

PROJECT DATA

**Address**  
345 Coronet Dr  
Blue River, Colorado

**Legal Description**  
Lot 143 The Coronet  
Subdivision Blue River Estates  
Town of Blue River  
Summit County Colorado

**Zoning**  
R-1

**Lot Size**  
38,048 sf  
0.873 AC

**Snow Storage**  
Driveway 2671  
Snow Storage 1528 (57%)

**Building Area**  
LIVING 1598  
Basement 1403  
Main 1403  
Upper 517  
Total Living 3518

**UTILITY**  
Mech 162  
Garage 558  
Ceramics 230  
Total Utility 950

Total Building Area 4468 sf

**Building Codes**  
2018 International Residential Code  
2018 International Energy Conservation Code

- LANDSCAPE NOTES**
- Strip existing topsoil from site in construction areas and stockpile topsoil for landscape use
  - General contractor shall remove all debris, stumps, slash, concrete asphalt, etc. form site prior to landscape work.
  - Disturbed areas on site shall receive a minimum of 3" - 4" of topsoil in preparation for landscape treatment.
  - Seed disturbed area where needed with short dry grass mix. Apply starter fertilizer (18-46-0) or equivalent @ 4 lbs/1000 sf sow grass mix @ 2 lbs/1000 sf. Rake materials into soil.
  - Cobble rock or rock from site may be used as a ground cover treatment in designated areas with weed barrier fabric. Approximately 3"-6" diameter
  - Boulders recovered during construction (2' and larger in diameter) to be stockpiled on site. When placed, bury 1/3 to 1/2 of each boulder.
  - Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, and easements.
  - All new plants shall be placed under an automatic drip irrigation system.
  - All plant material shall be back filled with 1/3 topsoil, 1/3 manure, 1/3 compost and mixed 50/50 with native soils.
  - All shrub beds and tree wells shall receive a minimum of 3 inches shredded bark mulch
  - All newly planted trees shall be root fed at the time of installation. Root feeding shall consist of a liquid root growth stimulator, or soluble fertilizer at recommended rate of 1 lbs per 1 gallon of water.

- REVEGETATION**
- Revegetate all disturbed areas on site.  
Sow short dry grass mix @ 2 lbs/1000 sf  
Short dry mix
- 05% Canby Bluegrass
  - 10% Canada Bluegrass
  - 25% Sheep Fescue
  - 30% Creeping Red Fescue
  - 30% Hard Fescue
- Slopes over 3:1 shall be hayed tacklified or netted.

IRC / IECC ENERGY EFFICIENCY

Thermal Envelope		Mechanical Ventilation	
2018 IRC N1102.1.2		Whole-house Mechanical Ventilation system	
2108 IECC R402.1.2		IRC Table M1505.4.3	
Climate Zone	7	Living Area	3518 sf
Fenestration U Factor	0.30	Number of Bedrooms	4
Ceiling R Value	4/2	Airflow in CFM	90 (continuous)
Wood Frame Wall R-Value	20+5		
Floor R Value	38	IRC Table N1103.6.1	
Basement Wall R-Value	15/19	HRV or ERV Fan Efficiency 1.2 CFM/Watt	
Slab R-Value and Depth	10, 4ft		

**Air Barrier and Insulation Installation**  
Table N1102.4.1.1 (R402.4.1.1)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffits shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Caulkies within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	---
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors including conditioned floors and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing, and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	---
Narrow cavities	---	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	---
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated. In exterior walls, batt insulation shall be cut neatly to fit.
Plumbing and wiring	---	ground wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	---
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	---

ROOF HEIGHT TABLE

Point	Natural Grade	Finished Grade	Measured from	Roof Elevation	Calculation	Height	Notes
A	10283.20	10282.50	Finished Grade	10309.62	10309.62 - 10282.50	27.12	
B	10282.80	NA	Natural Grade	10317.66	10317.66 - 10282.80	34.86	Roof is not above grade, structure below
C	10283.20	NA	Natural Grade	10317.66	10317.66 - 10283.20	34.46	Roof is not above grade, structure below
D	10286.40	10280.50	Finished Grade	10308.86	10308.86 - 10280.50	28.36	

WHITE RIVER NATIONAL FOREST

