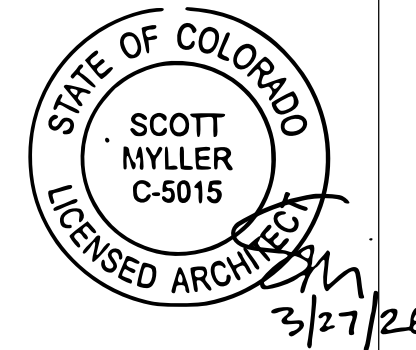


EDDYLINE



CODE ANALYSIS

Project: Three Buildings on a single site - all are identical. Each building contains 6 townhome units separated using townhome separations per the architectural plans herein.

Code Basis:
Project designed under the **2021 International Residential Code (IRC)** as adopted by the **City of Steamboat Springs**.

Other Applicable Codes:

- 2021 International Energy Conservation Code (IECC)
- 2023 National Electrical Code (NEC)
- 2023 Colorado Model Electric Ready and Solar Ready Code
- 2021 International Wildland-Urban Interface Code (IWUIC)
- All additional codes, local amendments, and standards adopted by the City of Steamboat Springs Building Department

Occupancy: R-3 Single Family Townhome

Stories: 3

Building Area:

- Structure Styles A & C: (Qty 3 per building)
- Garage: 261 sf.
 - Finished: 522 sf.

Structures Styles B & D: (Qty 3 per building)

- Garage: 272 sf.
- Finished: 638 sf.

Construction: Conventional Wood Frame (V-B)

Foundation: Piers & Grade Beam, Slab on Grade

Garages: Attached, separated per IRC R302.6

Risk Category II

Fire Protection:

Between Units: 1 hr fire wall on either side of each zero lot line between units. See Architectural Plans for details.

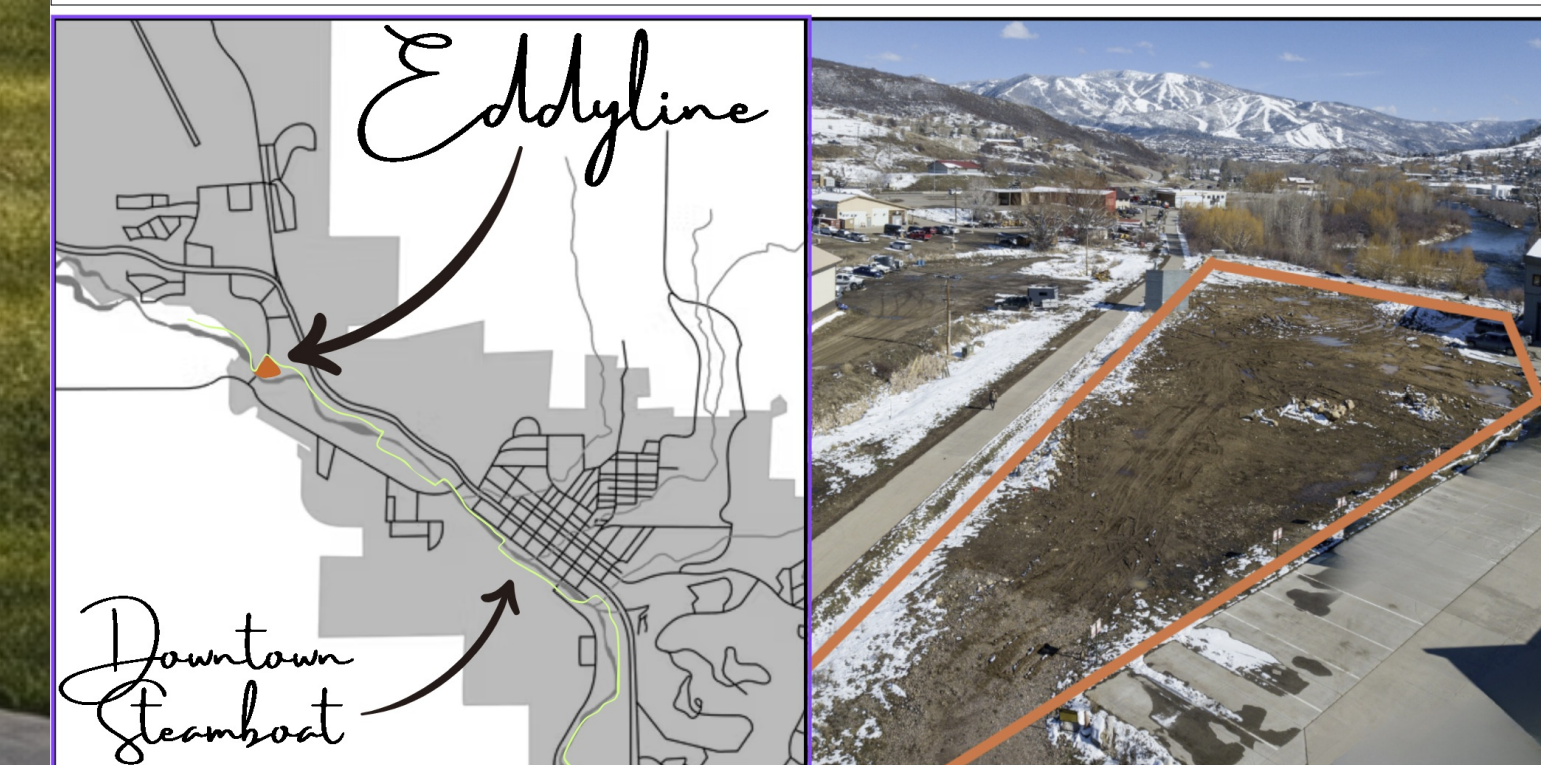
Within each Unit: Smoke alarms per IRC R313 & CO alarms per R315
IRC R302.6: 1/2", Min 1/2" gypsum board on garage side of walls separating house and garage
5/8" Type X gypsum required on garage ceiling, if habitable space above
20-minute rated or solid wood / steel door between house and garage
Door must be self-closing and self-latching

Means of Egress: 36" Front Door

Egress windows in sleeping rooms (R310)

- Minimum net clear opening: 5.7 sq. ft.
- Minimum opening height: 24"
- Minimum opening width: 20"
- Max sill height: 44"

Structural Design Criteria per Notes on page S-3



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DATE	REVISED BY	REVISIONS	DESCRIPTION

PROJECT/CLIENT:

"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

Cover Sheet

SHEET:

A1

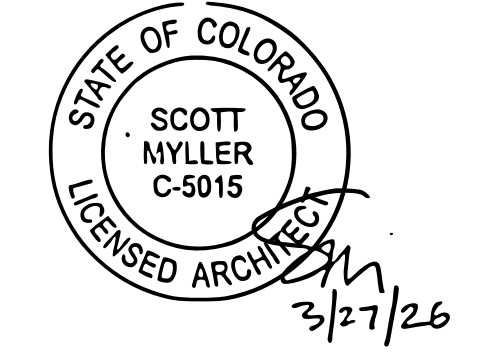
DRAWINGS DATED:
3/27/2026

Bldgs 1, 2 & 3

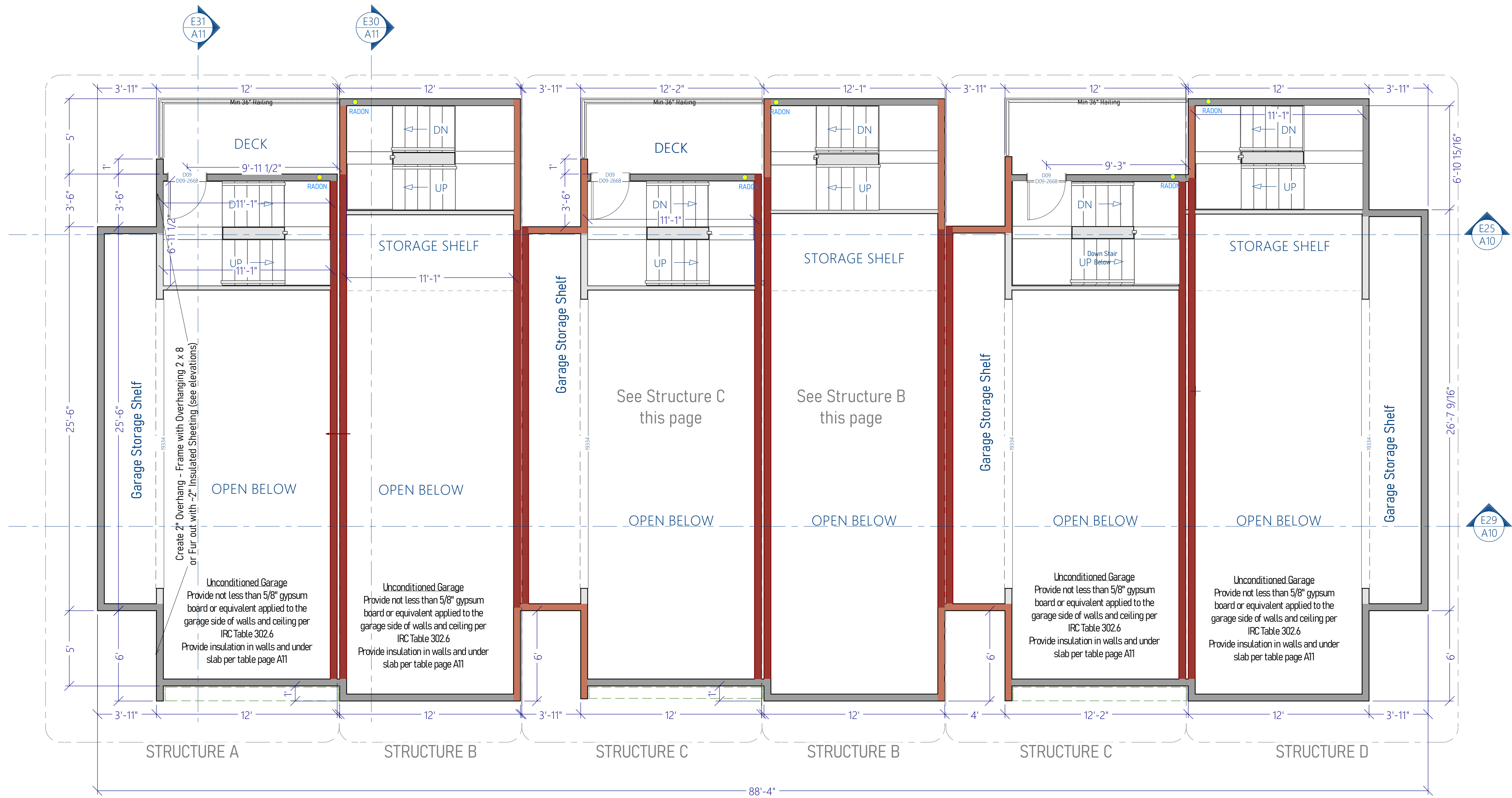
6 Units per Building for a total of 18 Units

WALL LEGEND
View Detailed Assemblies pA10

- FIRE SEPARATION ASSY 'GA620'
- FIRE SEPARATION ASSY 'LPB'
- W1



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NO.	DESCRIPTION	QTY	UNIT	REVISIONS
001	HINGED-SLAB	4	L	
002	HINGED-SLAB	1	R	
003	HINGED-SLAB	4	R	
004	HINGED-SLAB	2	L	
005	HINGED-SLAB	2	R	
006	HINGED-SLAB	2	L	
007	HINGED-SLAB	2	R	
008	HINGED-SLAB	1	L	
009	HINGED-SLAB	3	R	
010	HINGED-SLAB	1	L	
011	HINGED-SLAB	1	R	
012	HINGED-SLAB	3	L	
013	HINGED-SLAB	1	L	
014	HINGED-SLAB	3	R	
015	HINGED-SLAB	2	R	
016	HINGED-SLAB	4	R	
017	HINGED-SLAB	2	L	
TOTALS		33		

REVISIONS
DATE REVISIONS DESCRIPTION

PROJECT/CLIENT:

"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

'A' Mid Floorplan

SHEET:

A4

DRAWINGS DATED:
3/27/2026

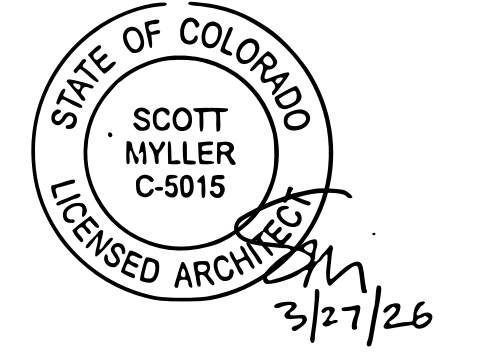
MID-FLOOR PLAN Scale 1/4" = 1'-0"

Bldgs 1, 2 & 3

6 Units per Building for a total of 18 Units

WALL LEGEND
View Detailed Assemblies pA10

- FIRE SEPARATION ASSY 'GA620'
- FIRE SEPARATION ASSY 'LPB'
- W1



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

DATE	REVISIONS	DESCRIPTION
	REVIS BY	

PROJECT/CLIENT:

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1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

'A' Second Floorplan

SHEET:

A5

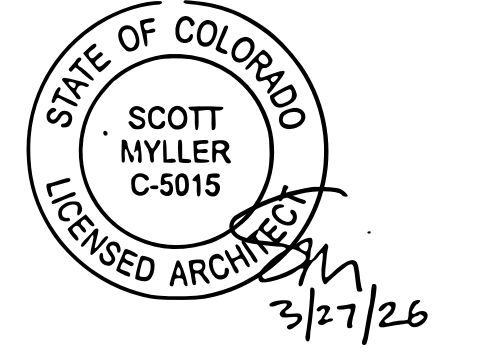
DRAWINGS DATED:
3/27/2026

Bldgs 1, 2 & 3

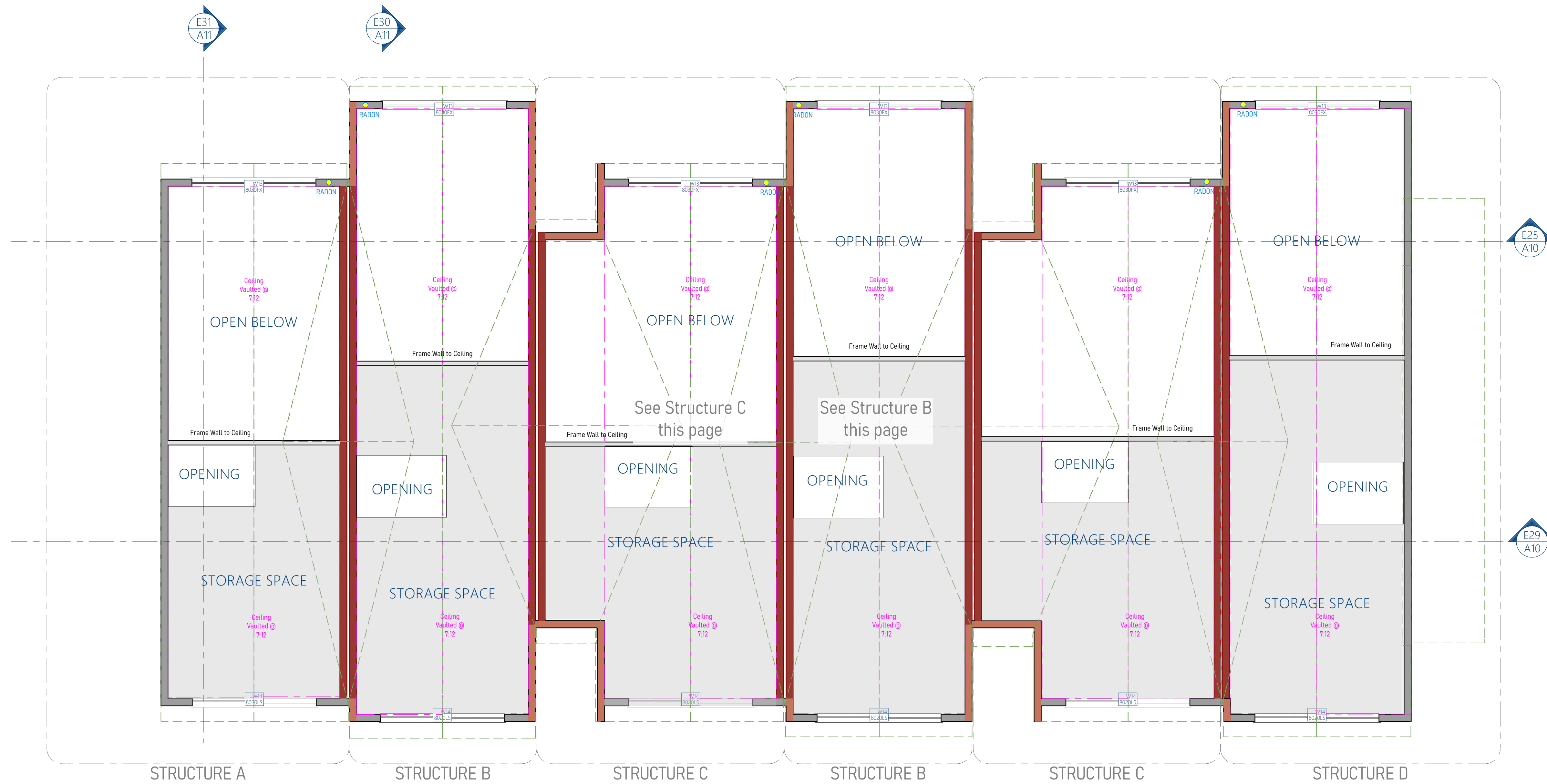
6 Units per Building for a total of 18 Units

WALL LEGEND
View Detailed Assemblies pA10

- FIRE SEPARATION ASSY 'GA620'
- FIRE SEPARATION ASSY 'LPB'
- W1



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STORAGE ATTIC PLAN Scale 1/4" = 1'-0"

DATE	REVISED BY	DESCRIPTION

PROJECT/CLIENT:

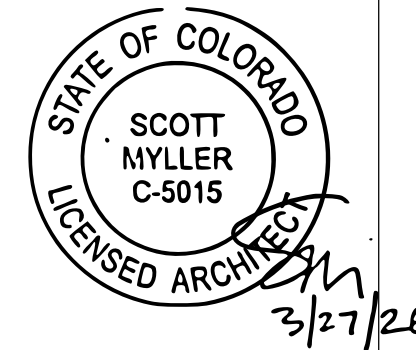
"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

'A' Loft Plan

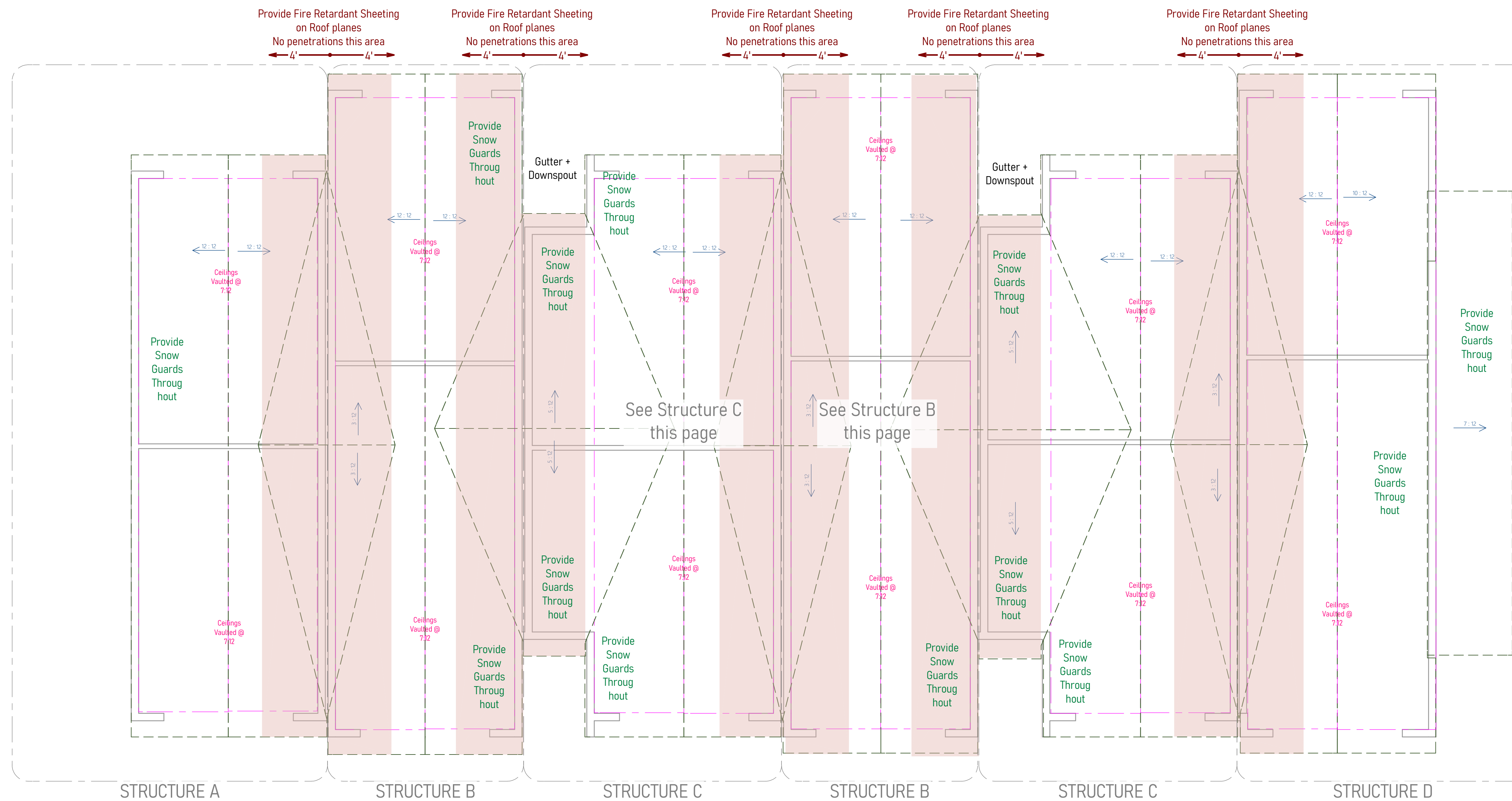
SHEET:

A6

DRAWINGS DATED:
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ROOF PLAN Scale 1/4" = 1'-0"

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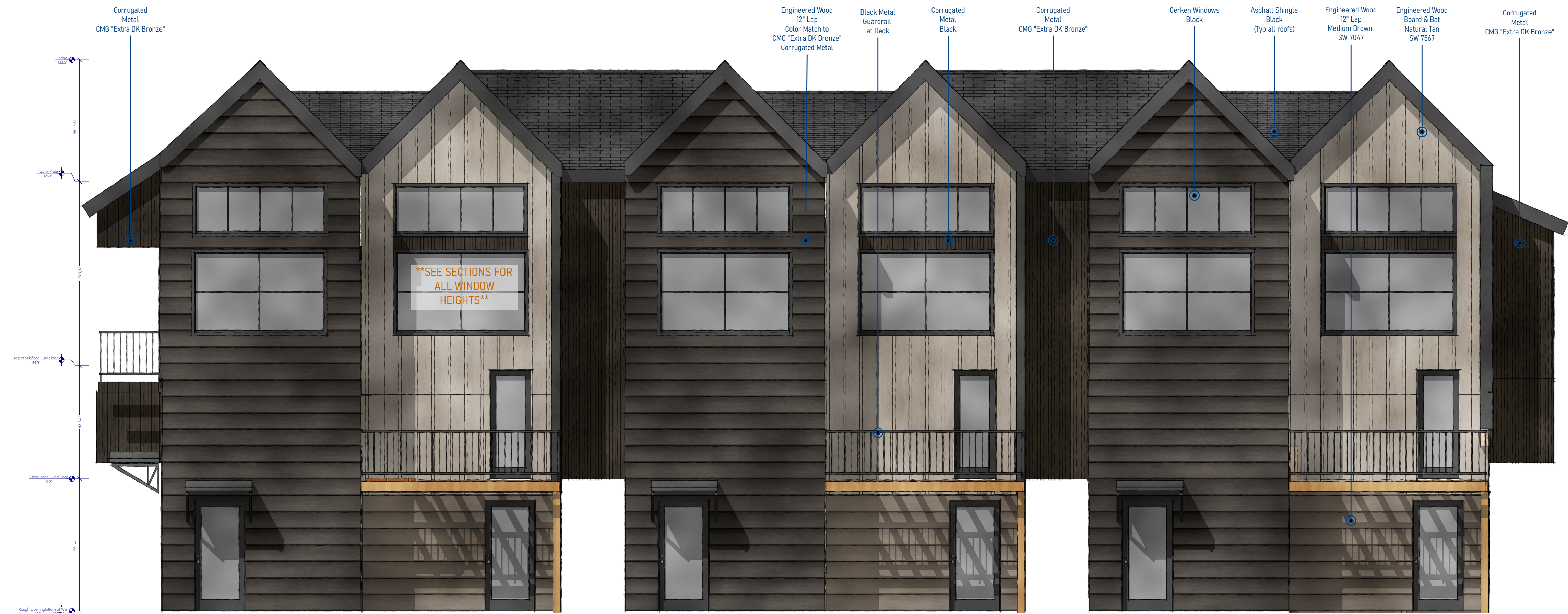
'A' Roof Plan

SHEET:

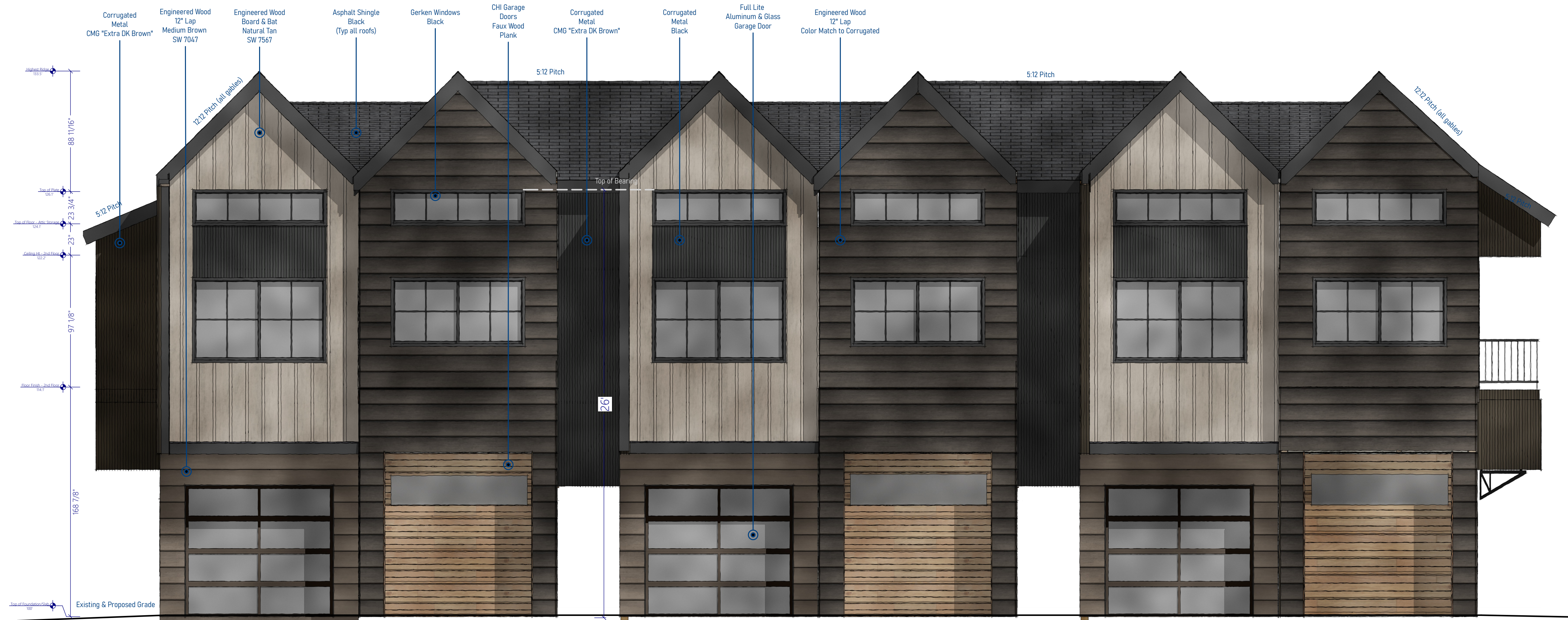
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DRAWINGS DATED:
3/27/2026

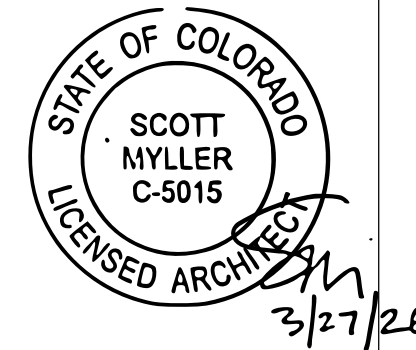
Bldgs 1, 2 & 3
6 Units per Building for a total of 18 Units



FRONT ELEVATION Scale 1/4" = 1'-0"



REAR ELEVATION Scale 1/4" = 1'-0"



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1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

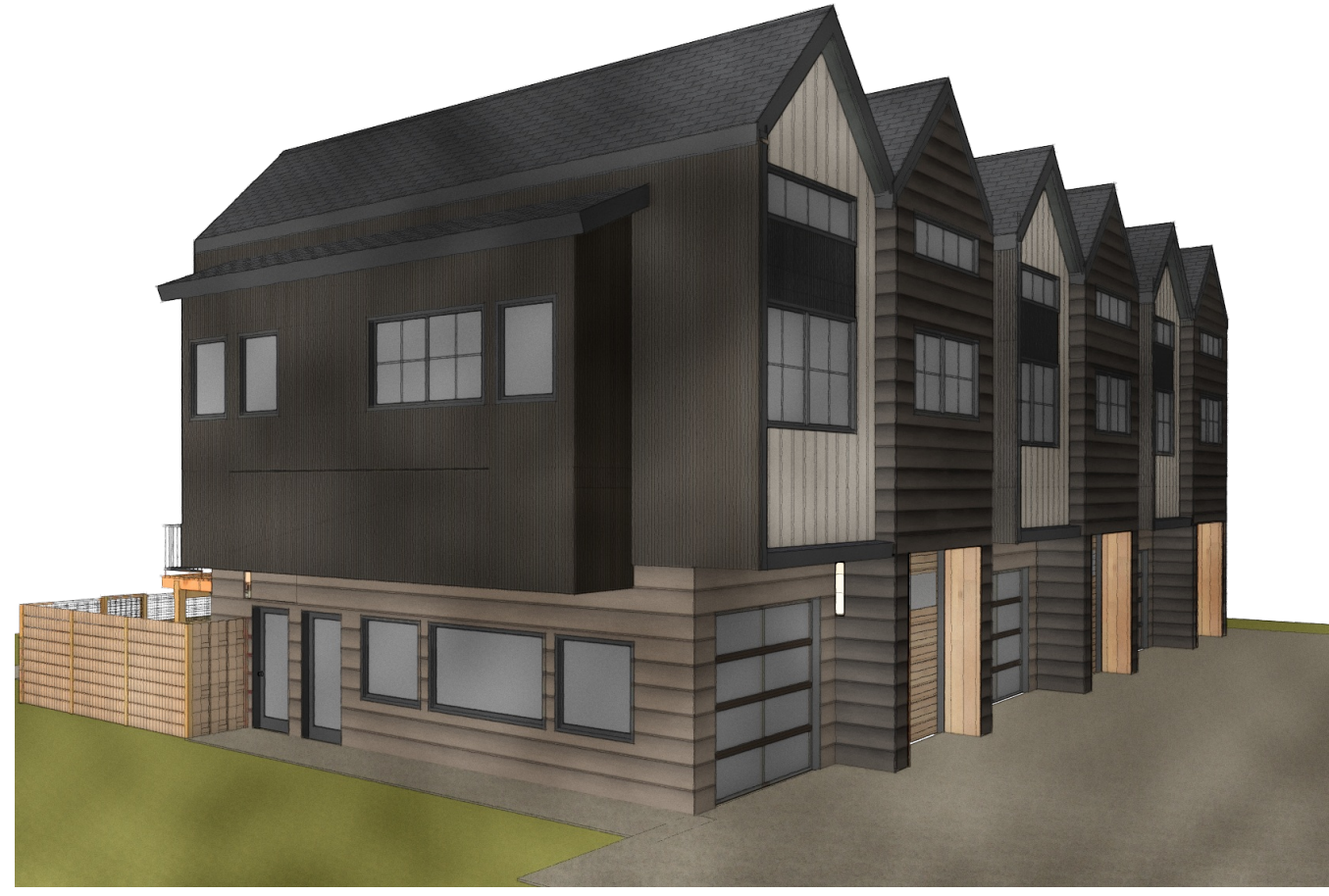
Elevations 1

SHEET:
A8

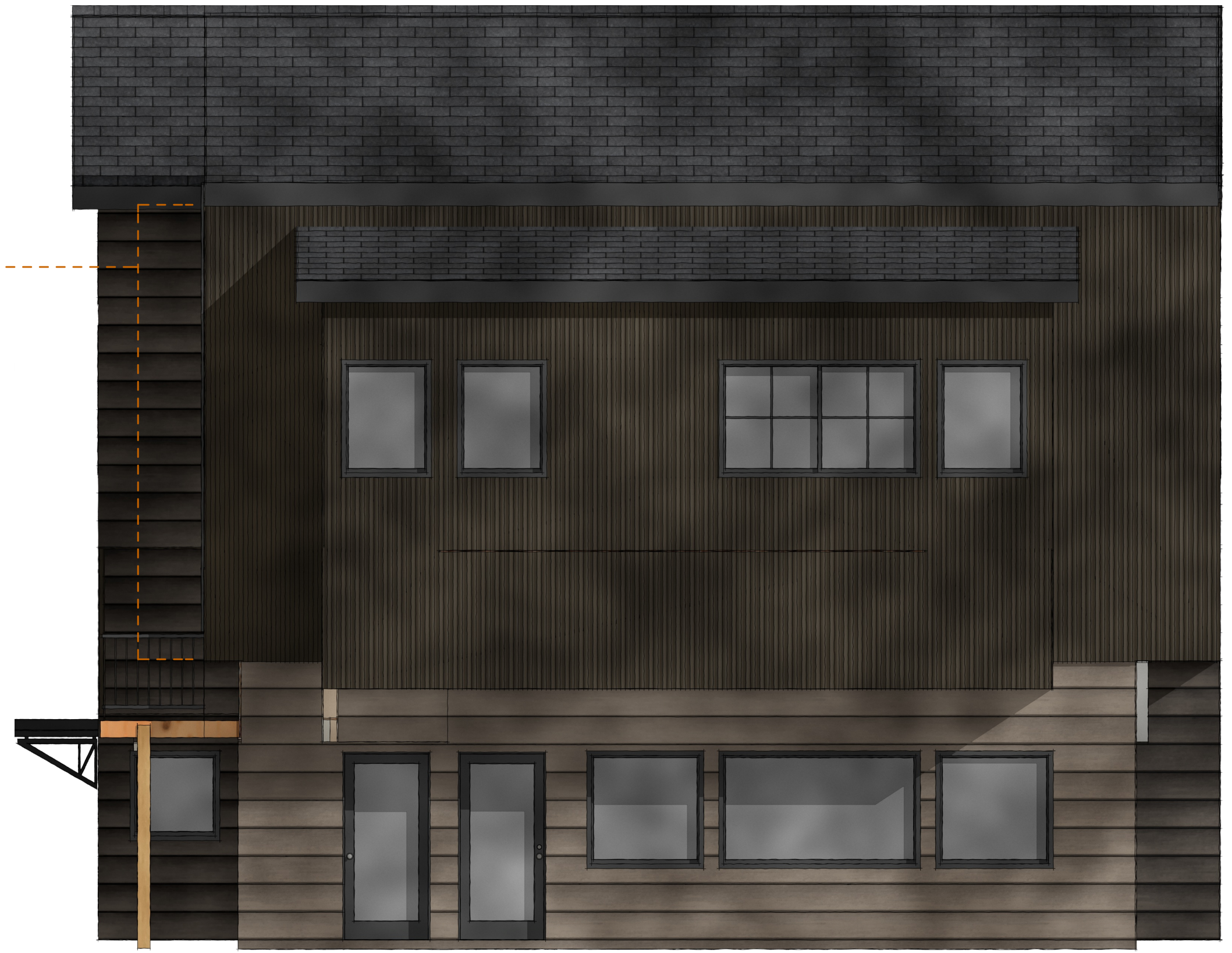
DRAWINGS DATED:
3/27/2026

Bldgs 1, 2 & 3

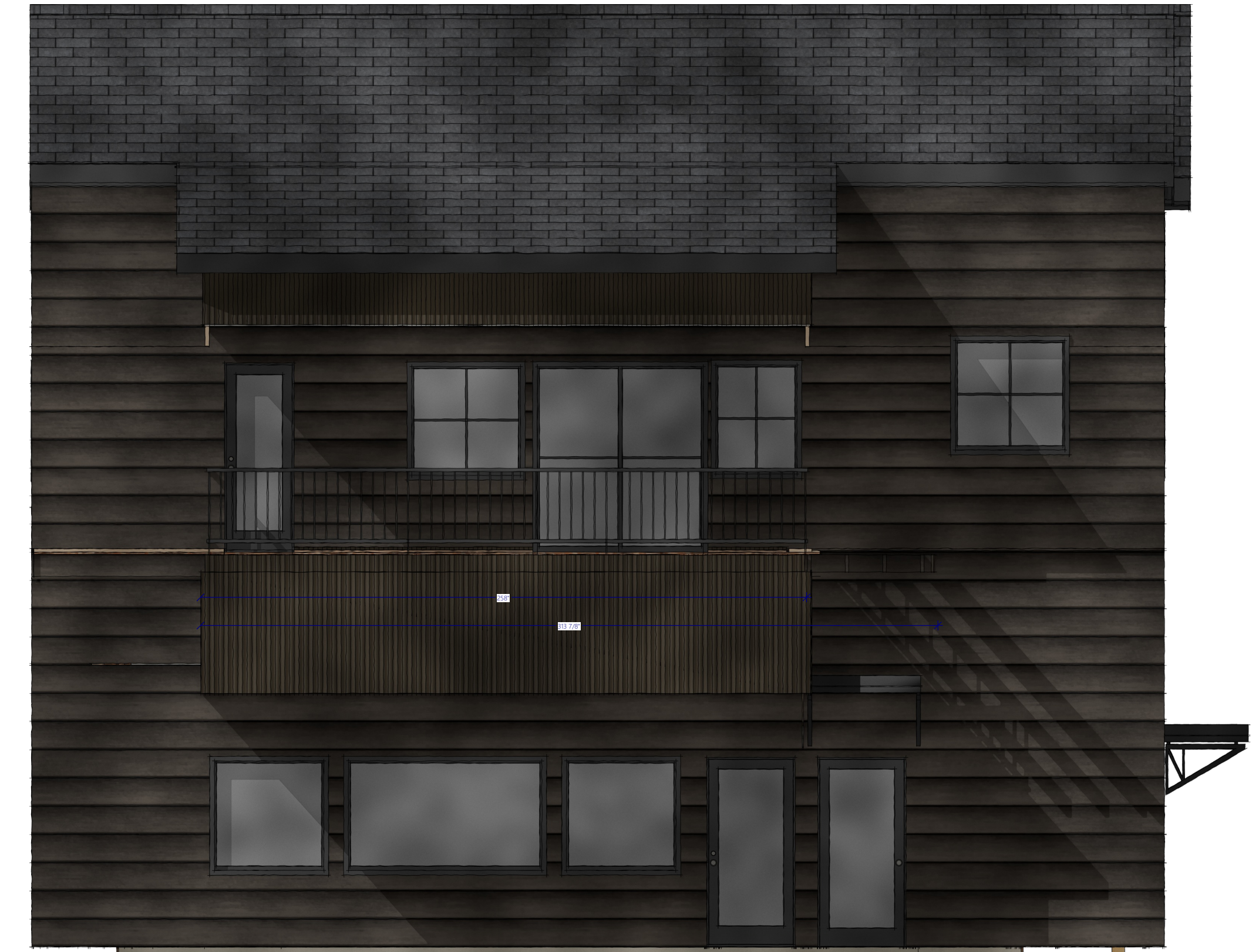
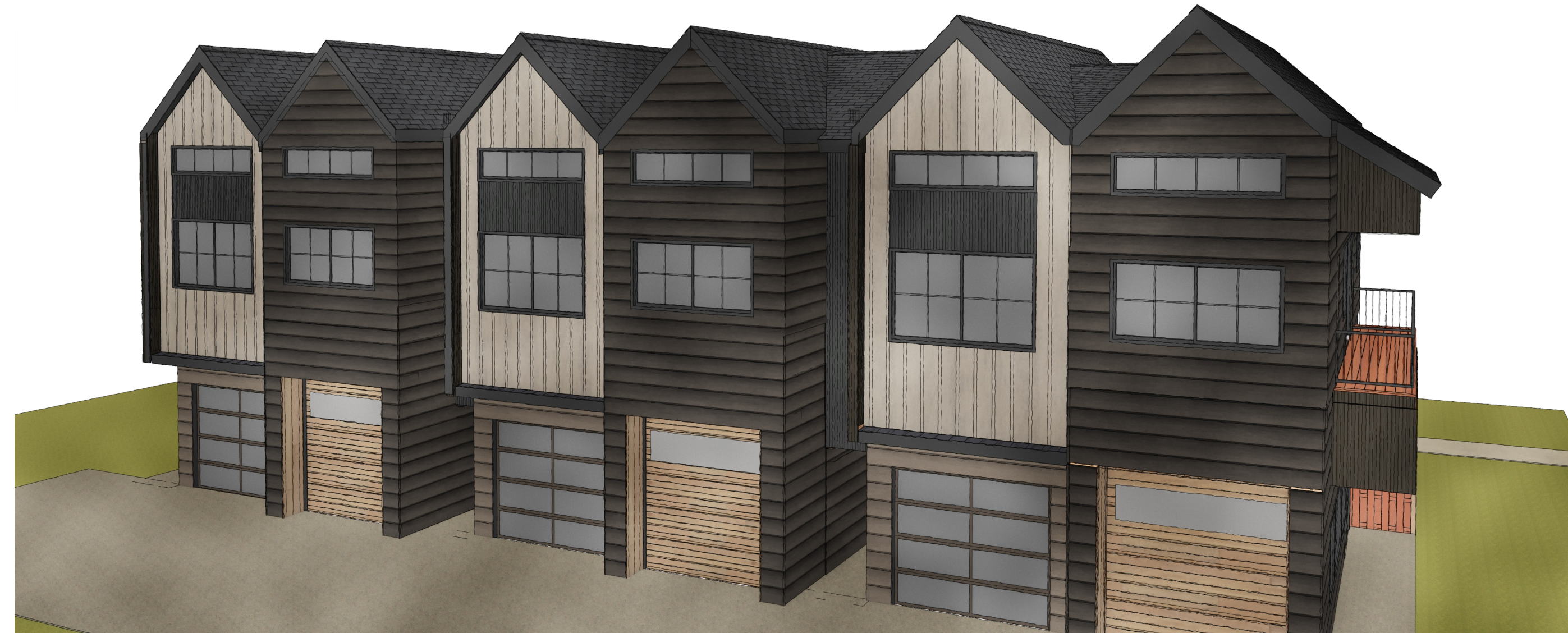
6 Units per Building for a total of 18 Units



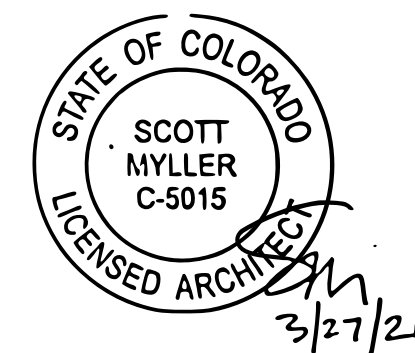
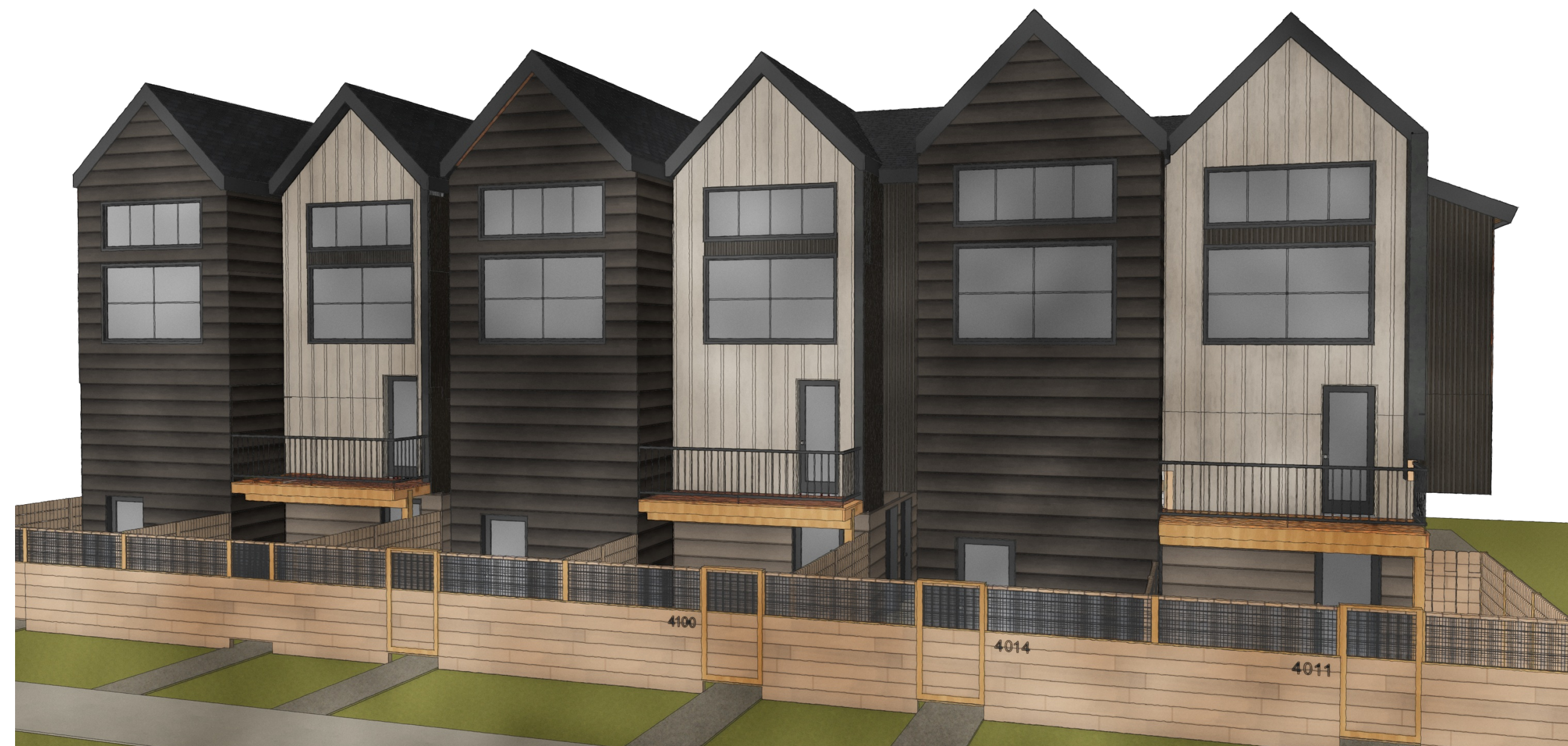
SHEET EXPOSED PORTION OF THIS WALL WITH 2-1/2" THICK ZIP PANEL TO PROVIDE EXTRA DEPTH WHERE METAL IS USED



LEFT ELEVATION Scale 1/4" = 1'-0"



RIGHT ELEVATION Scale 1/4" = 1'-0"



PROJECT MATERIAL LIST

12" Smooth Lap SW "Porpoise" (Medium Brown)	12" Smooth Lap SW "Dark Forest Brown" (Dark Brown)					12" Smooth Lap SW "Natural Tan" (Light Tan)	



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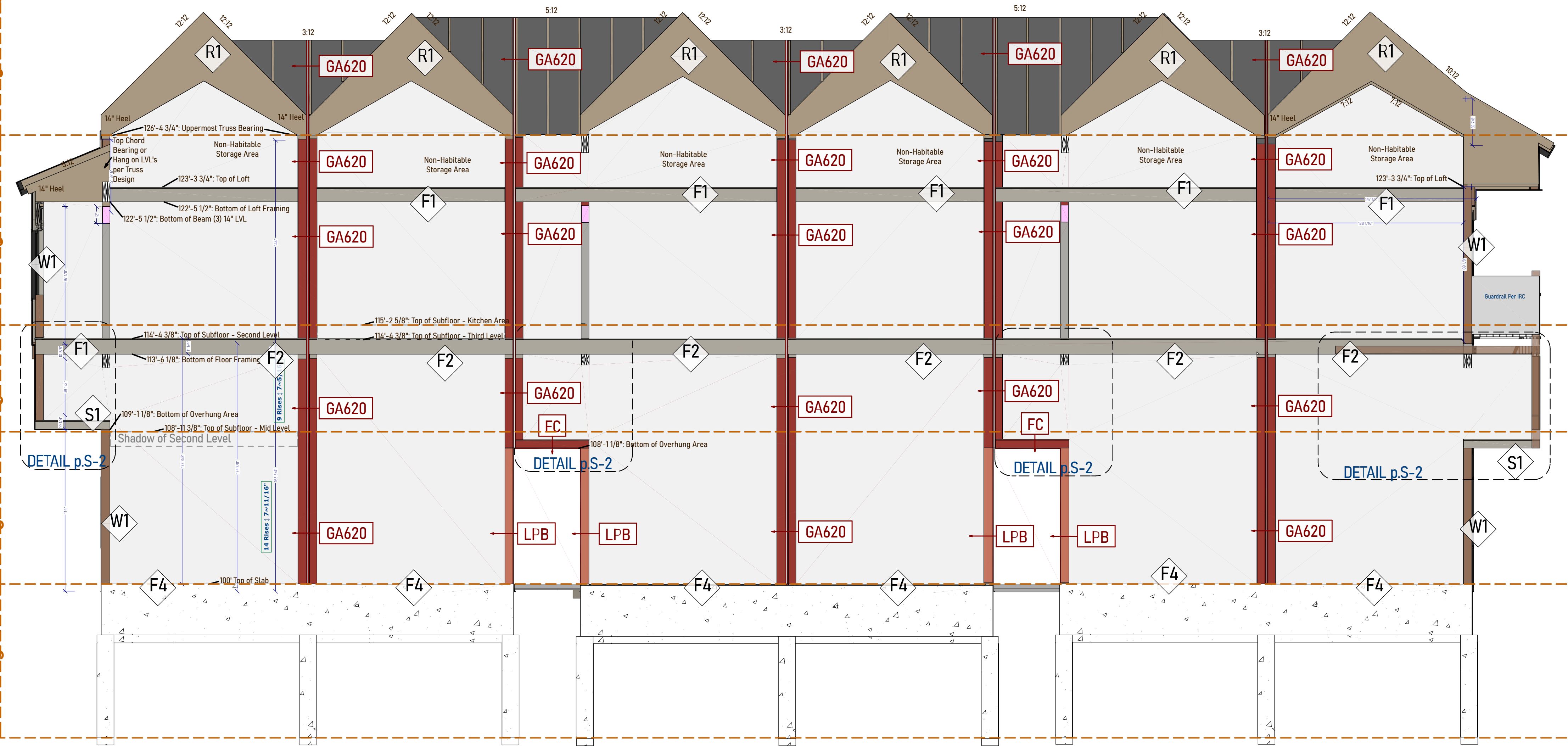
Elevations 2

SHEET:

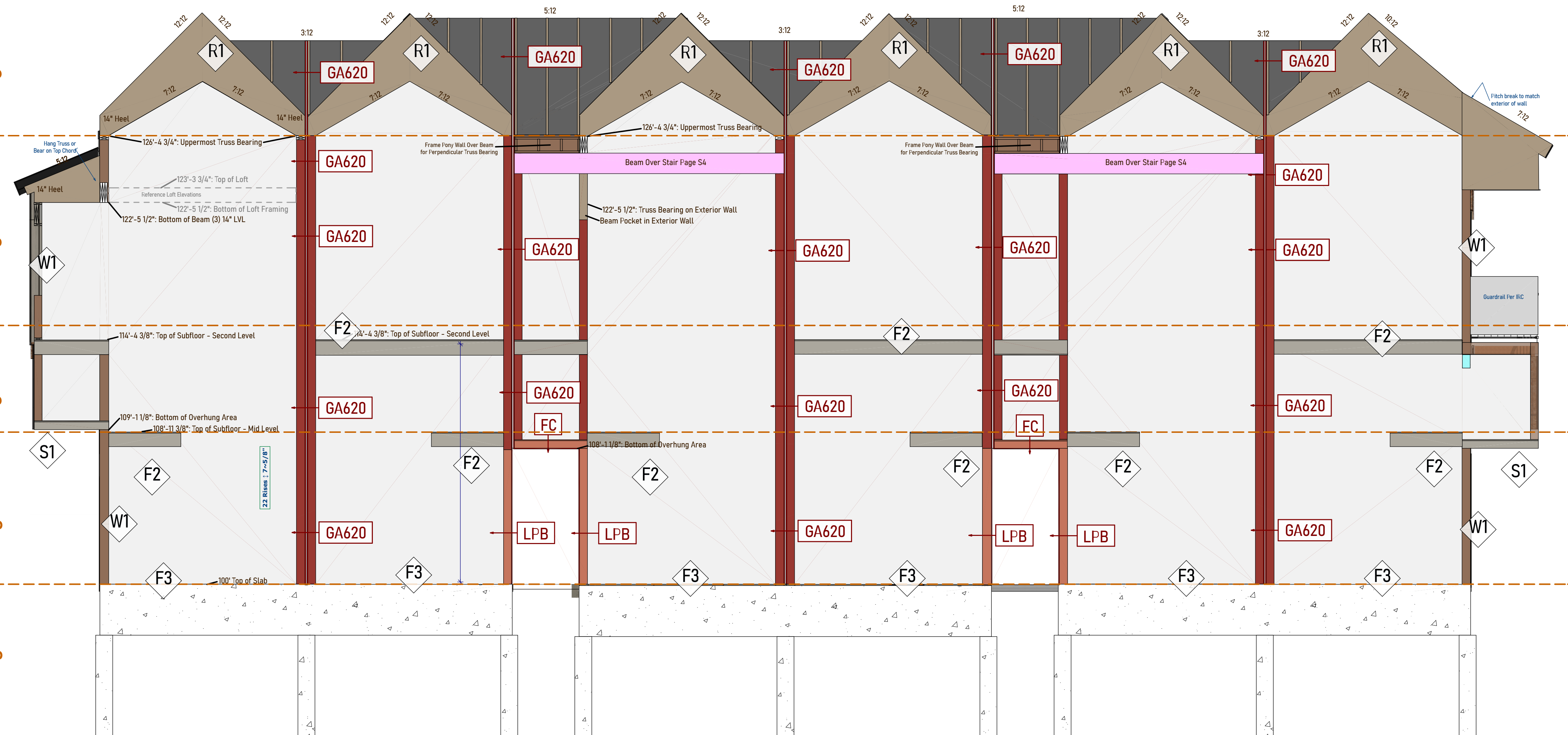
A9

DRAWINGS DATED:
 3/27/2026

SECTION 29 Scale 1/4" = 1'-0"



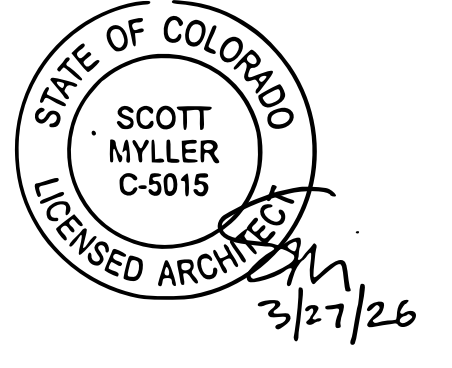
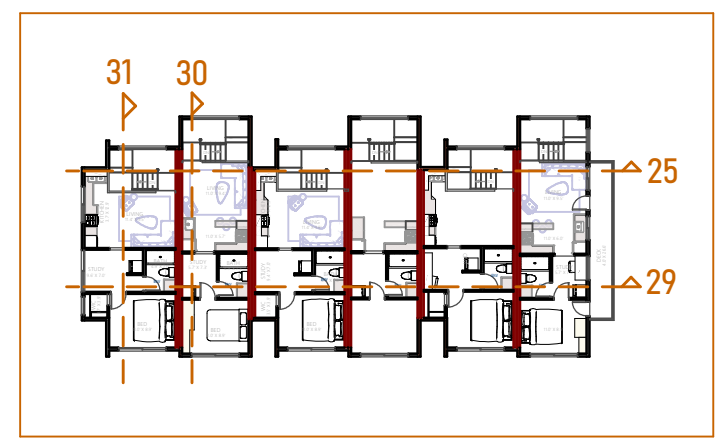
SECTION 25 Scale 1/4" = 1'-0"



WALL, FLOOR, AND ROOF ASSEMBLY LEGEND

NOTE: INSULATION REQUIREMENTS BASED ON R-VALUE ALTERNATIVE PER IECC R402.1.3. CHART

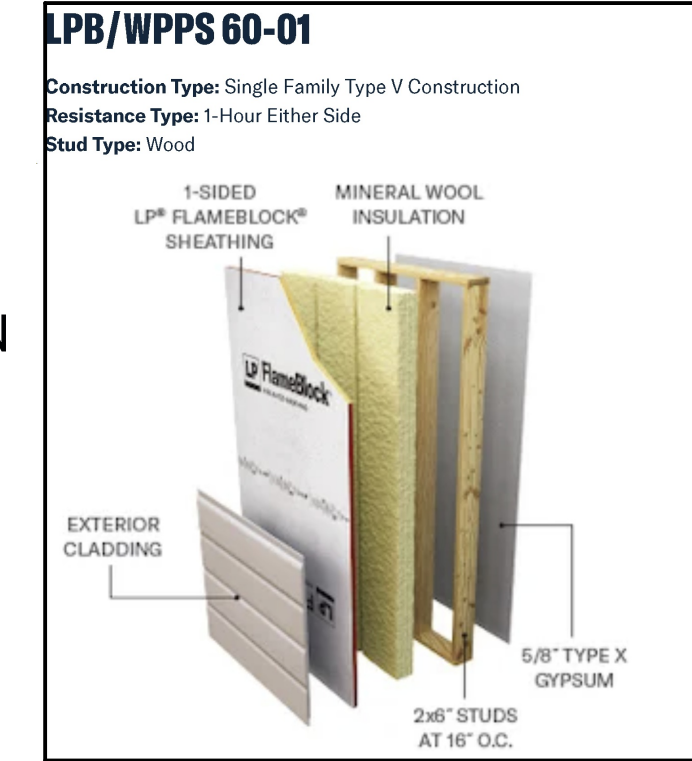
NOTE: WHOLE-HOUSE VENTILATION SHALL BE PROVIDED PER R403.6.1 THROUGH R403.6.2 AND SHALL BE PROVIDED BY ERV.



- (R1) ROOF ASSEMBLY - 1**
 - CLASS-A Fire Rated Architectural Shingles (Install Per Mfr)
 - High-Temp Self-Adhering Underlayment
 - Plywood Sheathing (Ref Structural Roof Plan)
 - Roof Trusses (Ref Structural Roof Plan)
 - Soffit and Eaves shall be fire protected in accordance with 2021 IWUIC Sec 504.3
 - Gable End Vents and Ridge Vents Minimum Free Venting Area shall be 1/150th of the Area of the Vented Space and shall comply with SECTION 504.10 of the IWUIC Code
 - Insulation - R60 - Per chart this Page
 - 1/2" Type X Gyp Bd.
- (W1) TYPICAL EXTERIOR WALL ASSEMBLY**
 - LP SmartSide Board & Batten Wood Composite Siding or Corrugated Metal
 - Air & Moisture Barrier Wrap
 - Sheeting per Structural
 - Wood Studs (REF. STRUCT.) with fireblocking as required
 - R-30 Hybrid Insulation, Closed cell foamed-in-place insulation and batt insulation.
 - 1/2" Type X Gyp Bd.
- (F1) FLOOR ASSEMBLY**
 - Finish Flooring (Install Per Mfr Specs)
 - OSB Sheathing (Ref Struct)
 - Wood Floor Framing (Ref Struct)
 - R-30 Fiberglass Batt insulation
 - 5/8" Type X Gyp Bd.
- (F2) FLOOR ASSEMBLY**
 - Finish Flooring (Install Per Mfr Specs)
 - OSB Sheathing (Ref Struct)
 - Wood Floor Framing (Ref Struct)
 - 1/2" Type X Gyp Bd.
- (F3) SLAB ON GRADE FLOOR ASSEMBLY**
 - 4" Conc Slab (Ref Struct)
 - 6mil Visquene
 - Fill (Ref Soils Report)
- (F4) SLAB ON GRADE FLOOR ASSEMBLY**
 - 4" Conc Slab (Ref Struct)
 - R-5 Closed Cell foamed-in-place insulation
 - Fill (Ref Soils Report)
- (S1) SOFFIT ASSEMBLY**
 - OSB Sheathing (Ref Struct)
 - Wood Floor Framing (Ref Struct)
 - R-28 Insulation
 - 3/4" T&G Cladding

FIRE SEPARATIONS

FIRE SEPARATION ASSY 'GA620' - DETAILS ON Page A12



GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
Base layer: 1/2" Type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/2" Type W or S drywall screws 24" o.c. Face layer: 1/2" Type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 1/2" Type W or S drywall screws 12" o.c. at joints and intermediate joints and 1 1/2" Type O drywall screws 12" o.c. spaced 7" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joints with 6d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.		Height: 8' 0" Fire Test: FM FC 172, 2-25-72; IT5, 8-6-98 Sound Test: Estimated	

Table 402.1.2 of 2021 IECC

Building Envelope Minimum Requirements for Climate Zone 7

Perscriptive Path for Compliance

Fenestration (b,i)	0.30 (i)
Skylights (b)	0.55
Glazed Fenestration SHGC (b,e)	NR
Roof/Attic (Ceiling)	R-60 (j)
Wood Frame Exterior Wall (g)	R27/0ci or R-20/5ci or R13/10ci or R0/20ci
Mass Exterior Wall (h)	R-19/21 (h)
Floors	R-38
Basement Walls (c,g)	R-15ci or 19
UnderSlab (k)	R-5 (k)
Slab-on-Grade Perimeter (k)	R-10ci/4ft (R-15) (k)
Crawl Space Walls (c,g)	R-15ci or R-19 or R-13/R-5ci
Duct Insulation in Attic	Ducting 3" or greater = R8. Ducting <3" = R6

NR = Not Required. CI = continuous insulation.

- R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- "5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13&5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.
- R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.
- Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.
- A maximum U-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located above 4,000 feet in elevation
- Where Section R402.1.3 requires R-60 insulation in the ceiling or attic, installing R-49 over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-60 insulation wherever the full height of uncompressed R-49 insulation extends over the wall top plate at the eaves
- R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.

Exterior Windows and Doors

- Per 2021 IECC, Windows to be Low-E with a maximum U-factor (b,i) of 0.30. No maximum solar heat gain coefficient (SHGC) is required. Skylights to have a maximum U-Factor (b) of 0.55. Up to 15 sf of glazed fenestration is permitted to be exempt from the U-factor requirement.
- Exterior doors must meet the window U-factor requirements. One 24 sf maximum Exterior Door is exempt.
- Windows, skylights, and sliding glass doors to have a maximum allowable window air infiltration rate of 0.3 cfm per sf of window area. Swinging doors air infiltration rate to be 0.5 cfm

Whole Home Ventilation

Per 2021 IECC Whole-Home Ventilation will be provided via an Energy Recovery Ventilator exhausting upstairs bathrooms & supplying living space.

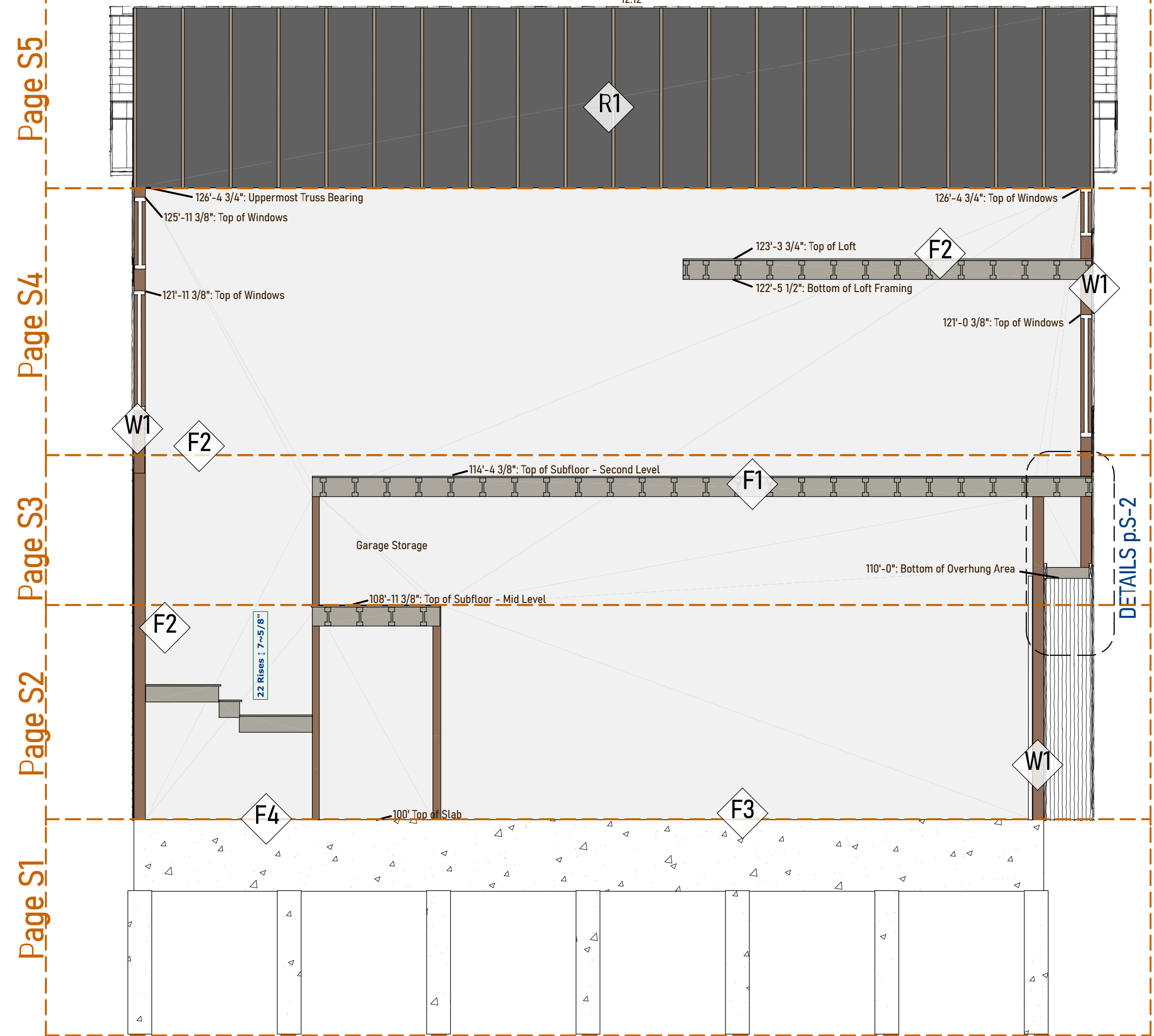
WALL, FLOOR, AND ROOF ASSEMBLY LEGEND

NOTE: INSULATION REQUIREMENTS BASED ON R-VALUE
ALTERNATIVE PER IECC R402.1.3. CHART

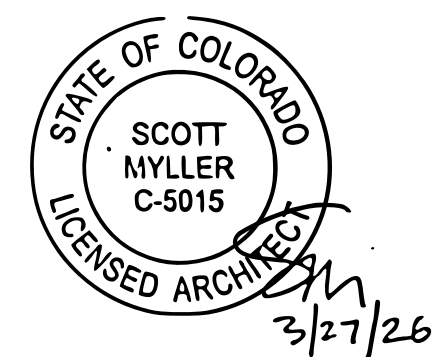
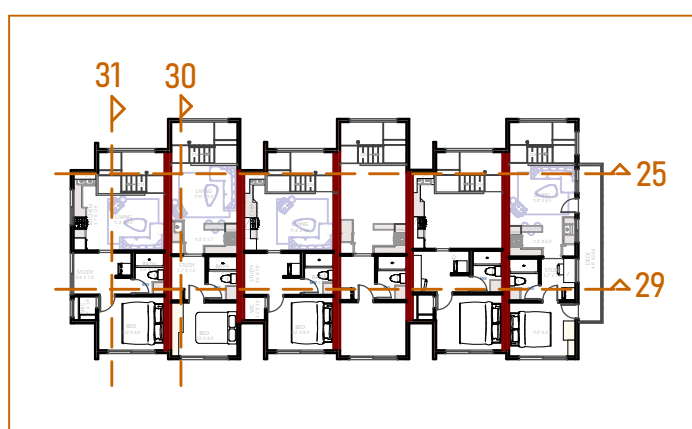
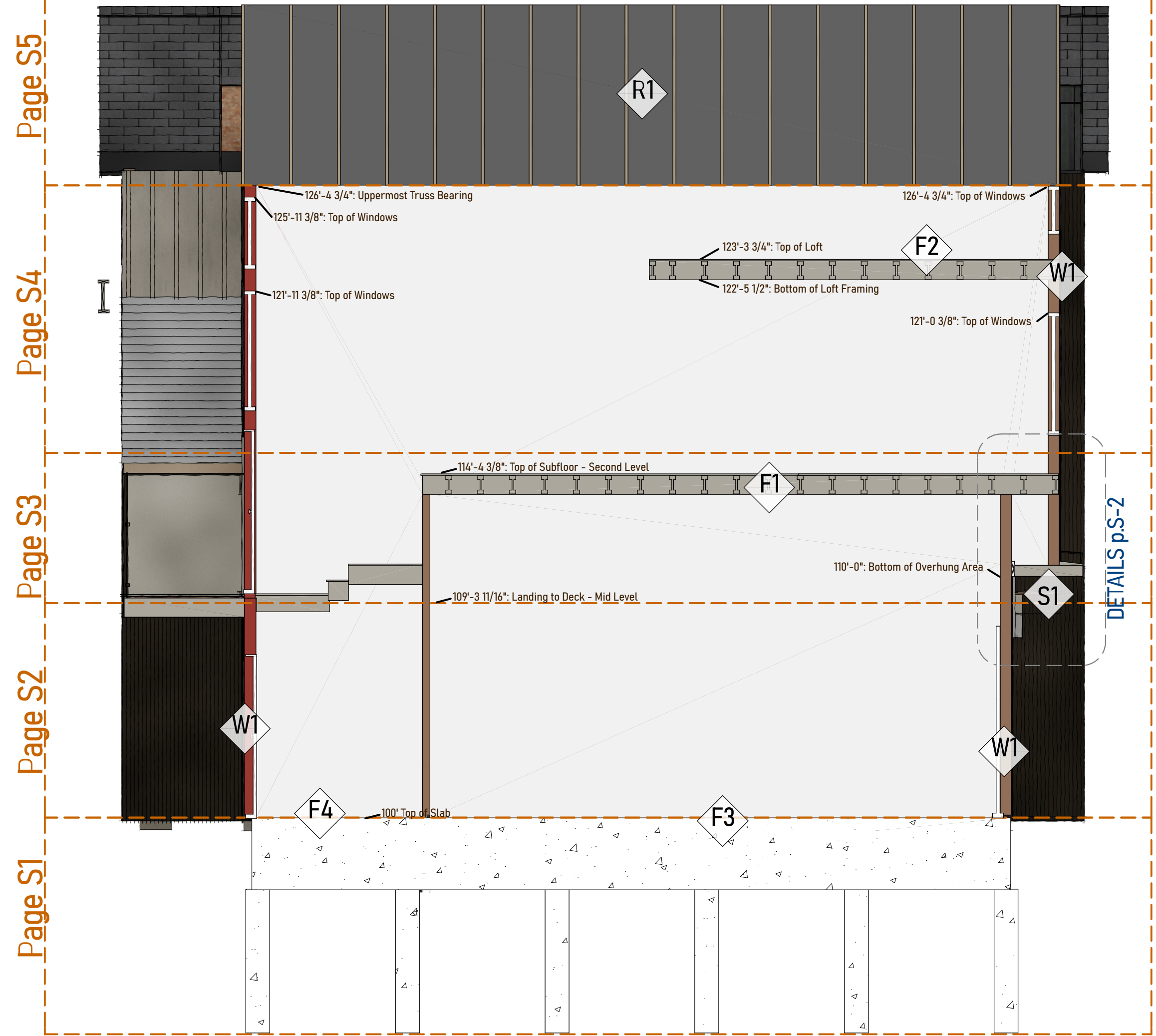
NOTE: WHOLE-HOUSE VENTILATION SHALL BE PROVIDED
PER R403.6.1 THROUGH R403.6.2 AND SHALL BE PROVIDED BY ERV.

- R1 (R1) ROOF ASSEMBLY - 1**
 - CLASS-A Fire Rated Architectural Shingles (Install Per Mfr)
 - High-Temp Self-Adhering Underlayment
 - Plywood Sheathing (Ref Structural Roof Plan)
 - Roof Trusses (Ref Structural Roof Plan)
 - Soffit and Eaves shall be fire protected in accordance with 2021 IWUIC Sec 504.3
 - Gable End Vents and Ridge Vents Minimum Free Venting Area Shall be 1/150th of the Area of the Vented Space and shall comply with SECTION 504.10 of the IWUIC Code
 - Insulation - R60 - Per chart this Page
 - 1/2" Type X Gyp Bd.
- W1 (W1) TYPICAL EXTERIOR WALL ASSEMBLY**
 - LP Smartside Board & Batten Wood Composite Siding or Corrugated Metal
 - Air & Moisture Barrier Wrap
 - Sheeting per Structural
 - Wood Studs (REF. STRUCT.) with fireblocking as required
 - R-30 Hybrid Insulation, Closed cell foamed-in-place insulation and batt insulation.
 - 1/2" Type X Gyp Bd.
- F1 (F1) FLOOR ASSEMBLY**
 - Finish Flooring (Install Per Mfr Specs)
 - OSB Sheathing (Ref Struct)
 - Wood Floor Framing (Ref Struct)
 - R-30 Fiberglass Batt insulation
 - 5/8" Type X Gyp Bd.
- F2 (F2) FLOOR ASSEMBLY**
 - Finish Flooring (Install Per Mfr Specs)
 - OSB Sheathing (Ref Struct)
 - Wood Floor Framing (Ref Struct)
 - 1/2" Type X Gyp Bd.
- F3 (F3) SLAB ON GRADE FLOOR ASSEMBLY**
 - 4" Conc Slab (Ref Struct)
 - 6mil Visquene
 - Fill (Ref Soils Report)
- F4 (F4) SLAB ON GRADE FLOOR ASSEMBLY**
 - 4" Conc Slab (Ref Struct)
 - R-5 Closed Cell foamed-in-place insulation
 - Fill (Ref Soils Report)
- S1 (S1) SOFFIT ASSEMBLY**
 - OSB Sheathing (Ref Struct)
 - Wood Floor Framing (Ref Struct)
 - R-28 Insulation
 - 3/4" T&G Cladding

SECTION 30 Scale 1/4" = 1'-0"



SECTION 31 Scale 1/4" = 1'-0"



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DATE	REVISED BY	DESCRIPTION

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

Sections 2

SHEET:
A11

DRAWINGS DATED:
3/27/2026

Bldgs 1, 2 & 3

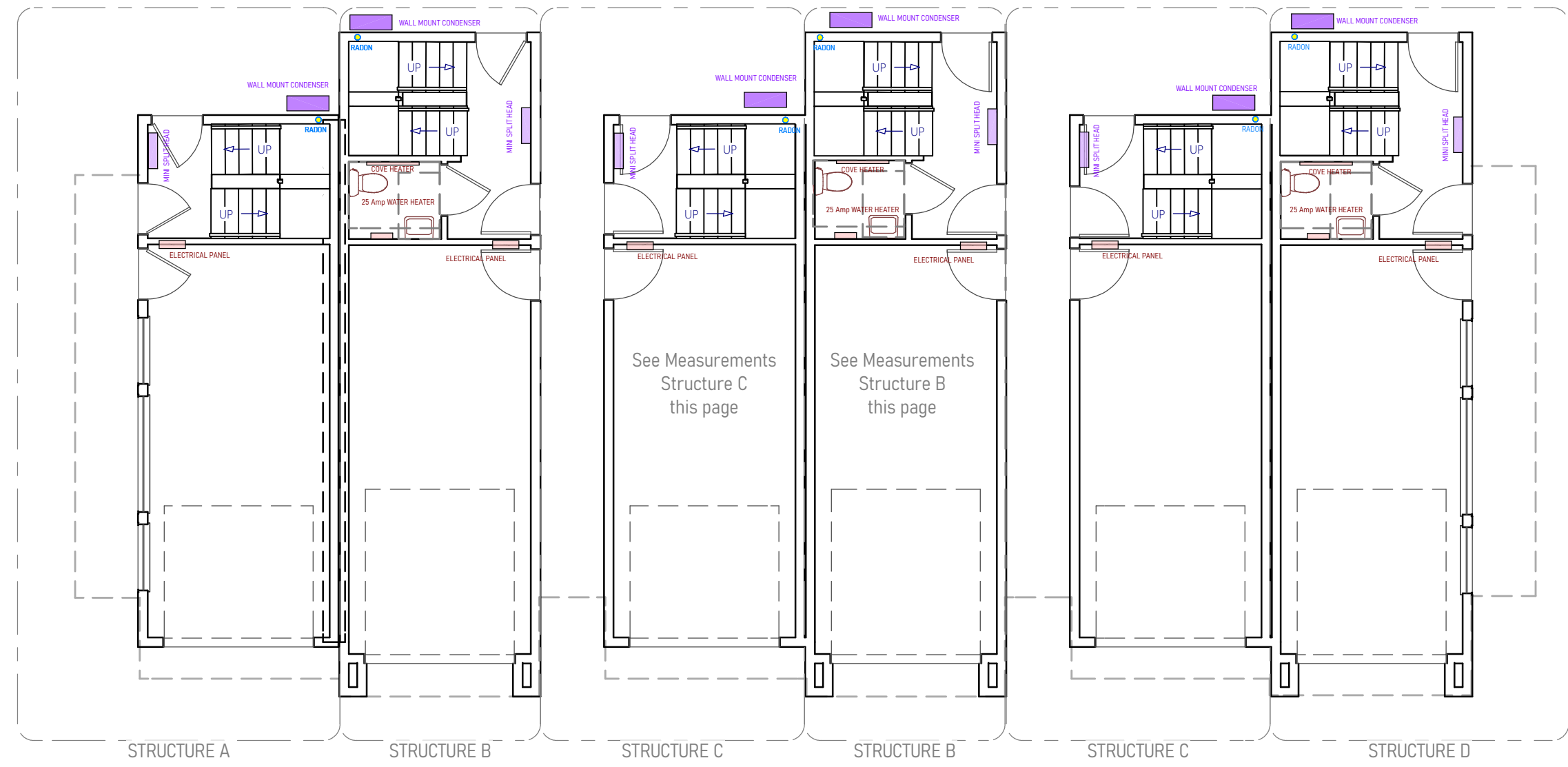
6 Units per Building for a total of 18 Units

**STRUCTURES A&C - ELECTRICAL LOAD
TOTAL (3) OF THIS UNIT TYPE PER BUILDING**

- 40 amp range
- 15 amp dishwasher
- MCA 28.7A outdoor mini-split condenser
- 100 Amp Hot Water Heater
- 5.3A Cove heat in Upstairs Bathroom (1,250 W)
- 10.4A Cove Heat in Living Area (2,500 W)
- 40 Amp EV Charger Outlet
- .33 Amp ERV
- 3 amp fridge
- 12 amp microwave
- 5 amp washer
- 20 amp dryer

**STRUCTURES B&D - ELECTRICAL LOAD
TOTAL (3) OF THIS UNIT TYPE PER BUILDING**

- 40 amp range
- 15 amp dishwasher
- MCA 28.7A outdoor mini-split condenser
- 100 Amp Hot Water Heater
- 5.3A Cove heat in Upstairs Bathroom (1,250 W)
- 10.4A Cove Heat in Living Area (2,500 W)
- 40 Amp EV Charger Outlet
- .33 Amp ERV
- 3 amp fridge
- 12 amp microwave
- 5 amp washer
- 20 amp dryer
- additional 25 Amp Hot Water Heater
- 5.3A Cove heat in Powder Bathroom (1,250 W)



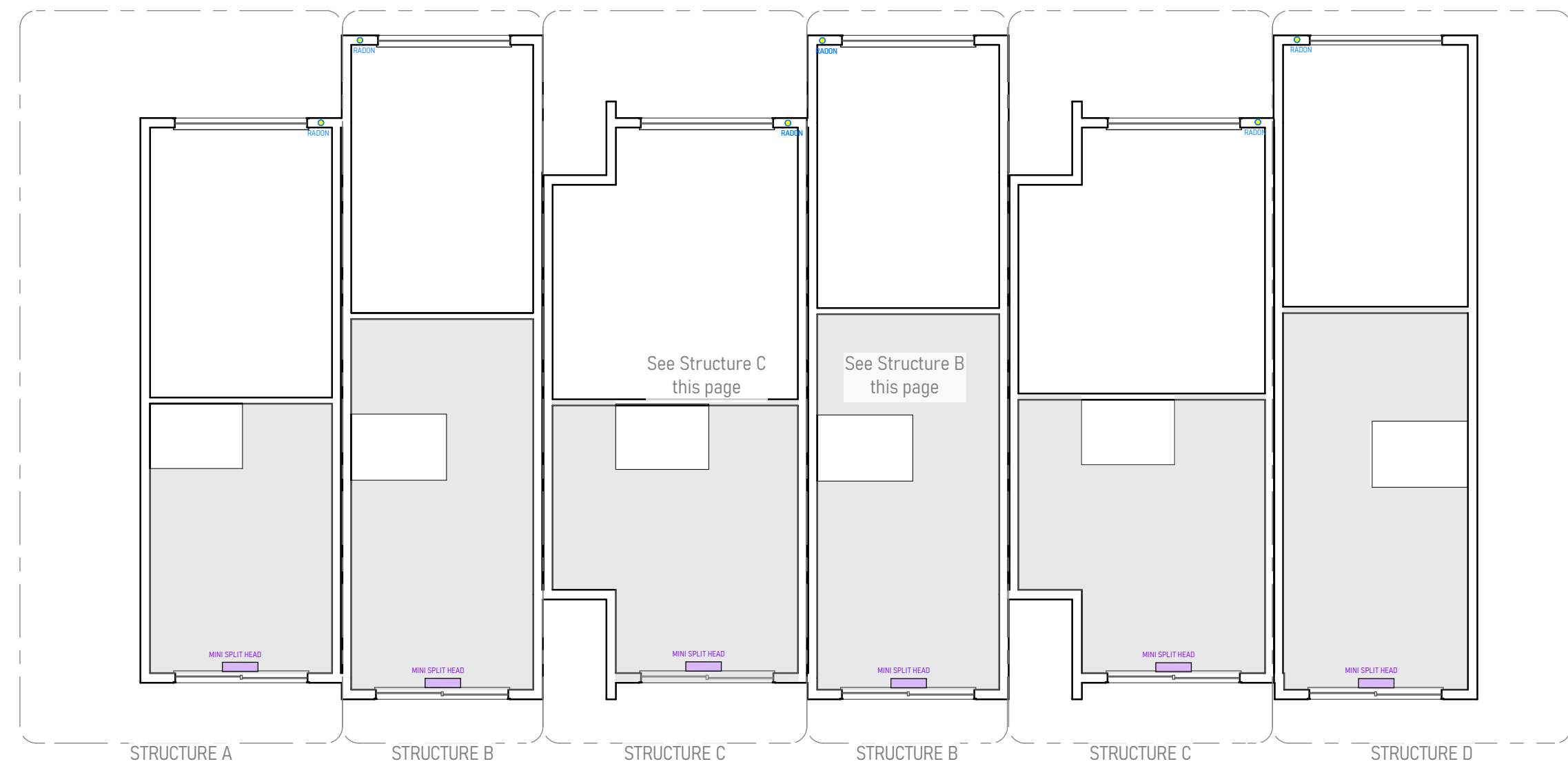
GROUND STORY HEAT Scale 1/4" = 1'-0"



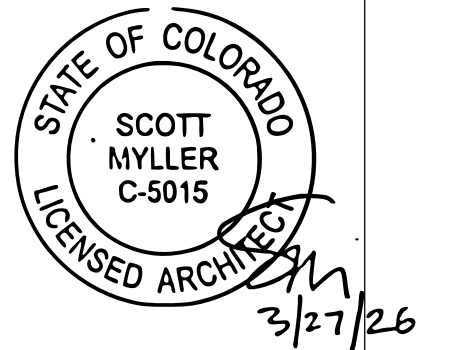
MID STORY HEAT Scale 1/4" = 1'-0"



SECOND STORY HEAT Scale 1/4" = 1'-0"



STORAGE HEAT Scale 1/4" = 1'-0"



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DATE	REVISED BY	REVISIONS	DESCRIPTION

PROJECT/CLIENT:

"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

Mechanical

SHEET:

M1

DRAWINGS DATED:
3/26/2026