blocking is appropriate for TJI joists and rafters).
26. Wall studs must be on matching layout from floor to floor and from floor to roof.
27. All gable end walls must be balloon framed where so noted on the plans. Where a plated gable end truss is allowed, the top plates below such a truss must be braced back to the top chords of nearby common trusses using 2x4's at approximately a 12:12 angle, laid out at 48" OC.
28. Provide fire blocking in all stud cavities greater than 10" in height.
29. Connect joists to all blocking with a minimum of 2-10d nails, connect joists to plates or beams below with a minimum of 3-10d toe nails, and connect rims to plates below with 10d nails at 4" OC
30. Nail all exterior wall bottom plates to joists below with 3-10d nails and also to rim below with 10d nails at 4" OC
31. The specified rim material shall be used on all end walls (parallel to joists). 'End joists' are not permitted. Wherever an exterior deck ledger is attached to a rim, the rim must be a 1-¾" thick LVL of the same depth as the joists.
32. All 2x dimensional lumber rafters must be connected to blocking with 3-10d nails, and to the plate or beam below with 4-10d nails as well as a Simpson H1 hurricane clip. Provide a 'birds-mouth' seat cut for all rafters at all beams and plates.
33. All nailing, blocking, and other details shall be per IRC, at a minimum, except as noted heavier, either herein or on the plans.
34. Provide soffit vents, a 2" high gap between the top of the blocking (or drilled blocking where specified) between roof trusses and the bottom of the roof sheathing and either a ridge vent or gable end vents to provide for ventilation of the attic.
35. All framing connectors shall be 'Simpson' 'Strong Tie', or equal, and must be installed and nailed or screwed in full accordance with the manufacturer's specifications.
36. Manufactured lumber products specified on the plans as 'Trus-Joist' are produced by Trus Joist MacMillan, and must be installed and braced temporarily in full accordance with the manufacturer's instructions. Equivalent products equal to or stronger and stiffer than those specified as produced by other manufacturers are acceptable alternatives.
37. Plumbing plans to be provided on a design/build basis by plumbing contractors.
38. Heating plans and heat loss calculations to be provided on a design/build basis by mechanical contractor.
39. Electrical plans to be provided on a design/build basis by electrical contractor.



SECOND FLOOR PLAN Scale 1/4" = 1'-0"



DRAWINGS & DESIGN BY:  
 Calais Kruse  
 Steamboat Springs  
 229-798-2145  
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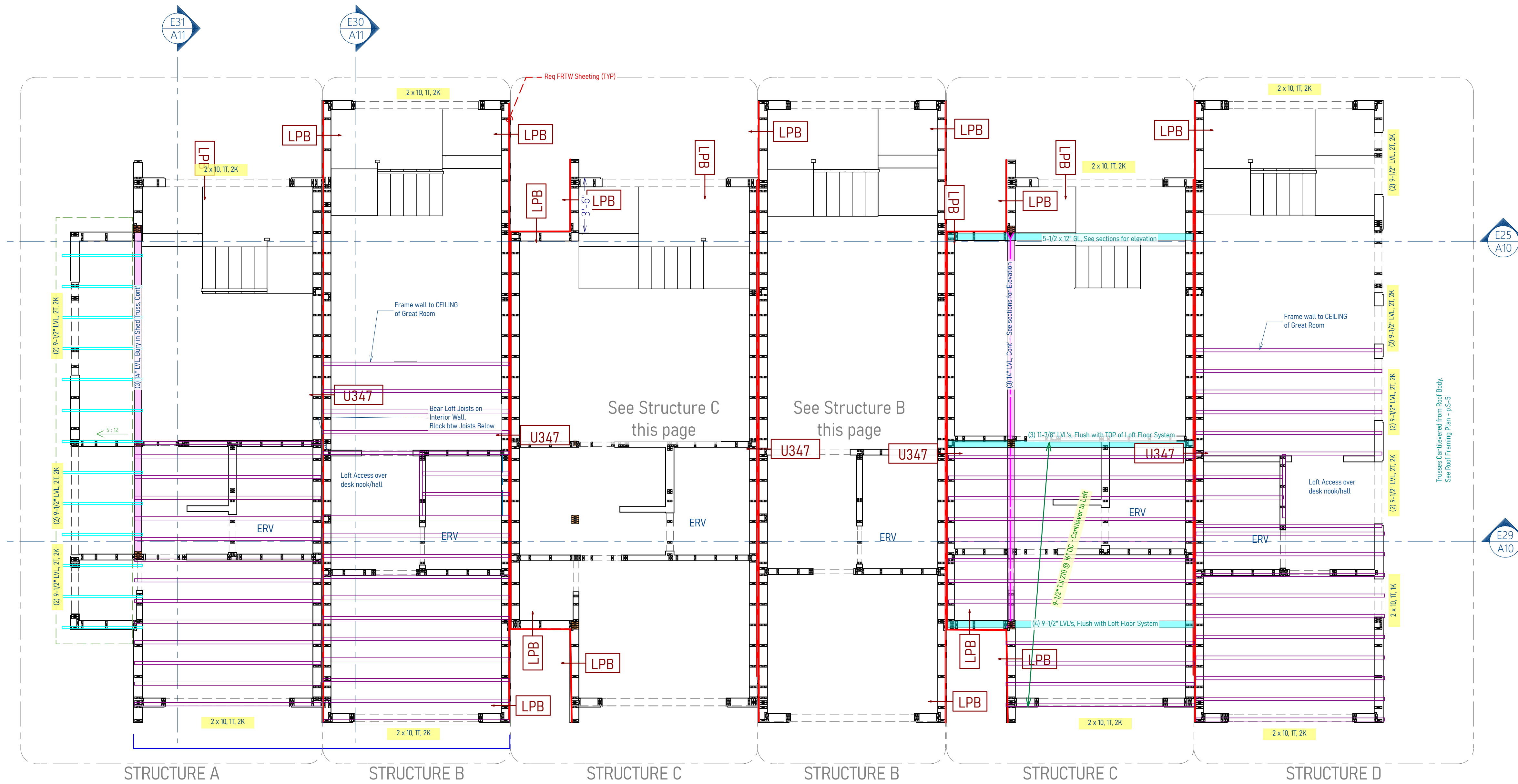
DATE	REVISIONS	DESCRIPTION
	REVISD BY	

PROJECT/CLIENT:  
 "EDDYLINE"  
 1940 Bridge Lane, Steamboat  
 FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

'A' Framing  
 Plan 2

SHEET:  
 S3

DRAWINGS DATED:  
 3/26/2026



LOFT PLAN Scale 1/4" = 1'-0"



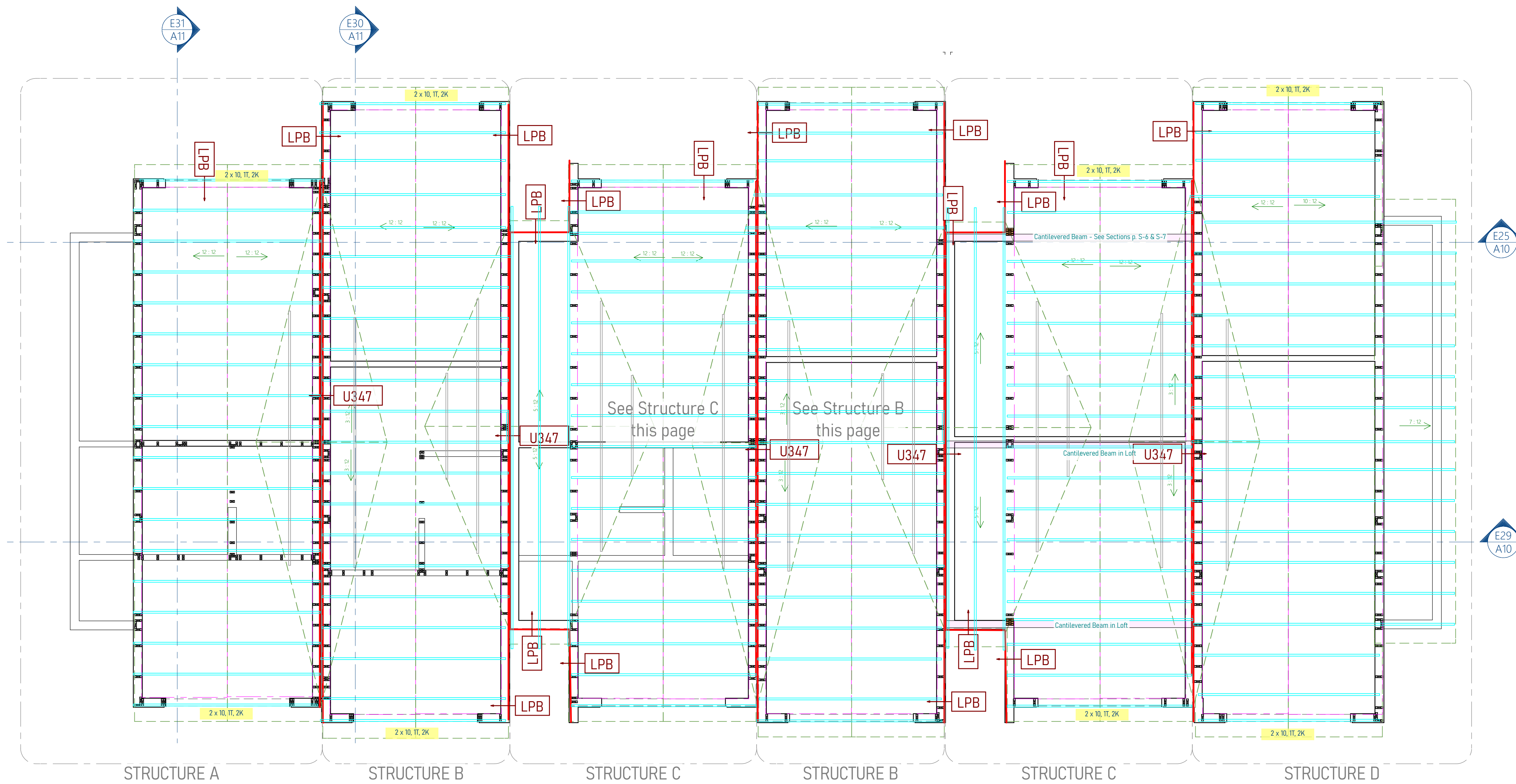
DATE	REVISIONS	DESCRIPTION
	REVISED BY	

PROJECT/CLIENT:  
"EDDYLINE"  
1940 Bridge Lane, Steamboat  
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

Framing Plan Loft

SHEET:  
S4

DRAWINGS DATED:  
3/26/2026



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



3/12/26

DATE	REVISED BY	DESCRIPTION

PROJECT/CLIENT:  
 "EDDYLINE"  
 1940 Bridge Lane, Steamboat  
 FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

'A' Roof Plan

SHEET:  
**S5**

DRAWINGS DATED:  
 3/26/2026