

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
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 of 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 tackified or netted.

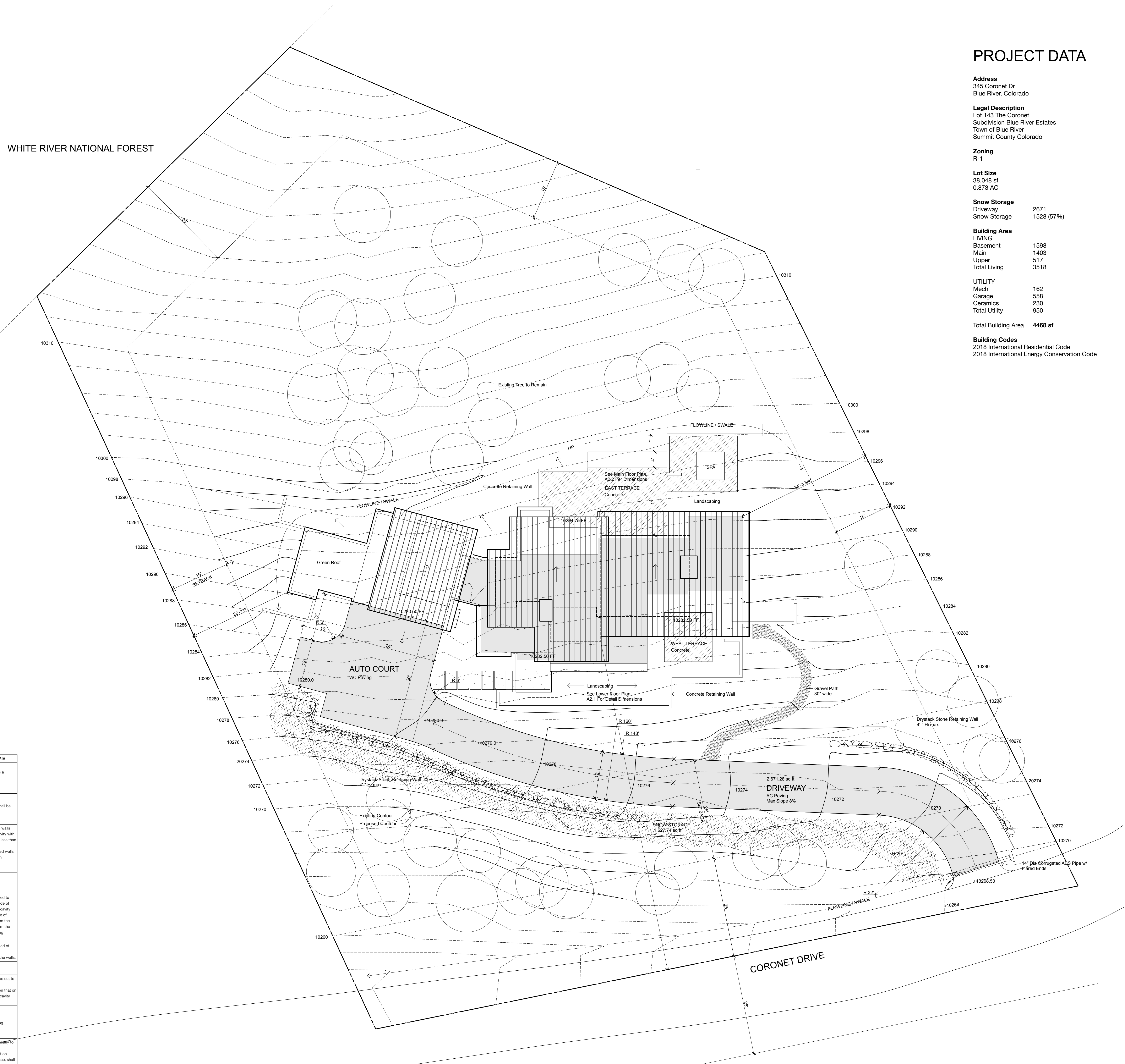
WHITE RIVER NATIONAL FOREST

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 49	Airflow in CFM 90 (continuous)
Wood Frame Wall R-Value 20-5	IRC Table N1103.6.1
Floor R Value 38	HRV or ERV Fan Efficacy 1.2 CFM/Watt
Basement Wall R-Value 15/19	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/soffit 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.	Cavities 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 cantilevered 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 finished 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 around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Plumbing 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/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 substrate, wall covering or ceiling penetrated by the boot.	—



PROPOSED SINGLE FAMILY RESIDENCE
WEITZ RESIDENCE
 345 CORONET DR.
 BLUE RIVER, COLORADO

A1.0

A TOPOGRAPHIC MAP OF LOT 453, THE CORONET SUBDIVISION, BLUE RIVER ESTATES INC.

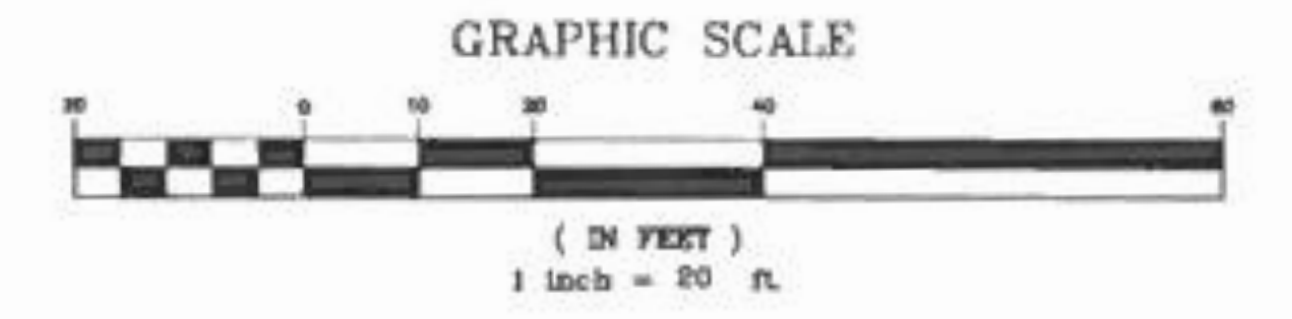
ACCORDING TO THE PLAT RECORDED 07/27/1965 AT REC. NO. 102530
TOWN OF BLUE RIVER
SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 06/14/2016
CONTOUR INTERVAL = 2 FEET

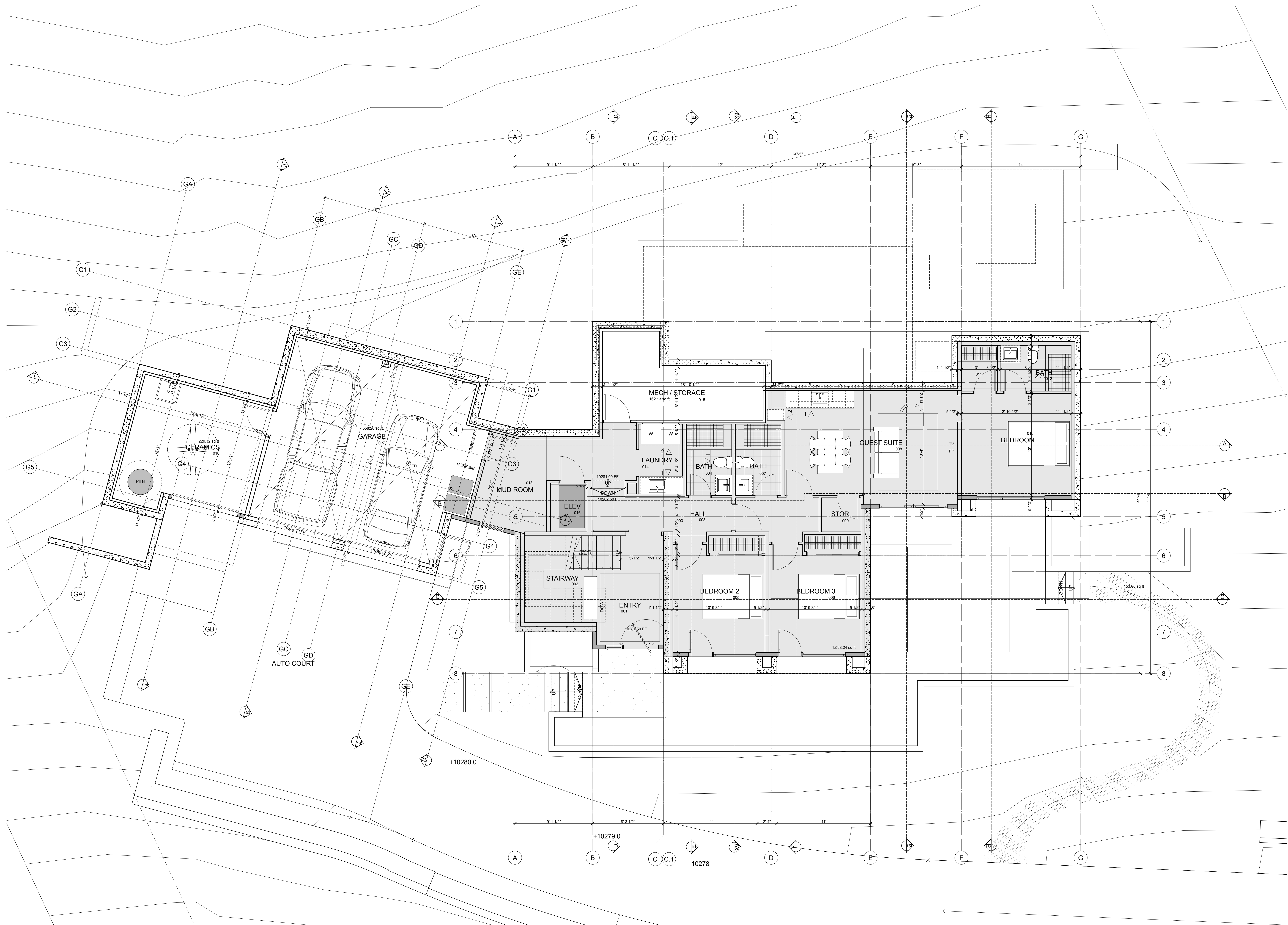
LEGEND

- FOUND No. 4 REBAR & RED PLASTIC CAP (PLS 9939/MCGINNIS)
- FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- FOUND No. 4 REBAR
- ⊕ FOUND No. 4 REBAR & ALUMINUM CAP (PLS 15242/BARNES)
- ⊗ UTILITY POLE
- ⊙ RANDOM SURVEY CONTROL POINT
- m MEASURED COURSE
- p PLATTED COURSE
- c CALCULATED COURSE
- ⊙ U.G. GAS MARKER
- ⊙ PINE TREE WITH DRUNK DIAMETER

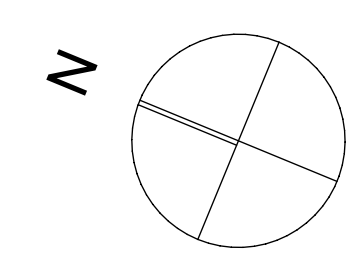
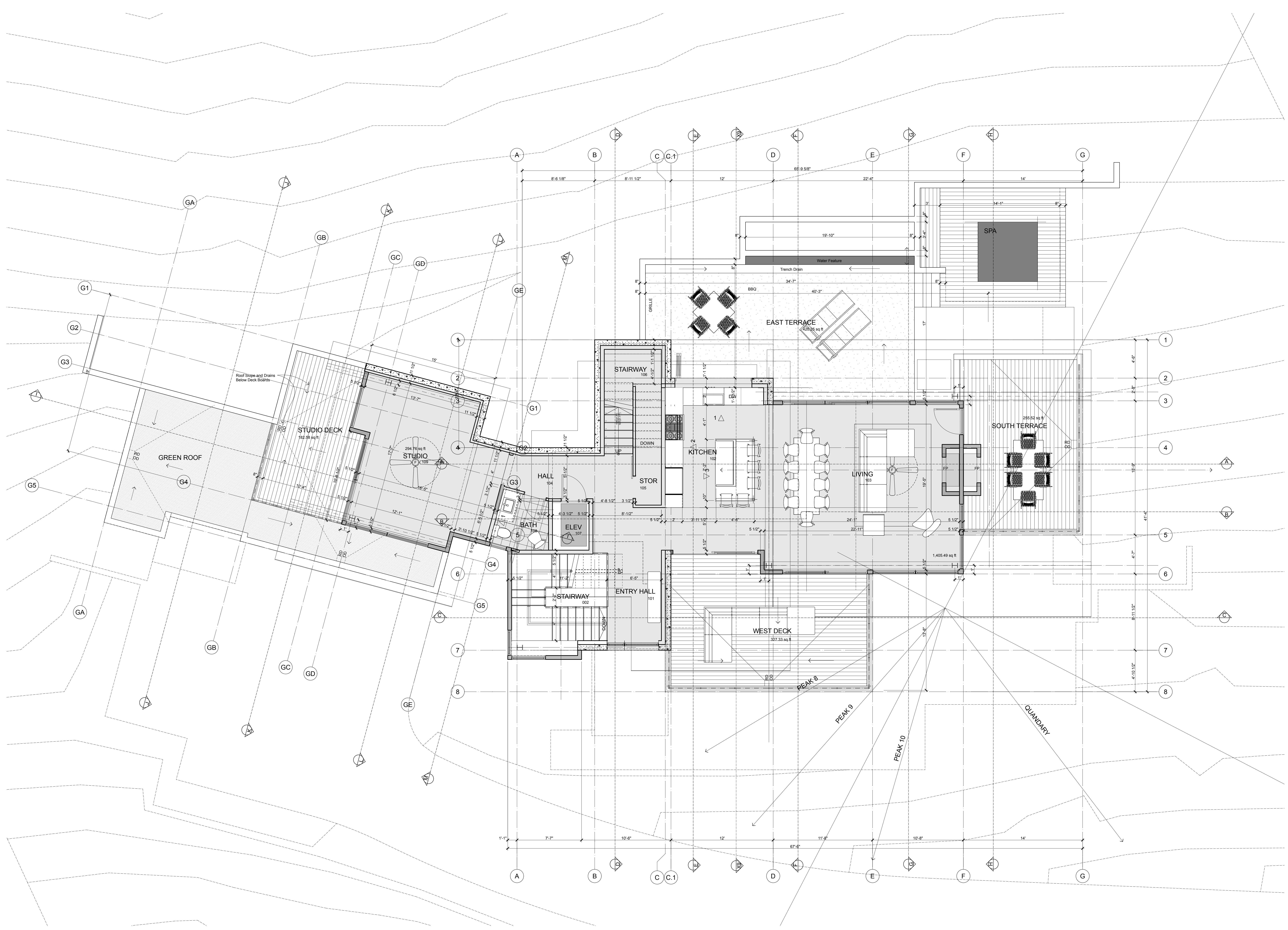


Drawn TCB/LKJ	Dwg 21369TP	Project 21369
Checked RRJ	Date 06/17/16	Sheet 1 of 1
RANGEWEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTICE: THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE ORIGINAL SURVEY MAP. THE ORIGINAL SURVEY MAP IS ON FILE AT THE OFFICE OF THE COUNTY CLERK, SUMMIT COUNTY, COLORADO.

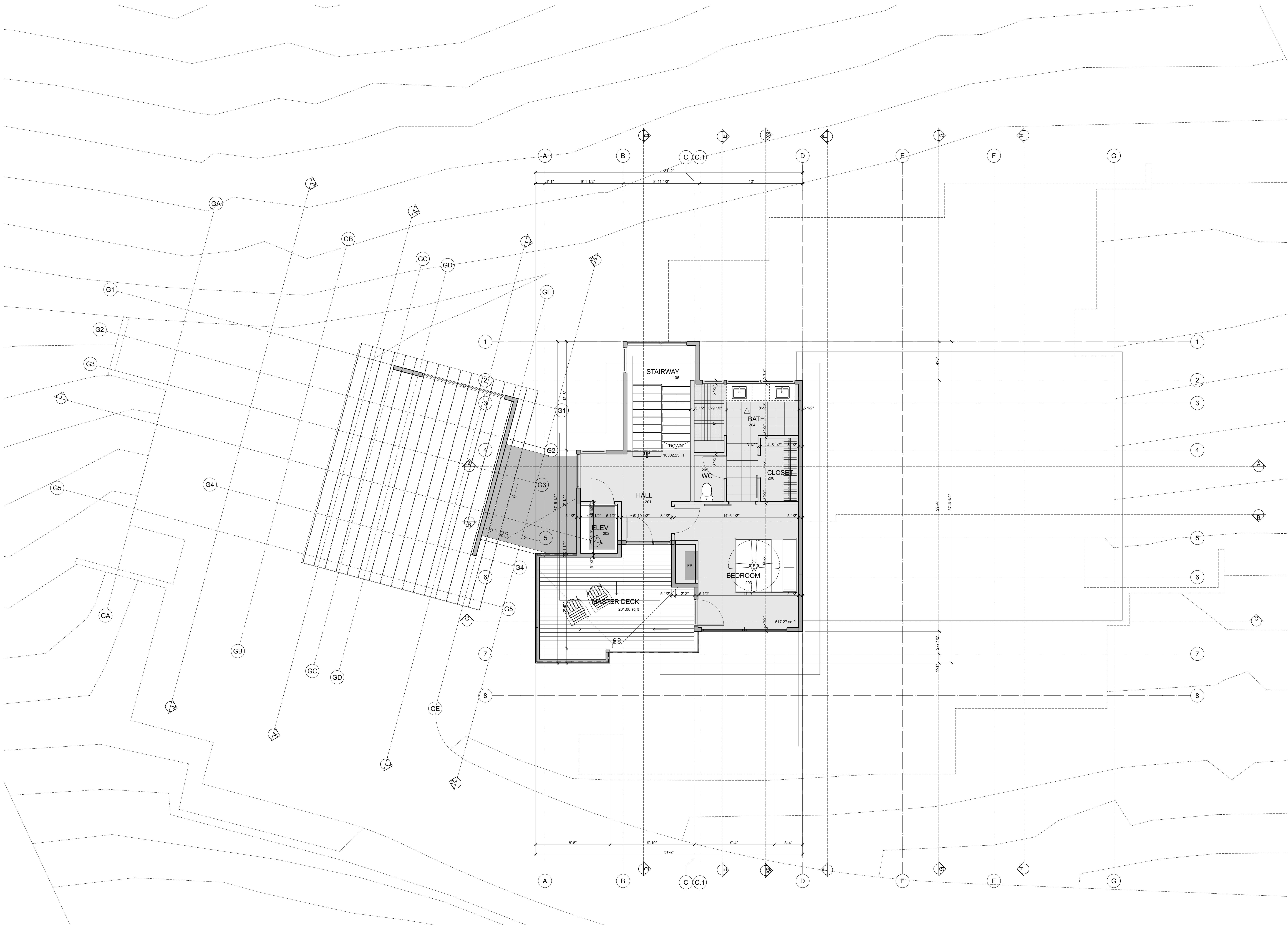


 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

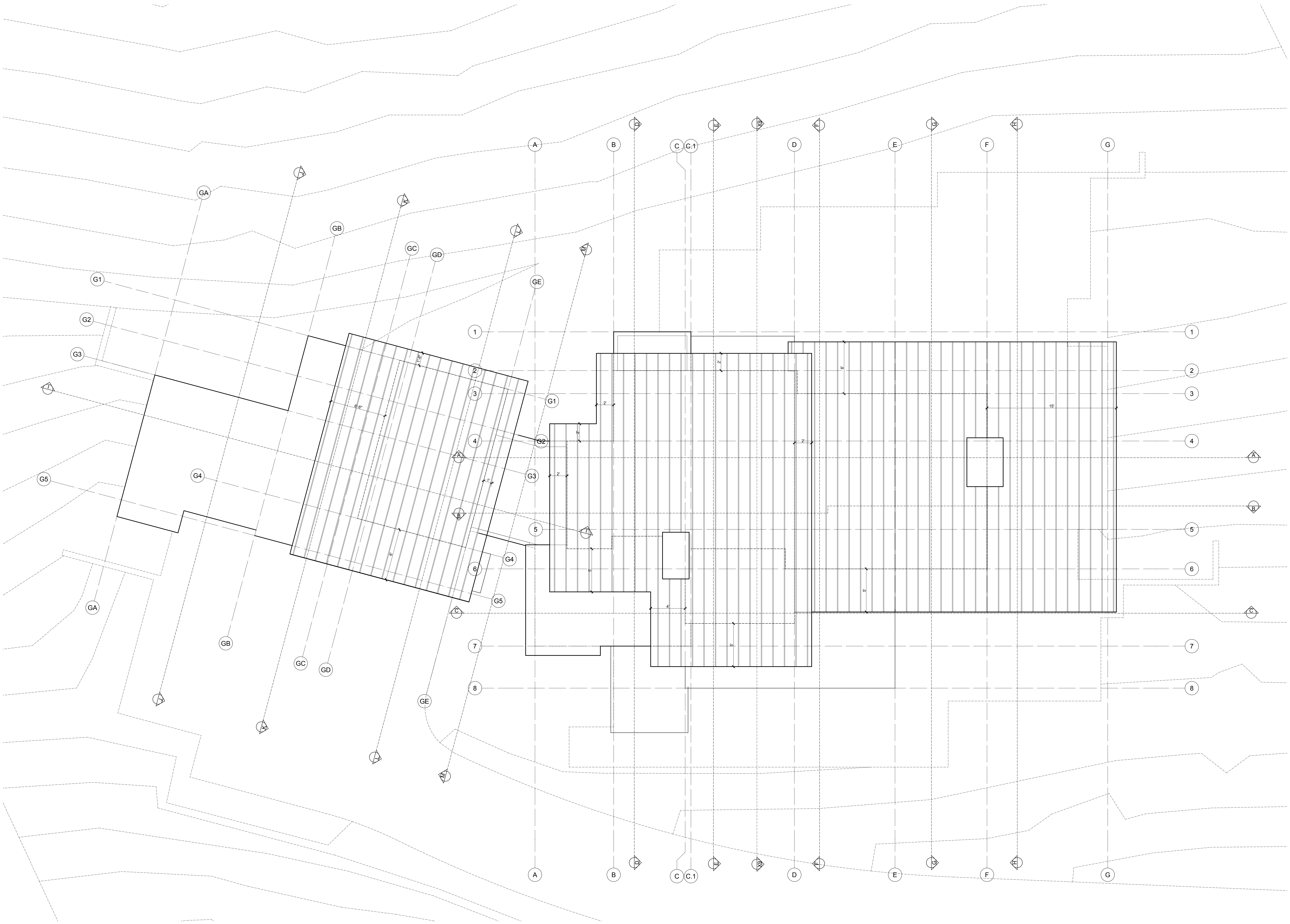


MAIN FLOOR PLAN

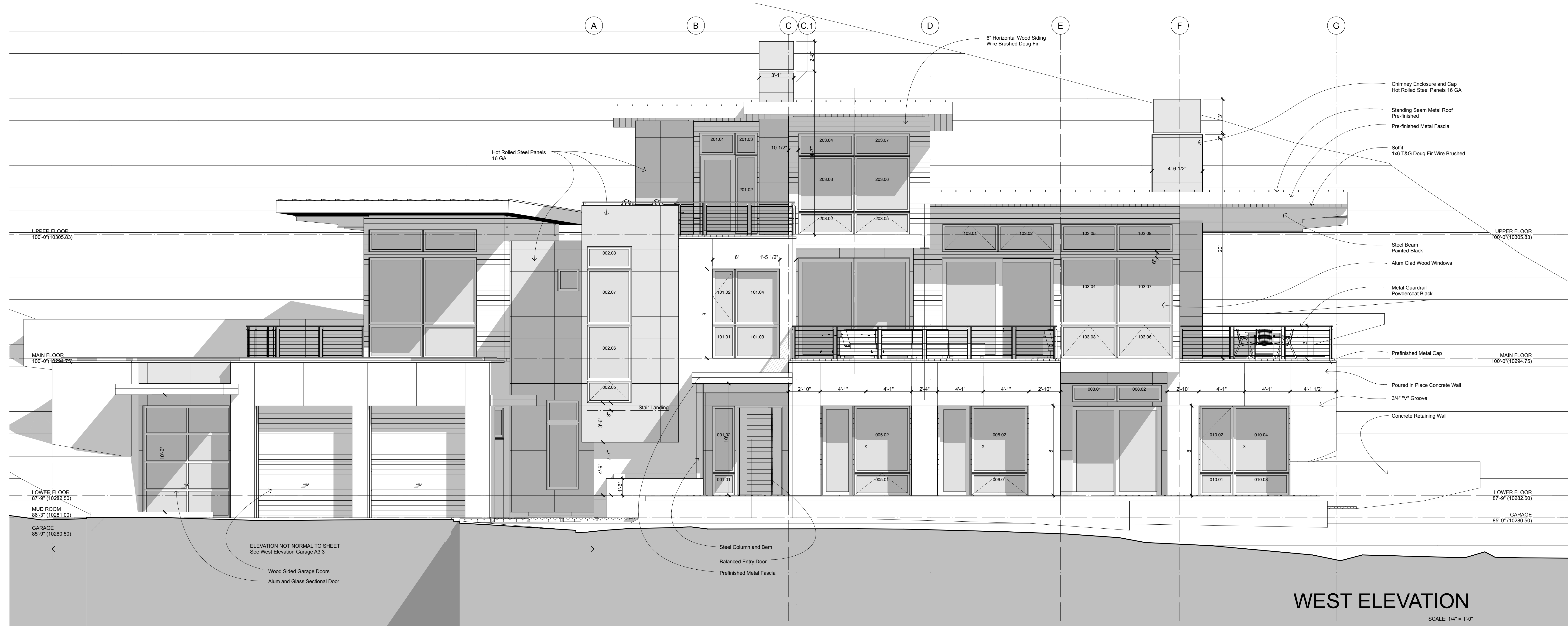
SCALE: 1/4" = 1'-0"

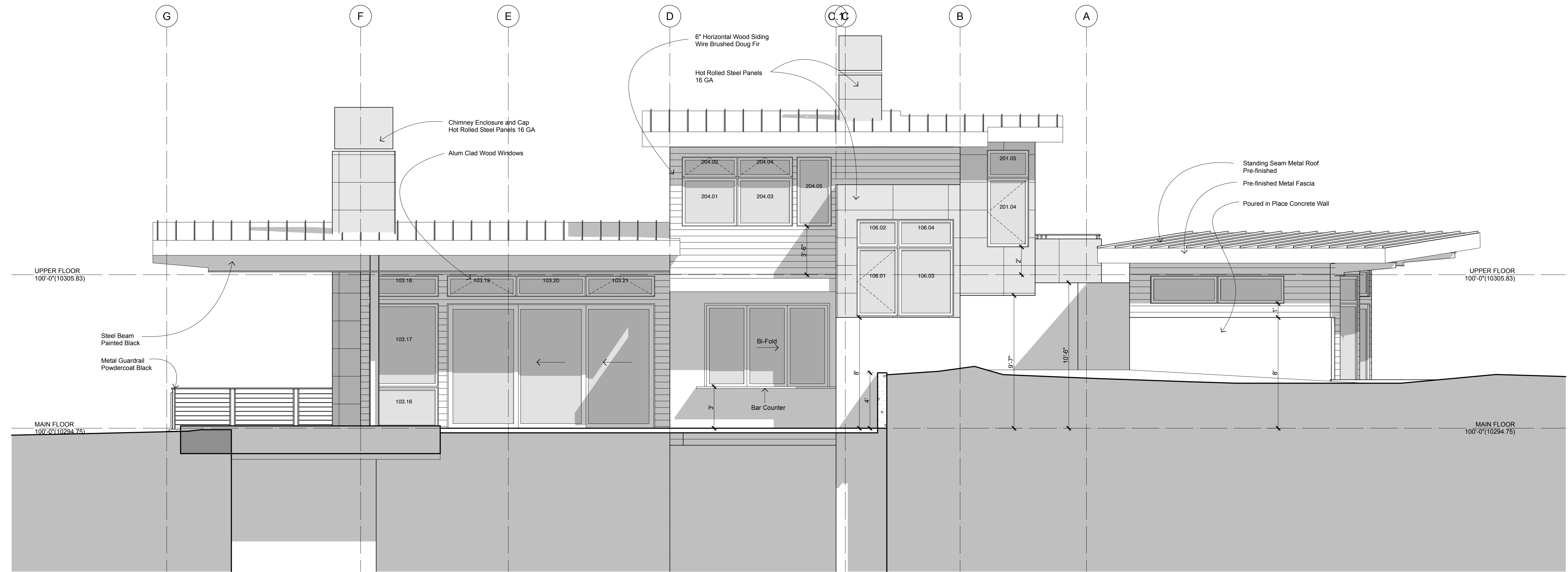


 UPPER FLOOR PLAN
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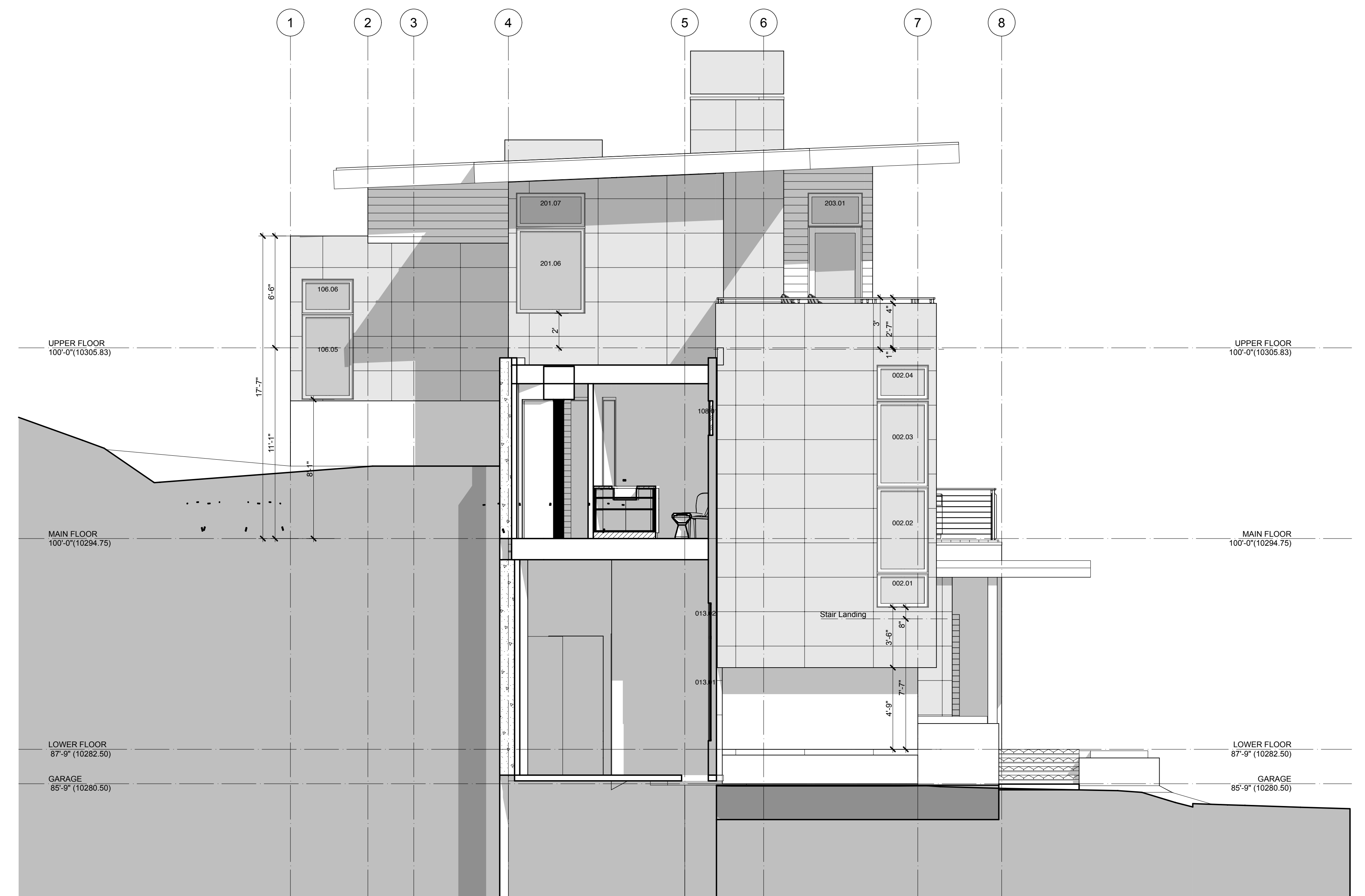


 ROOF PLAN
SCALE: 1/4" = 1'-0"

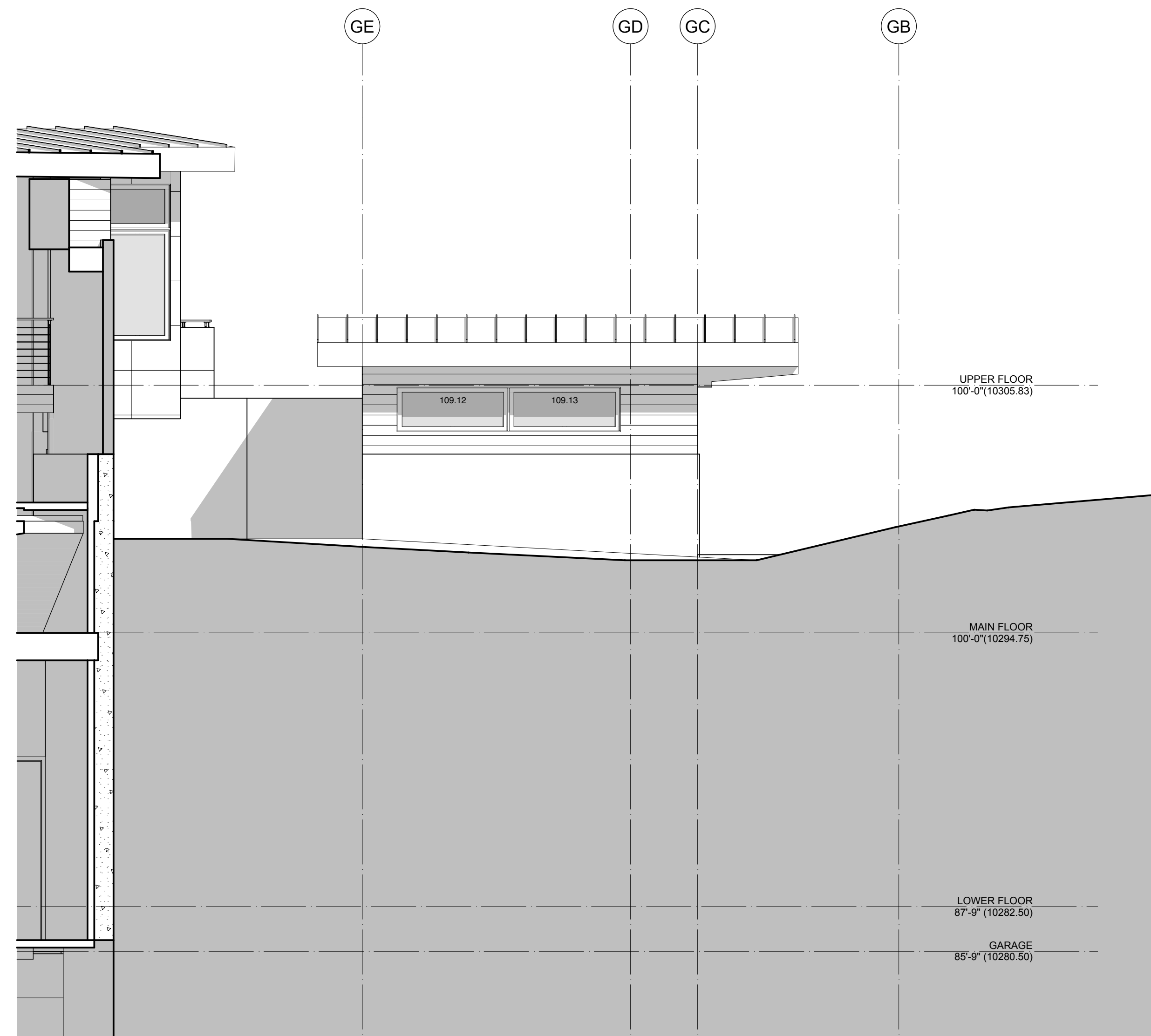




EAST ELEVATION
SCALE: 1/4" = 1'-0"

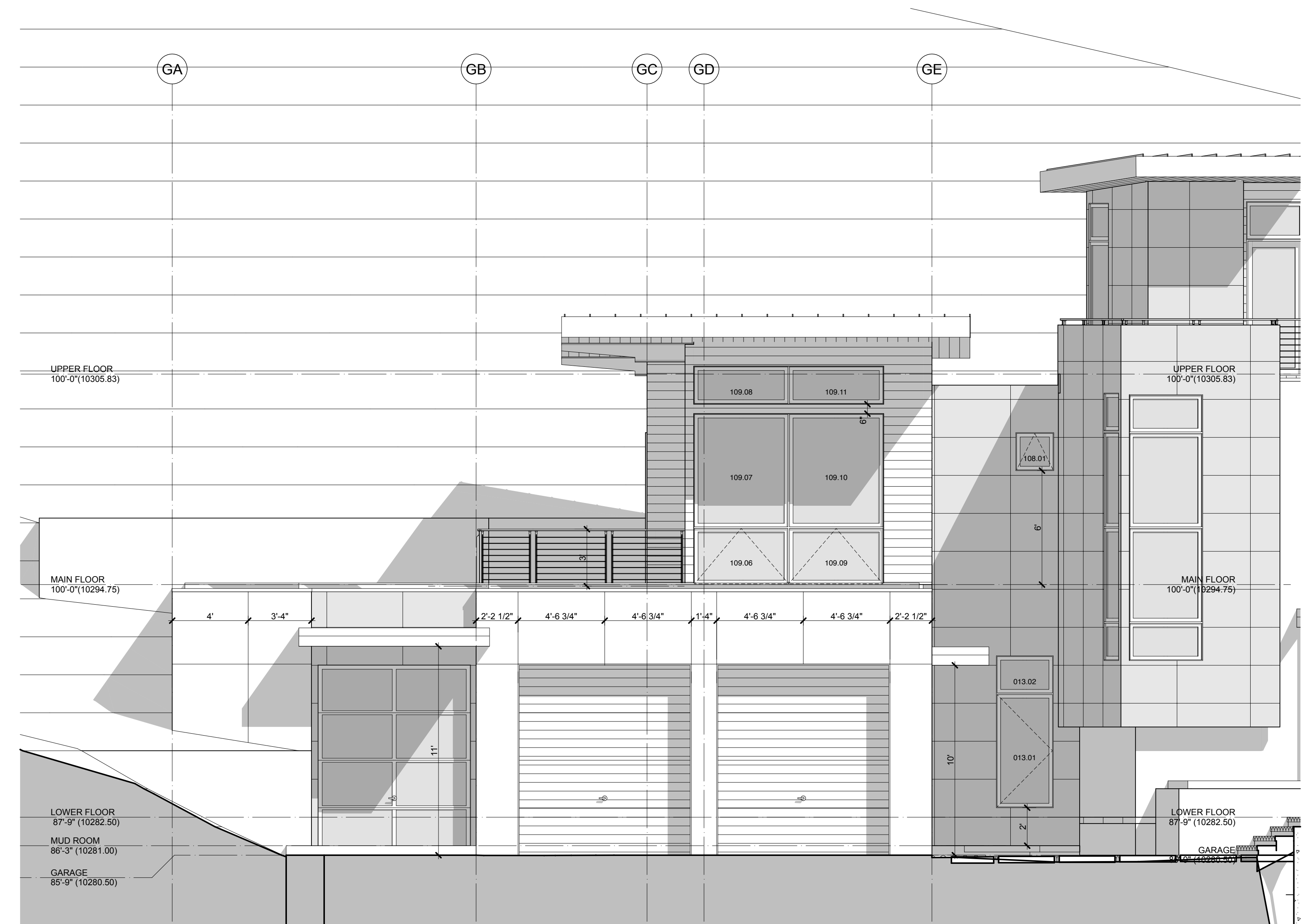


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



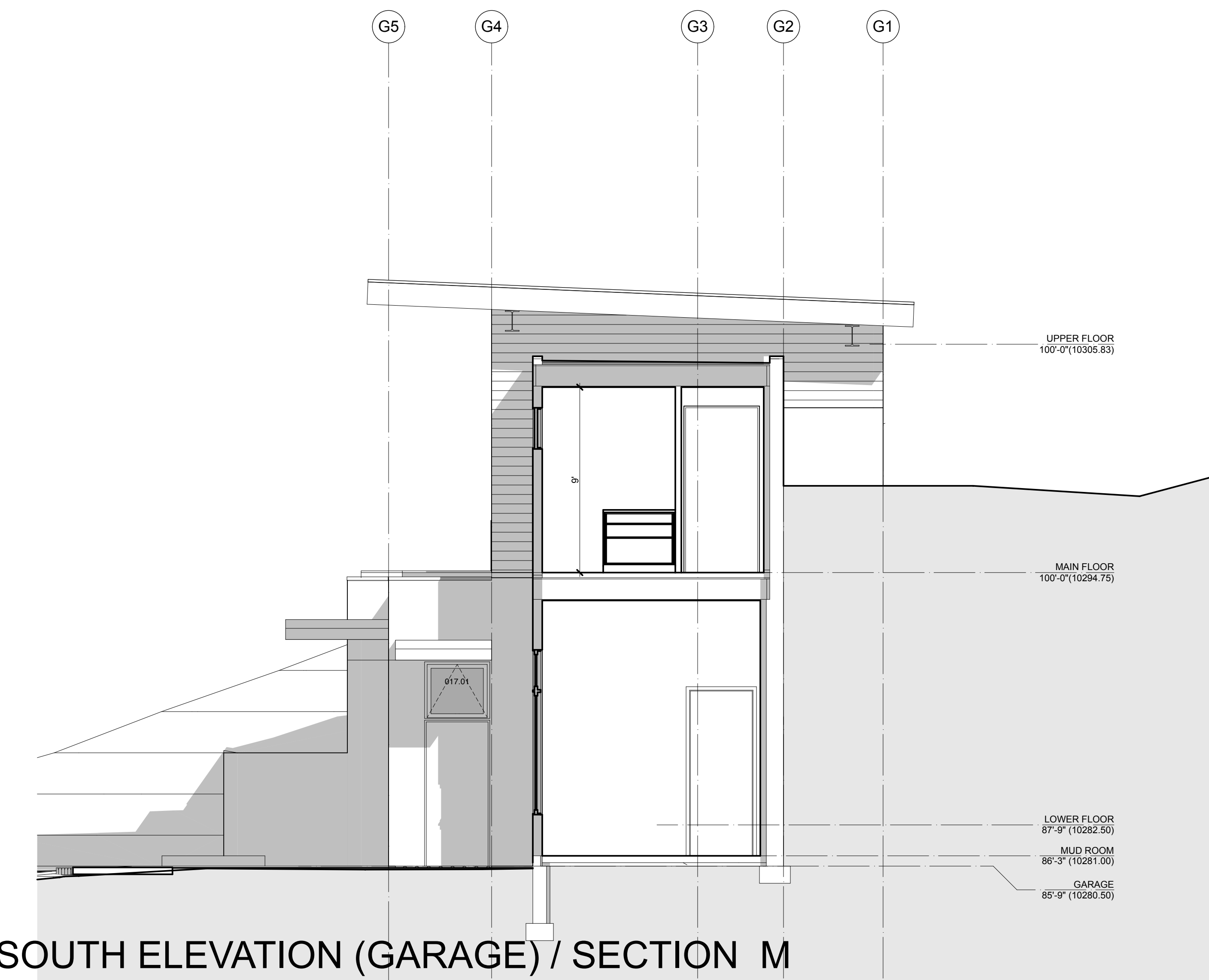
EAST ELEVATION (GARAGE)

SCALE: 1/4" = 1'-0"



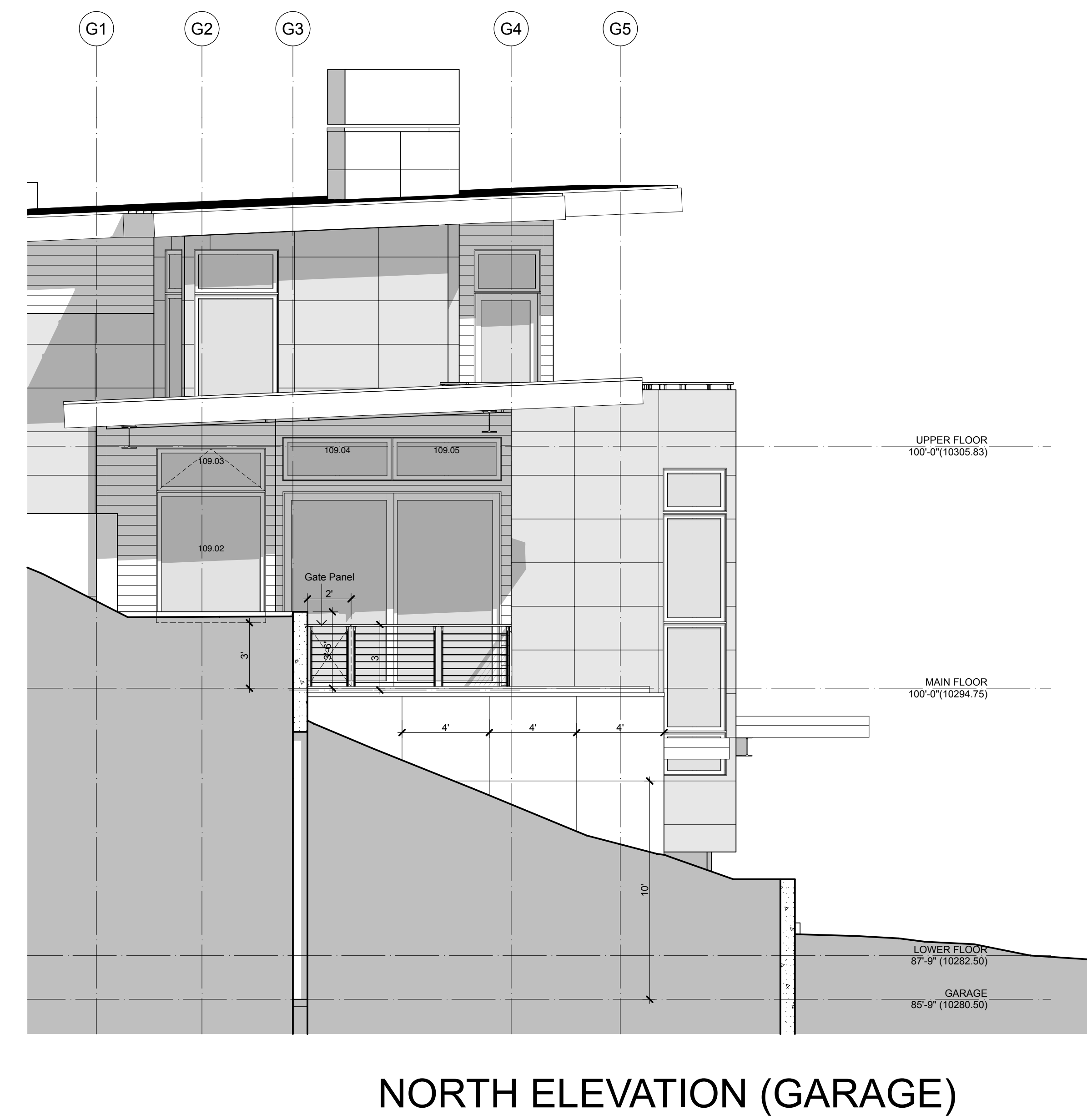
WEST ELEVATION (GARAGE)

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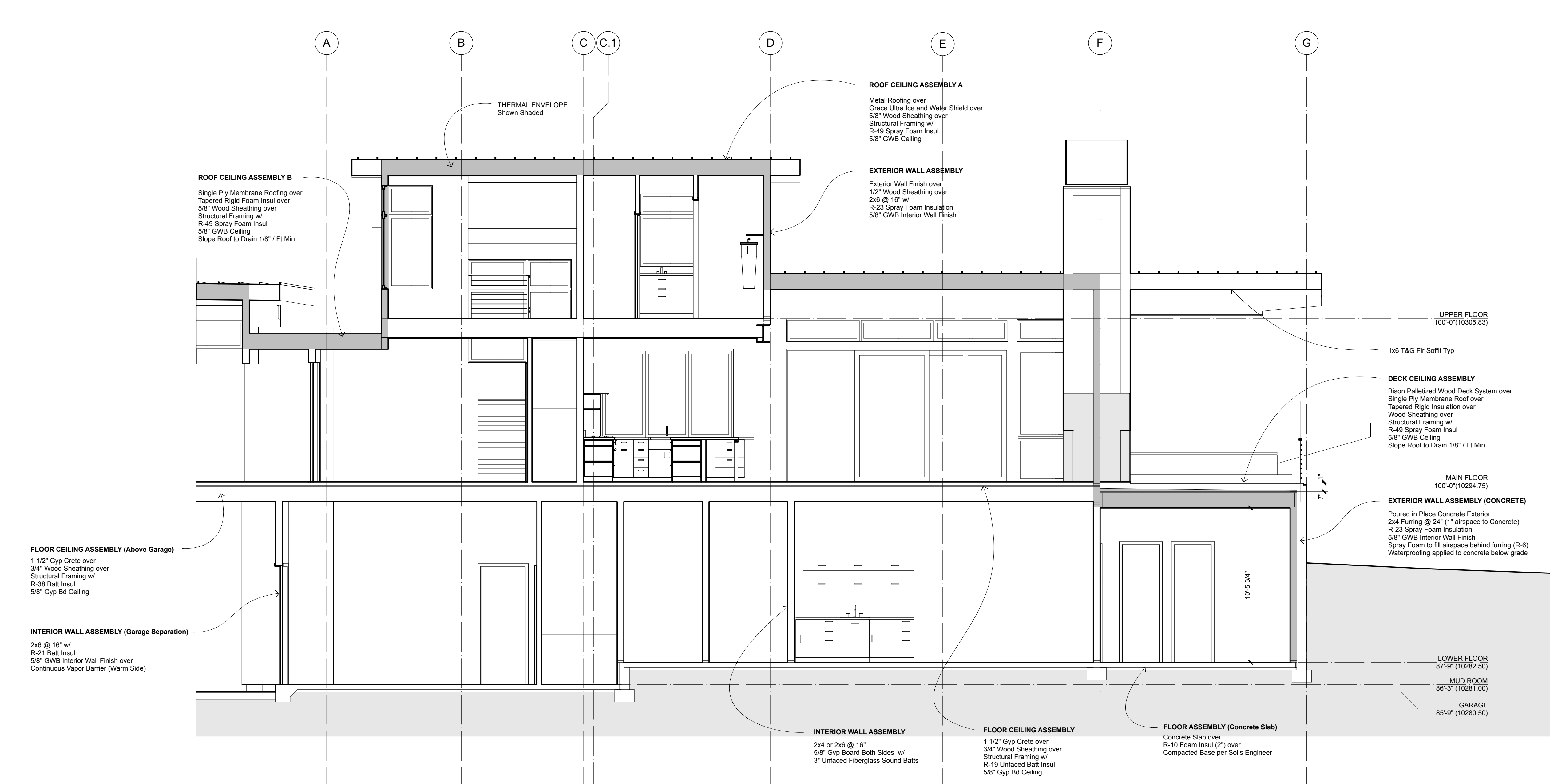
SOUTH ELEVATION (GARAGE) / SECTION M

SCALE: 1/4" = 1'-0"



NORTH ELEVATION (GARAGE)

SCALE: 1/4" = 1'-0"



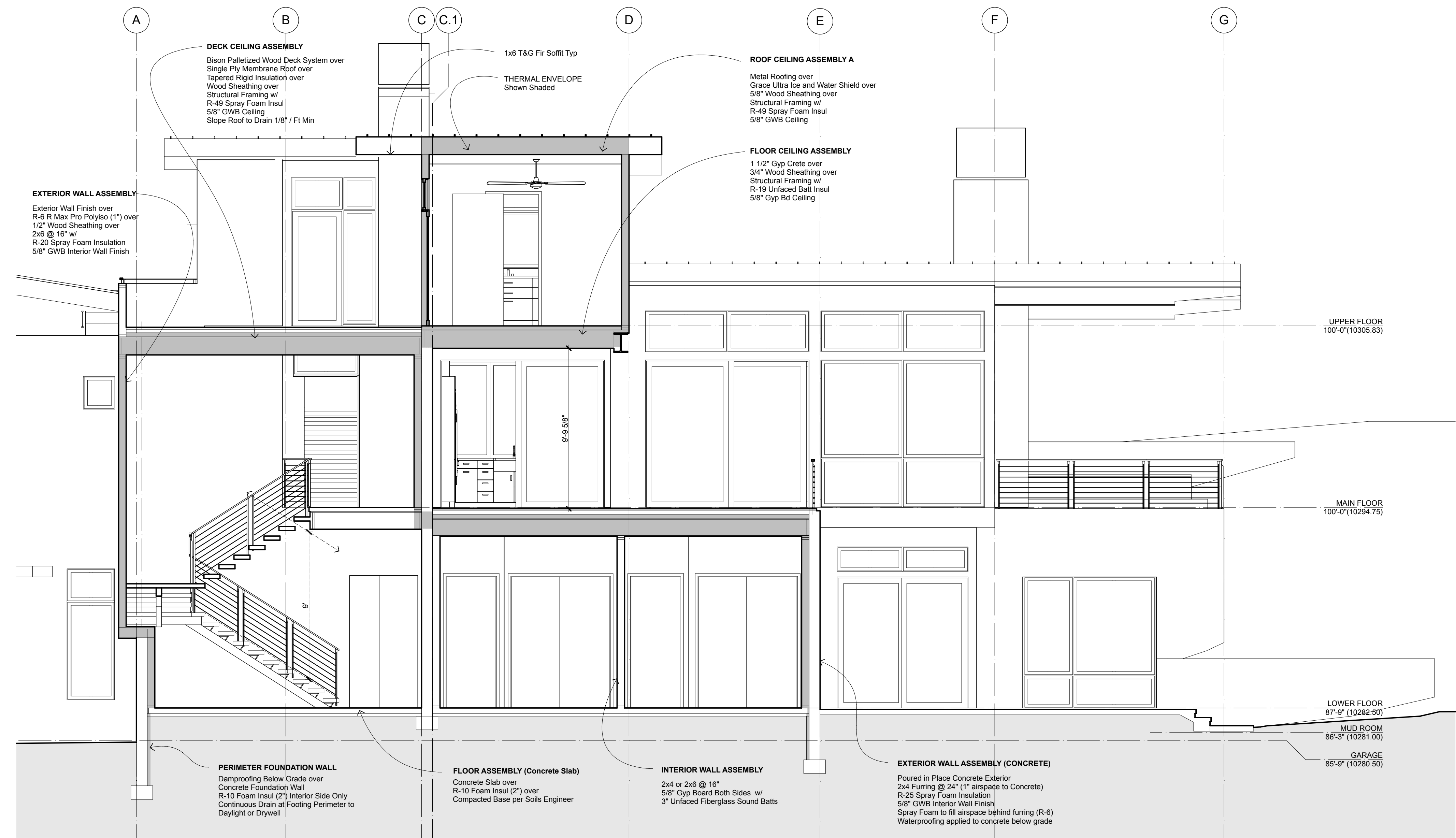
SECTION A

SCALE: 1/4" = 1'-0"



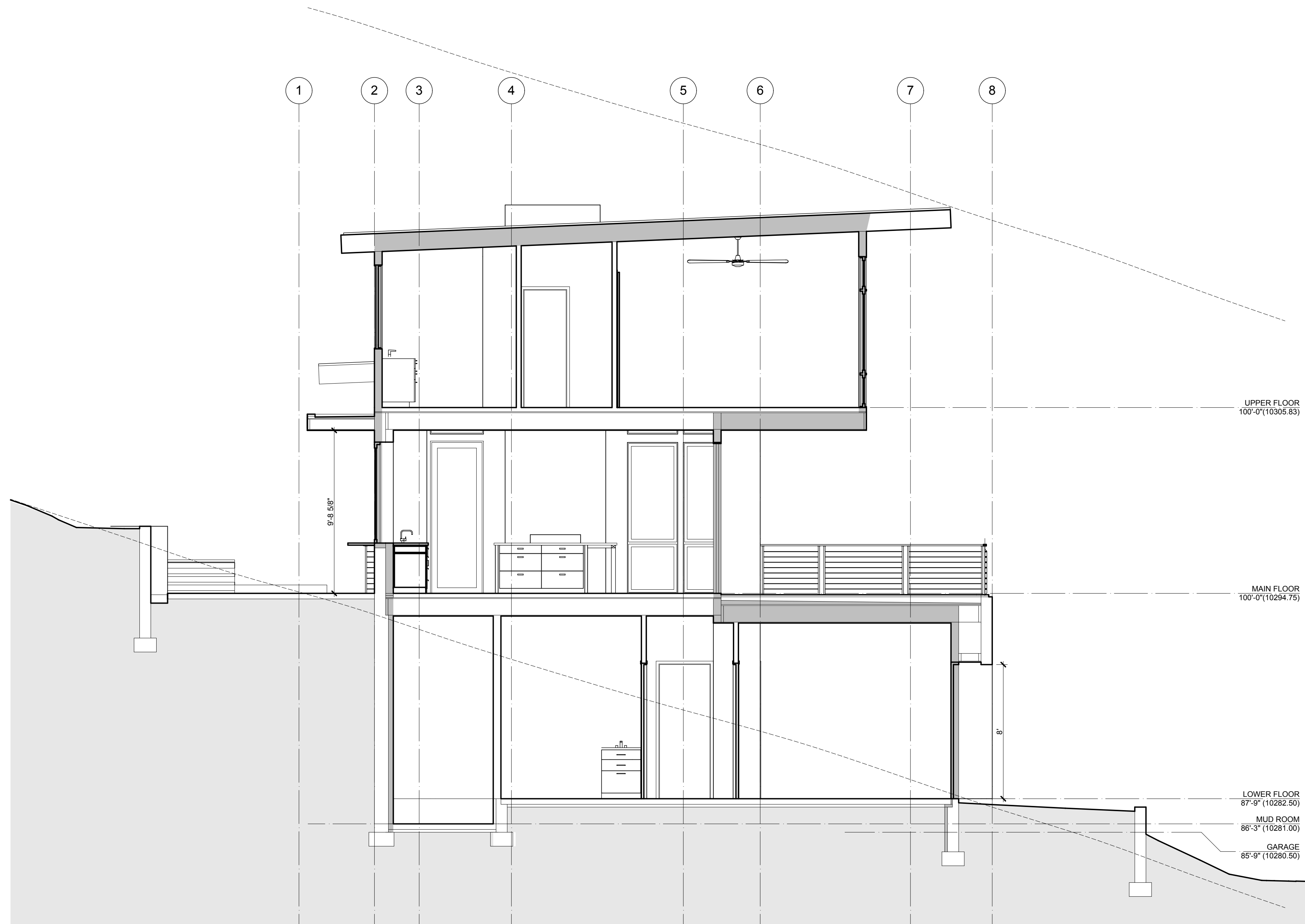
SECTION B

SCALE: 1/4" = 1'-0"



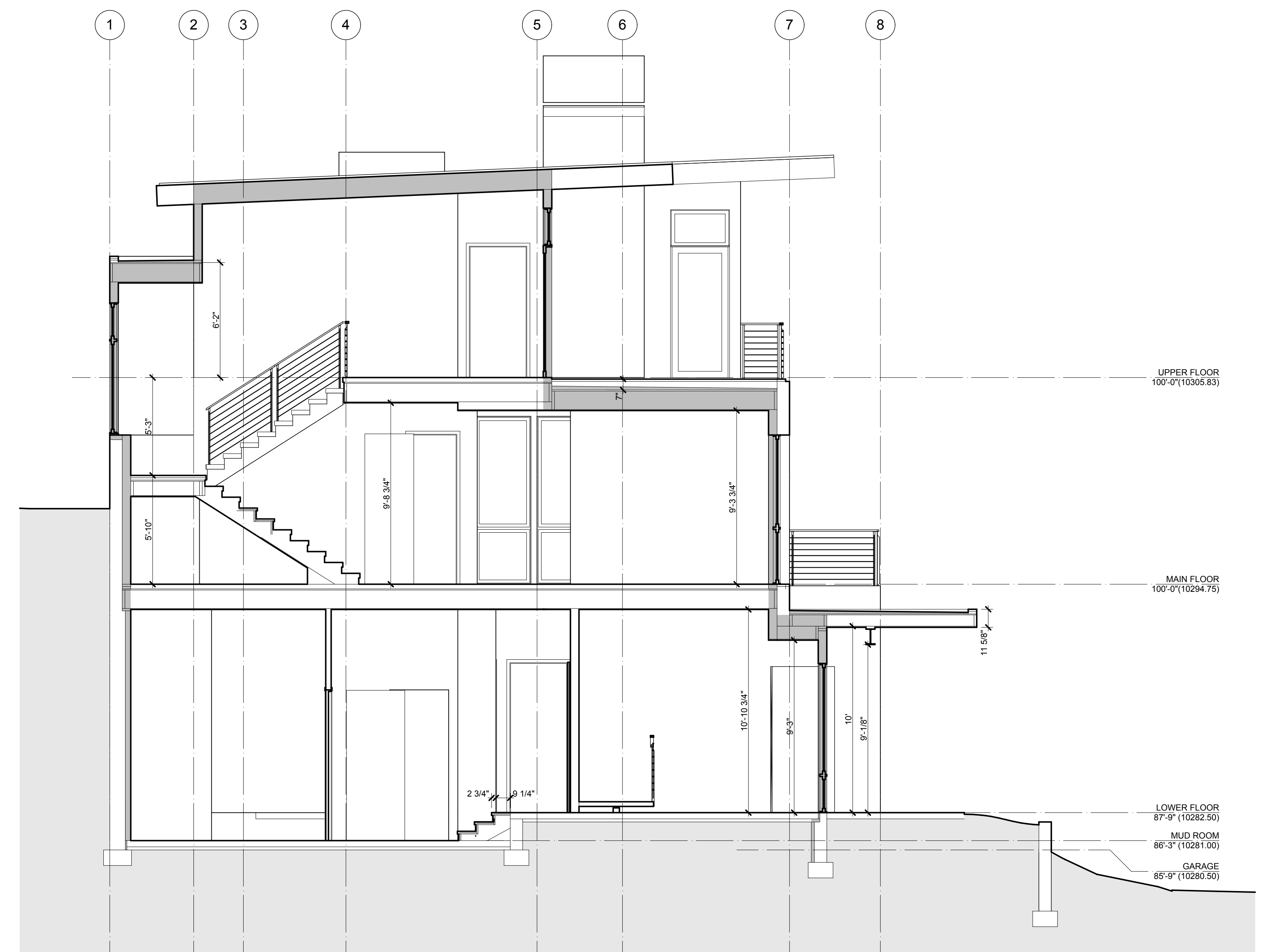
SECTION C

SCALE: 1/4" = 1'-0"



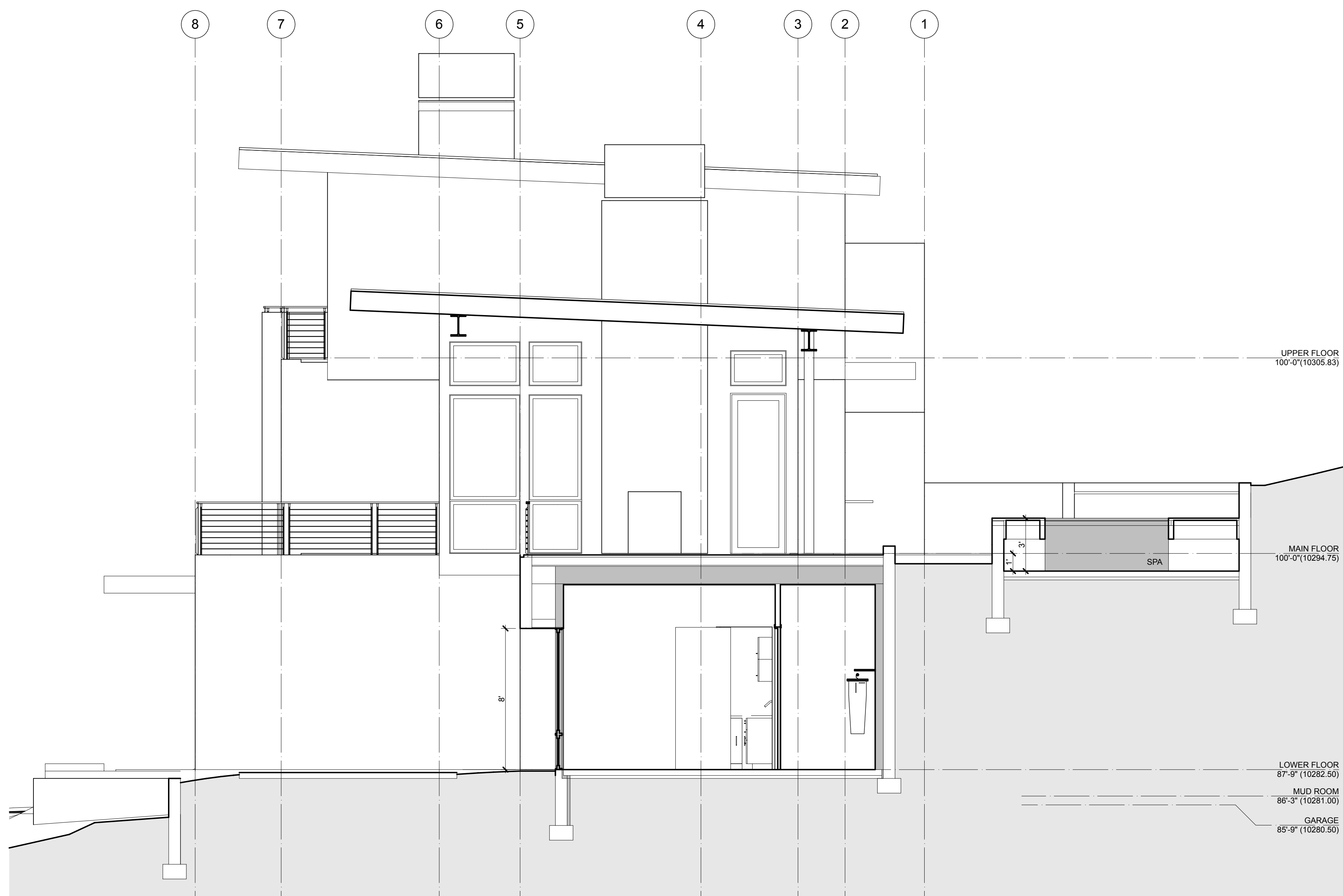
SECTION E

SCALE: 1/4" = 1'-0"

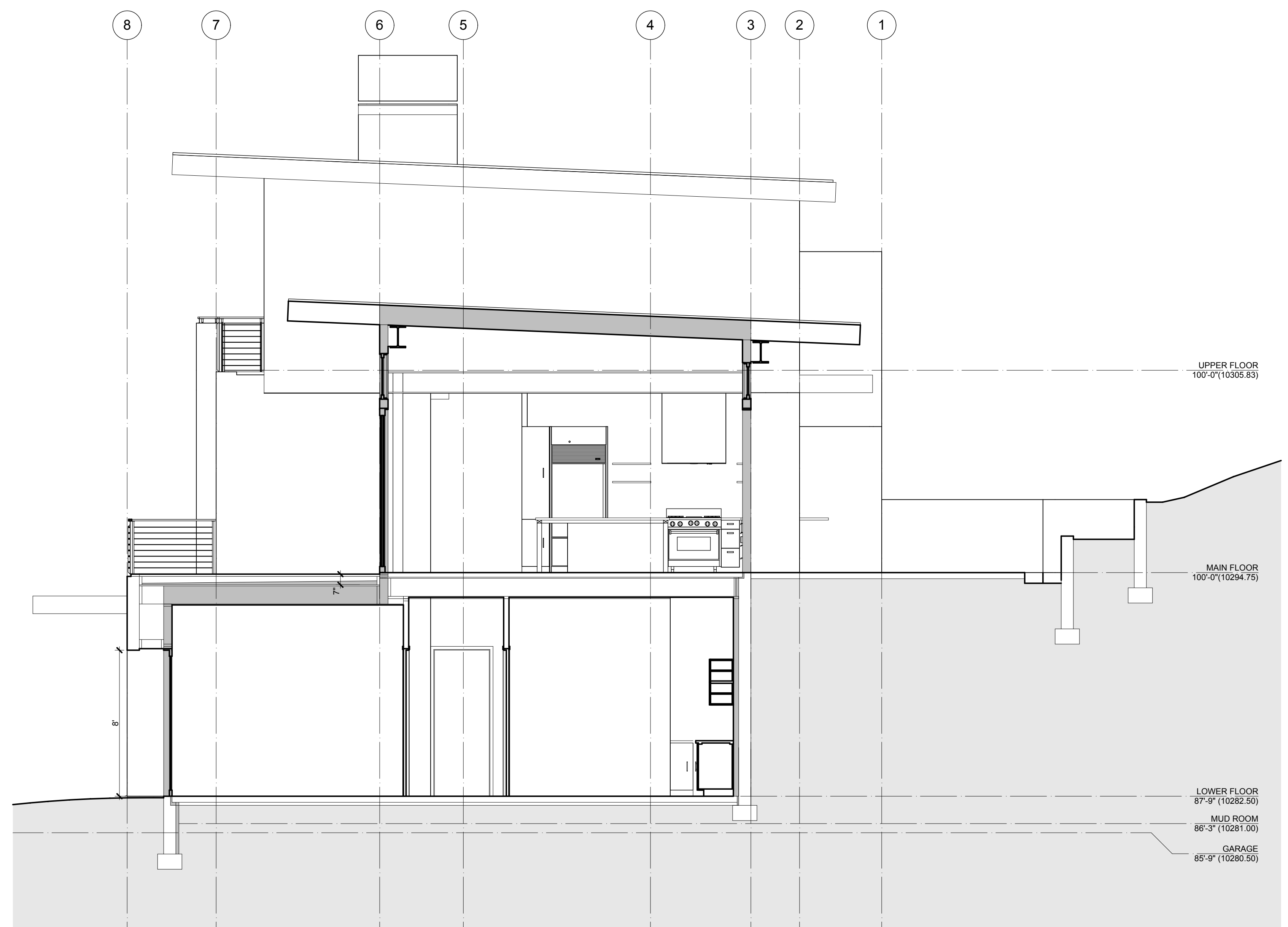


SECTION D

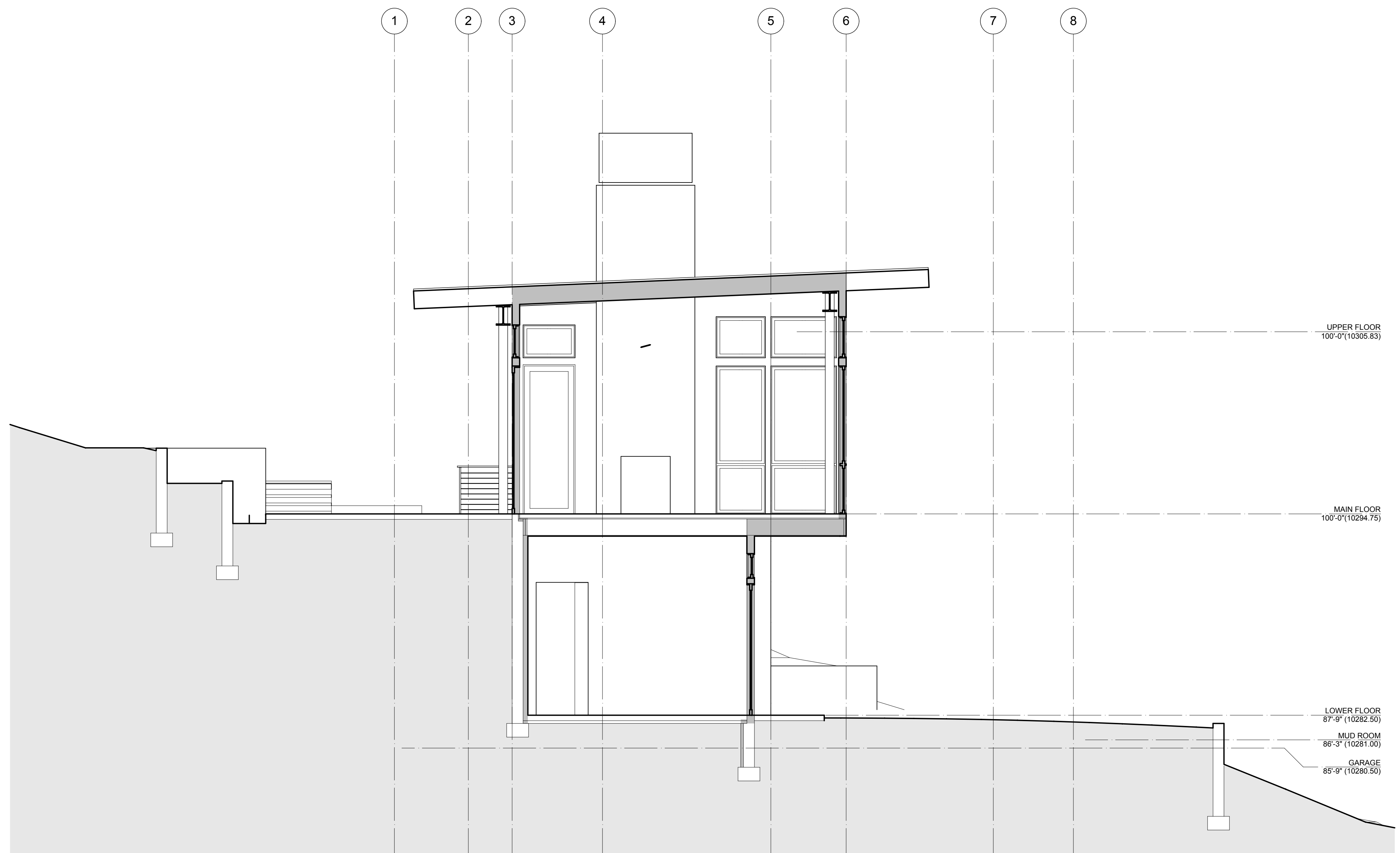
SCALE: 1/4" = 1'-0"



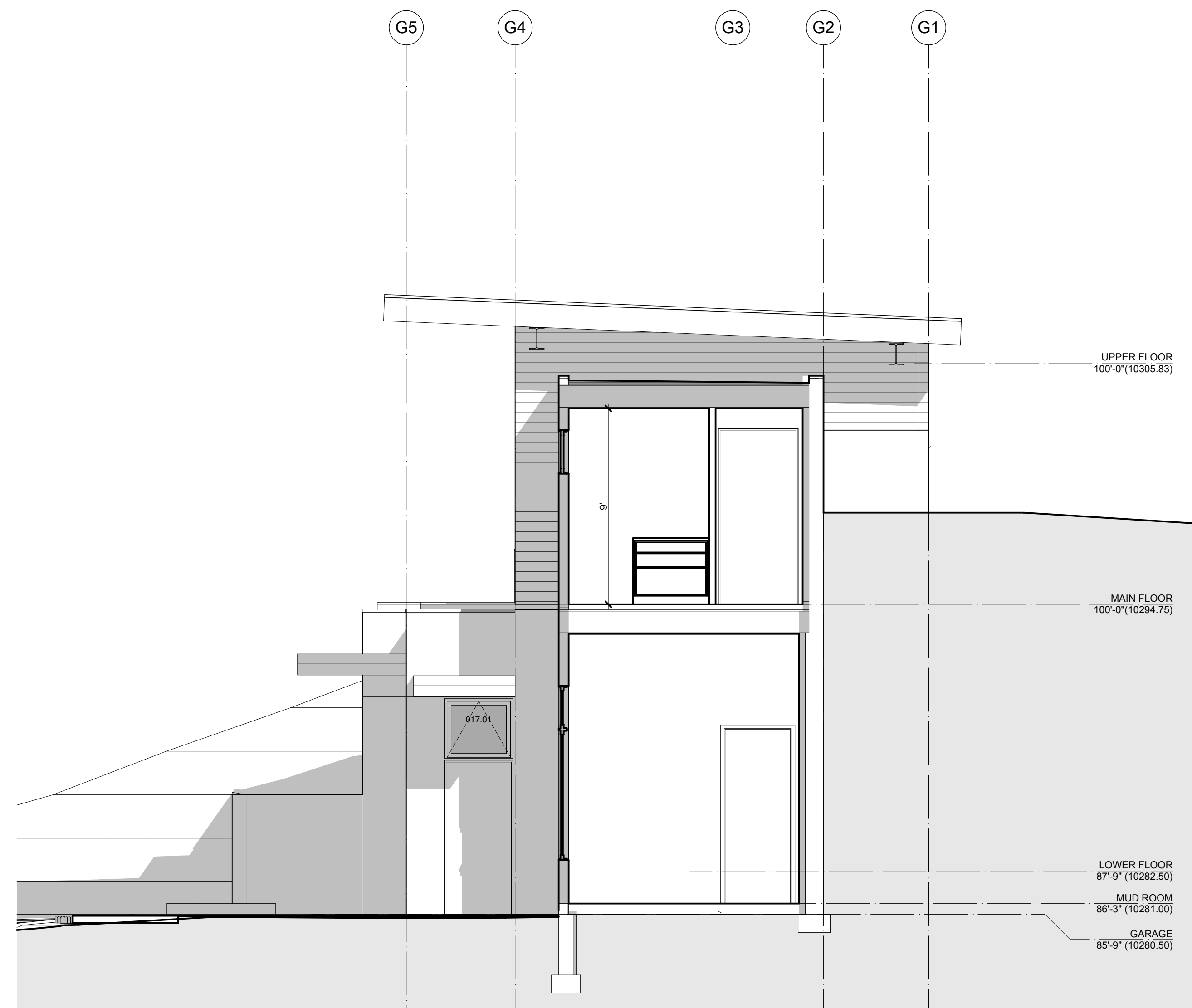
SECTION H
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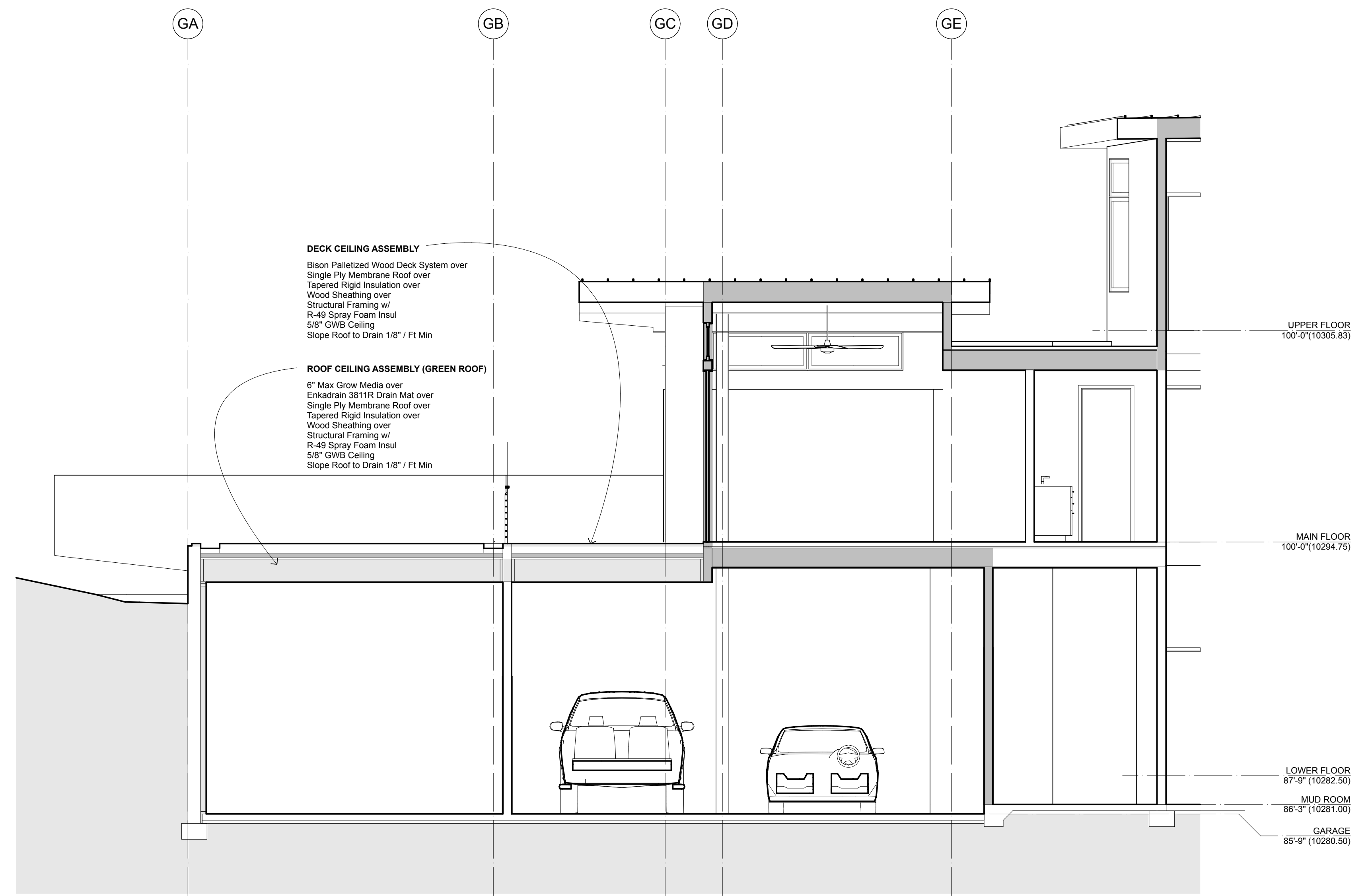
SECTION F
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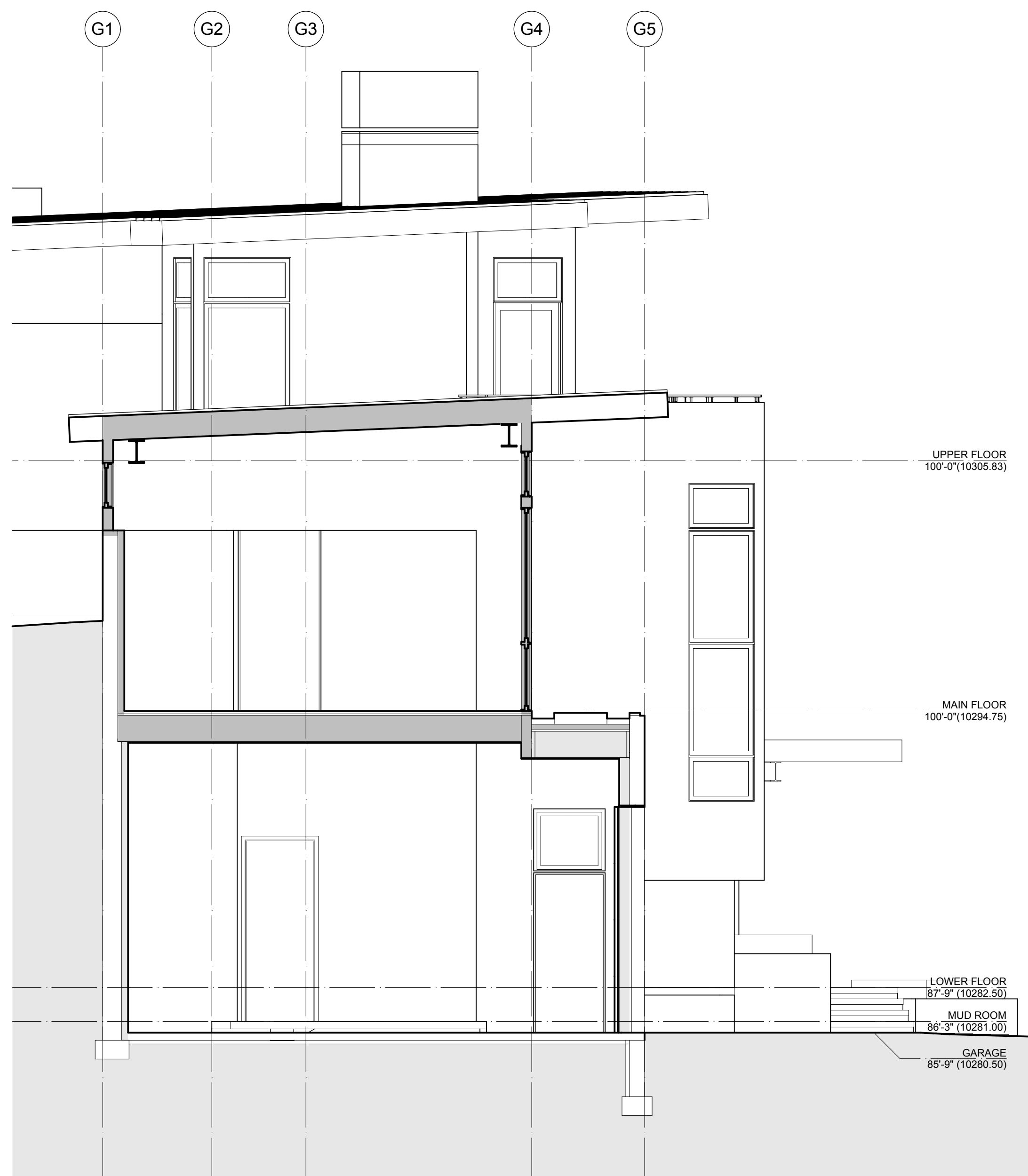
SECTION G
SCALE: 1/4" = 1'-0"



SECTION M
SCALE: 1/4" = 1'-0"



SECTION I
SCALE: 1/4" = 1'-0"



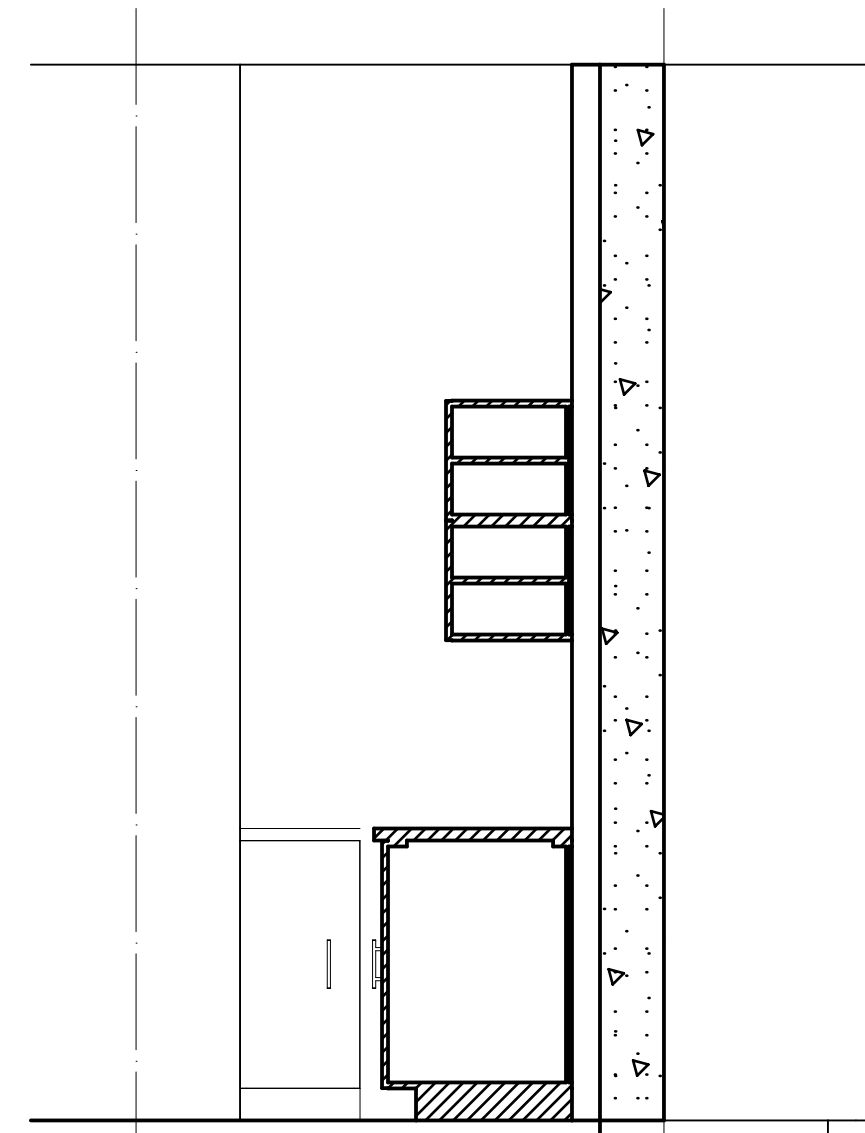
SECTION L
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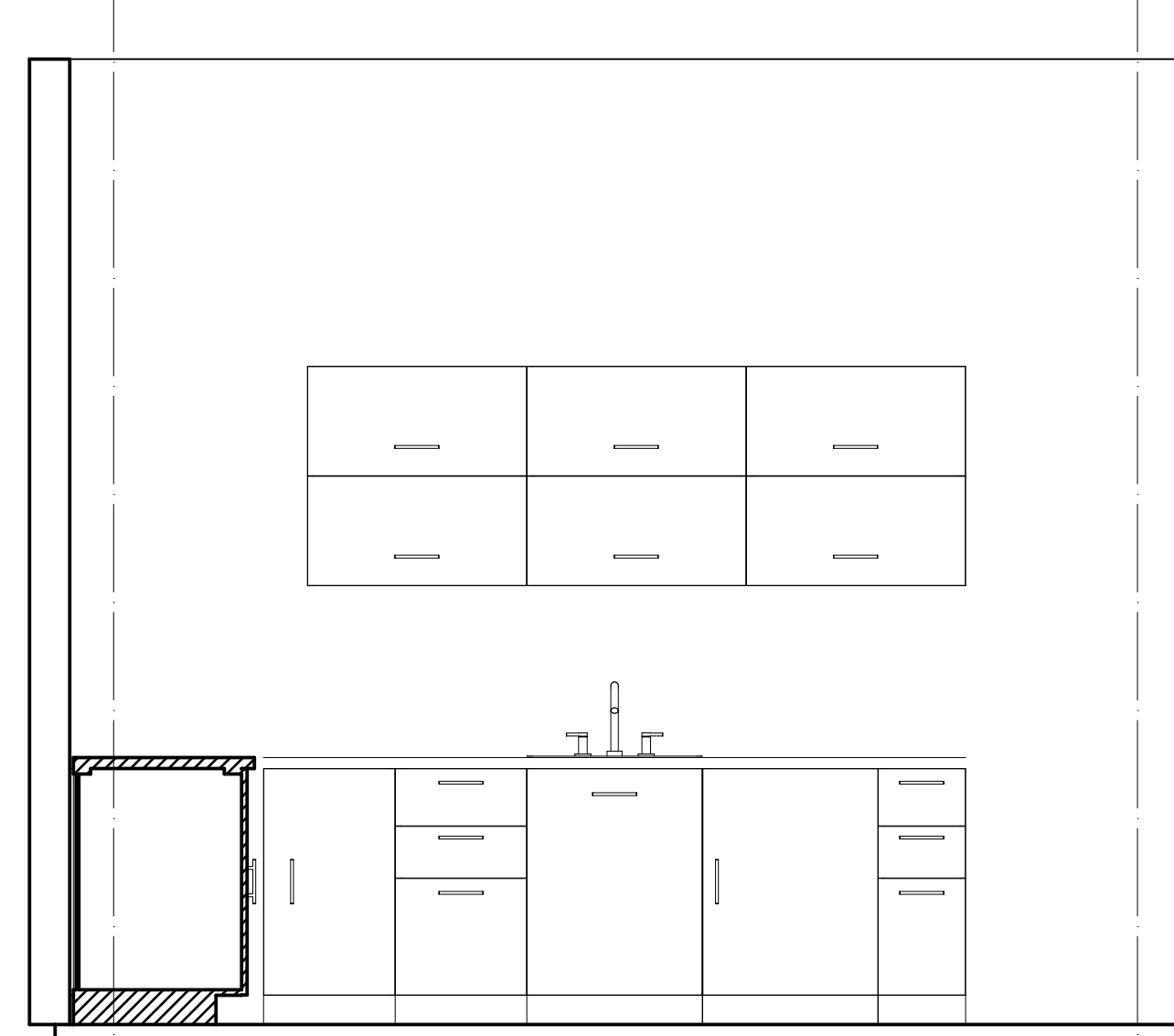
SECTION K
SCALE: 1/4" = 1'-0"



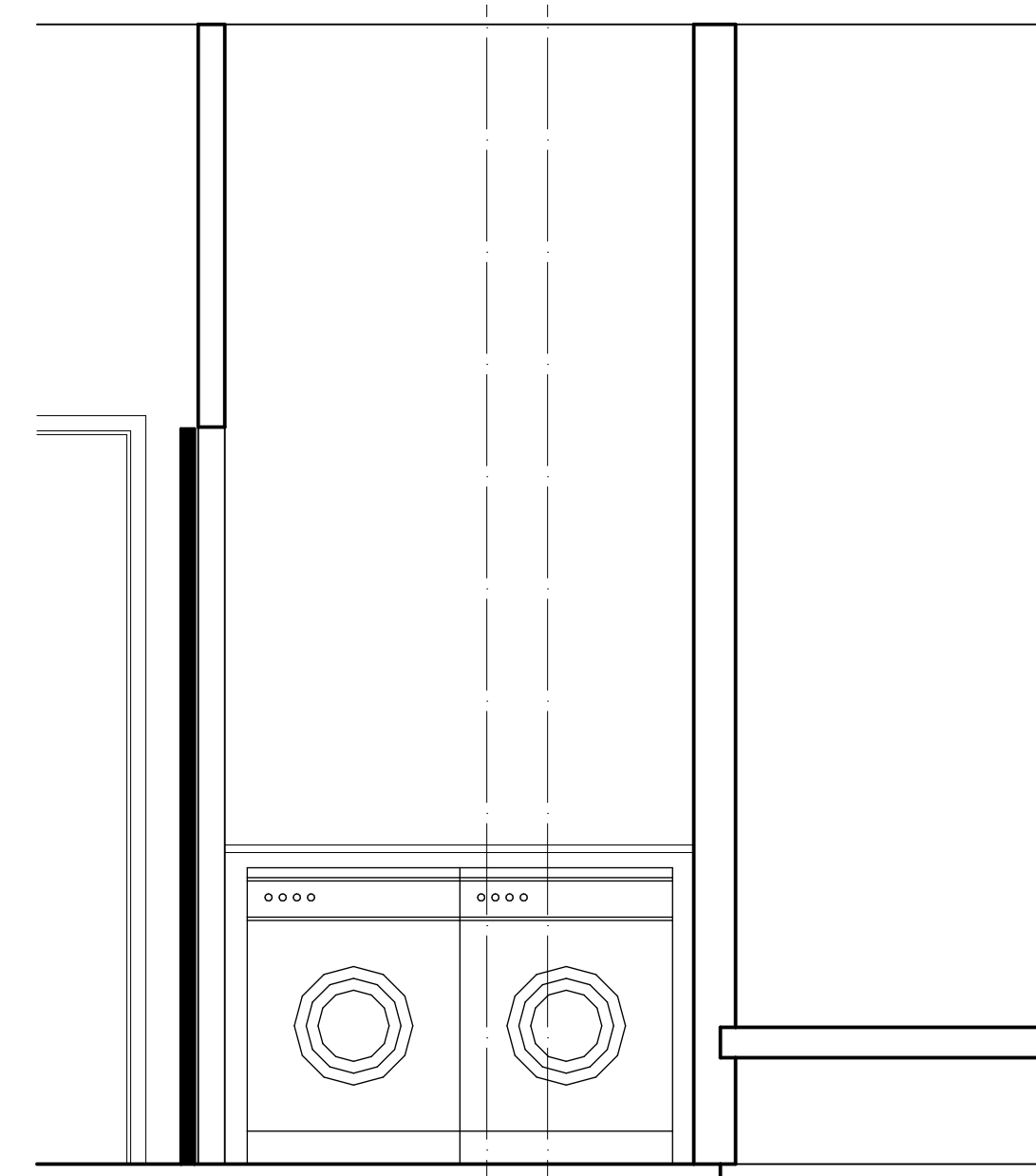
SECTION J
SCALE: 1/4" = 1'-0"



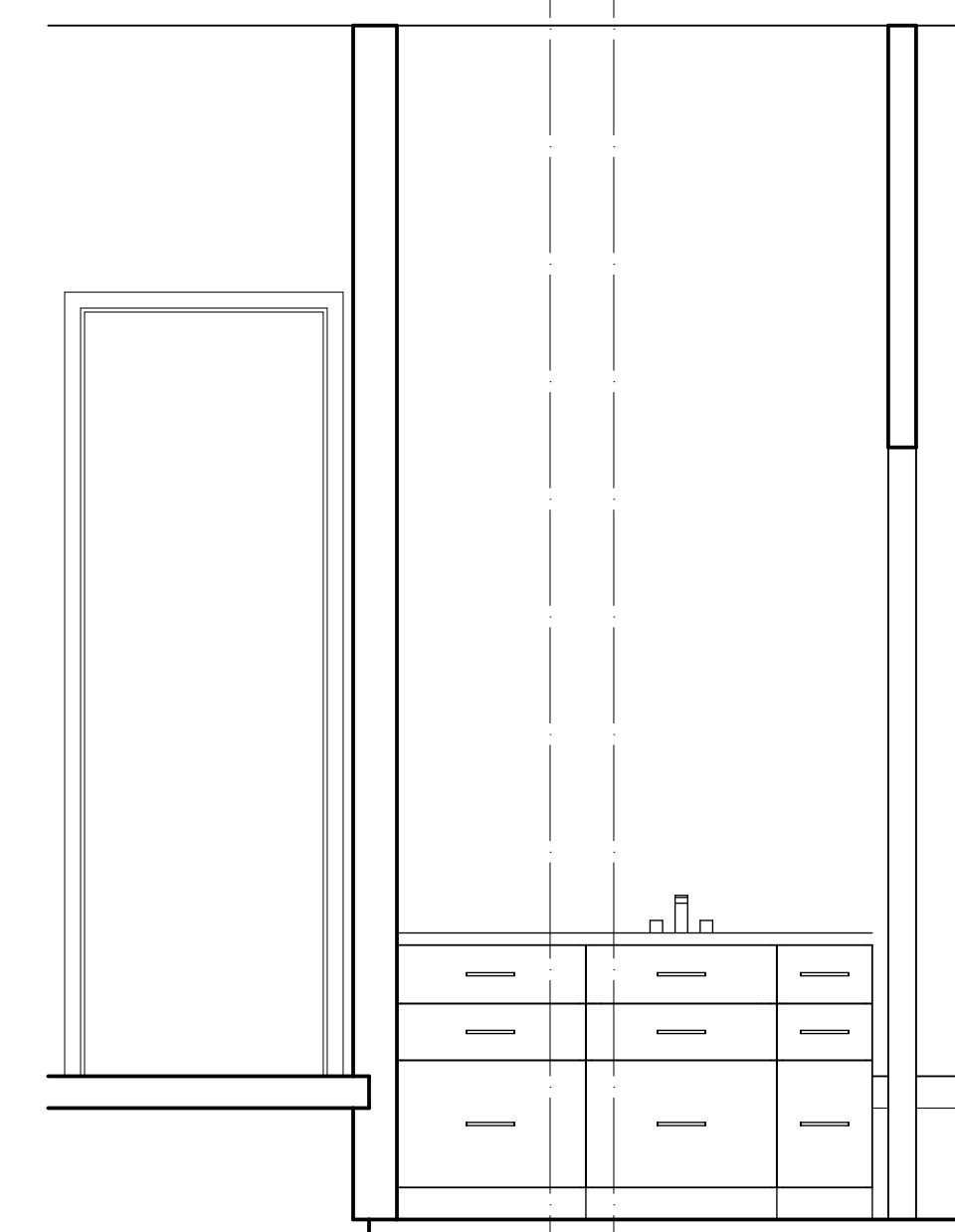
ELEV 02 GUEST SUITE 008



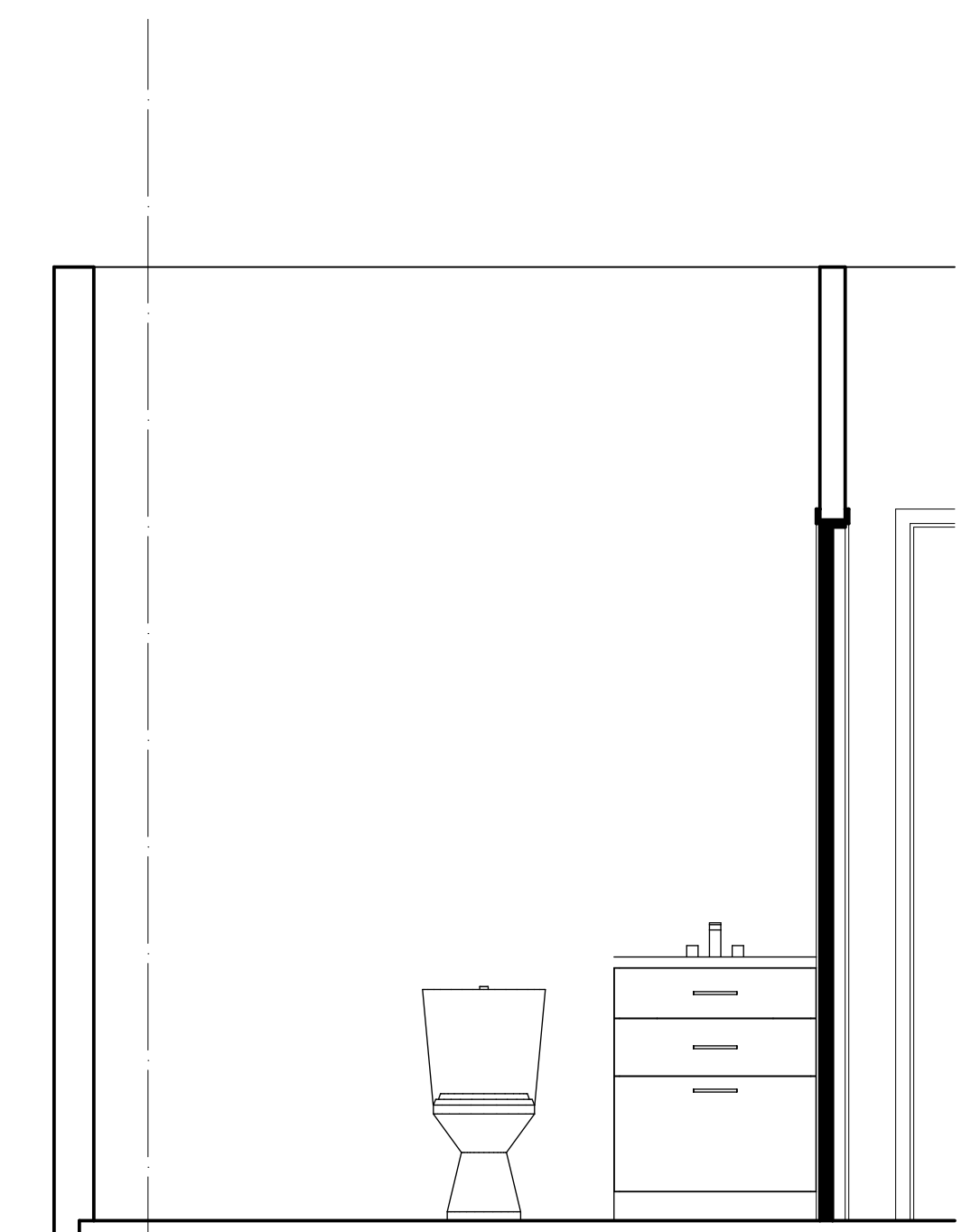
ELEV 01 GUEST SUITE 008



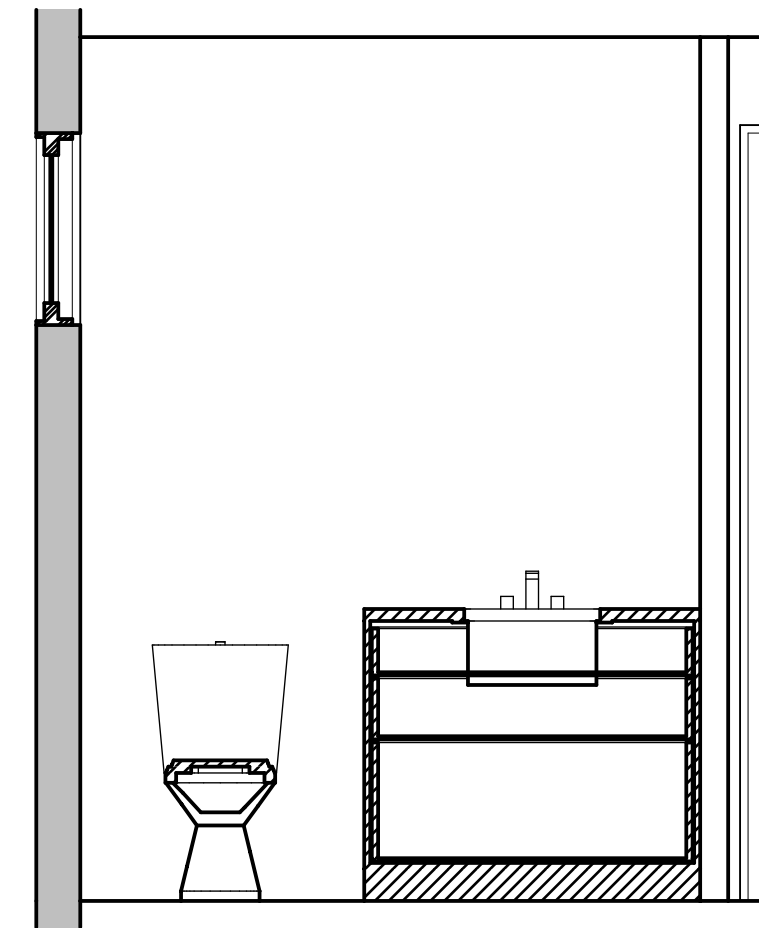
ELEV 02 LAUNDRY 014



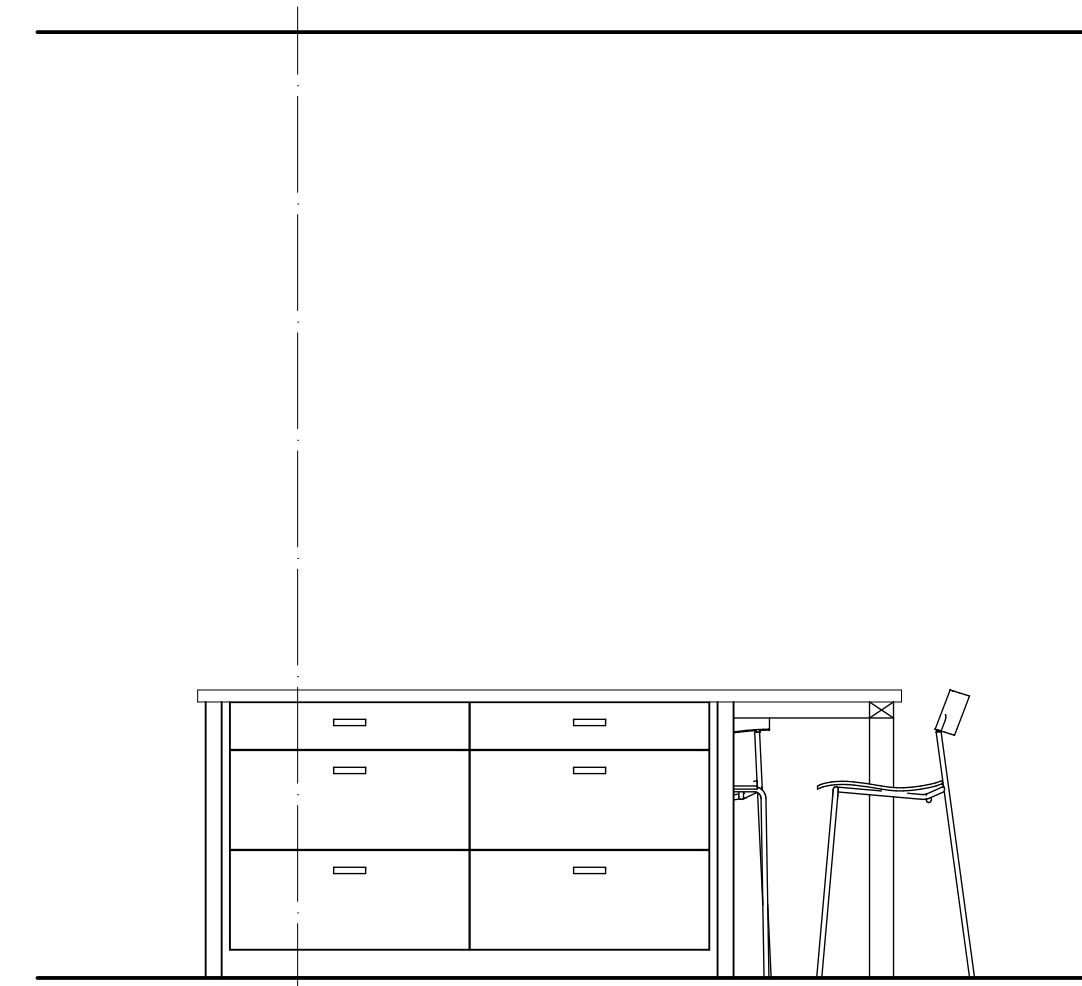
ELEV 01 LAUNDRY 014



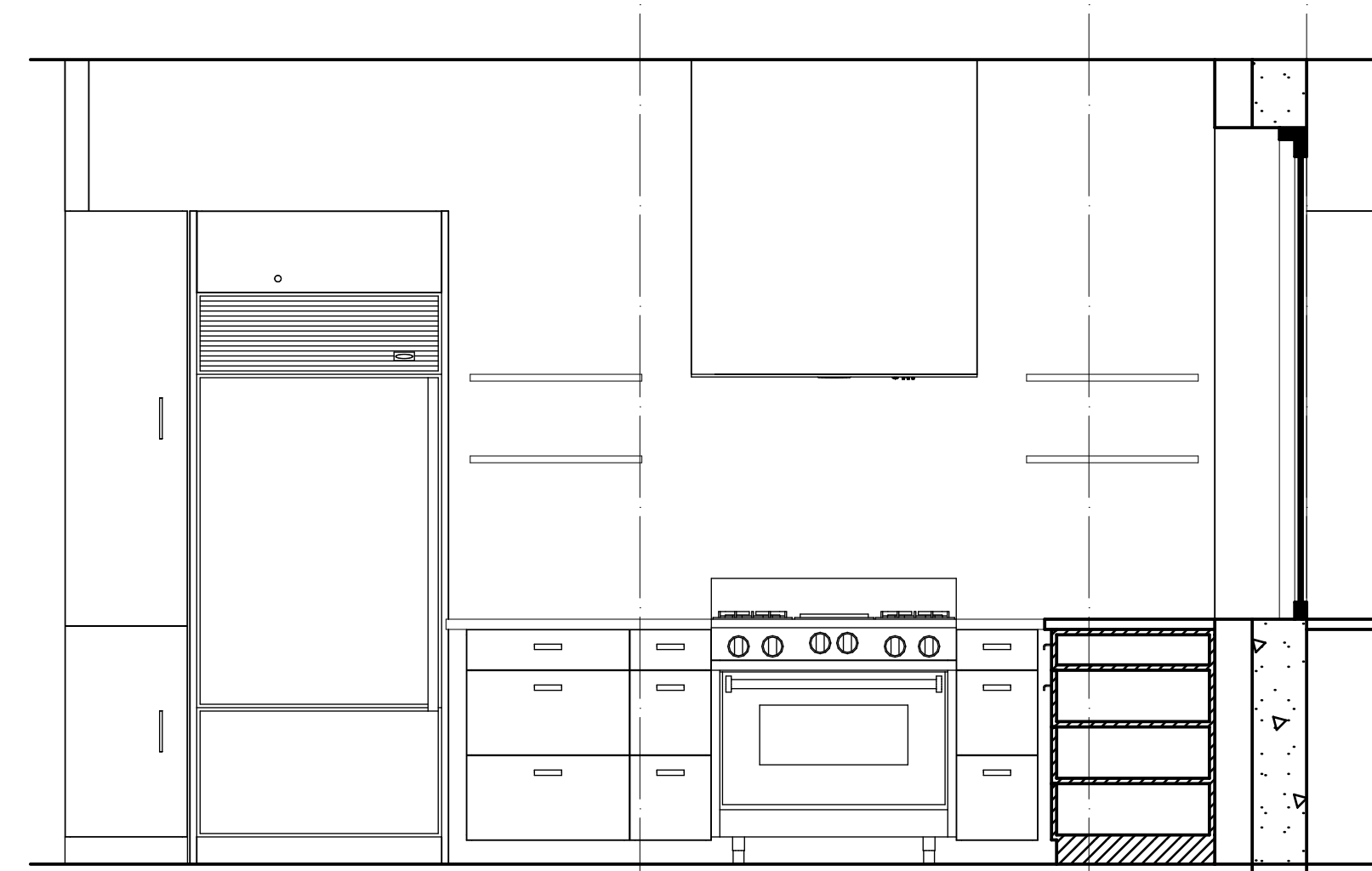
BATH 004



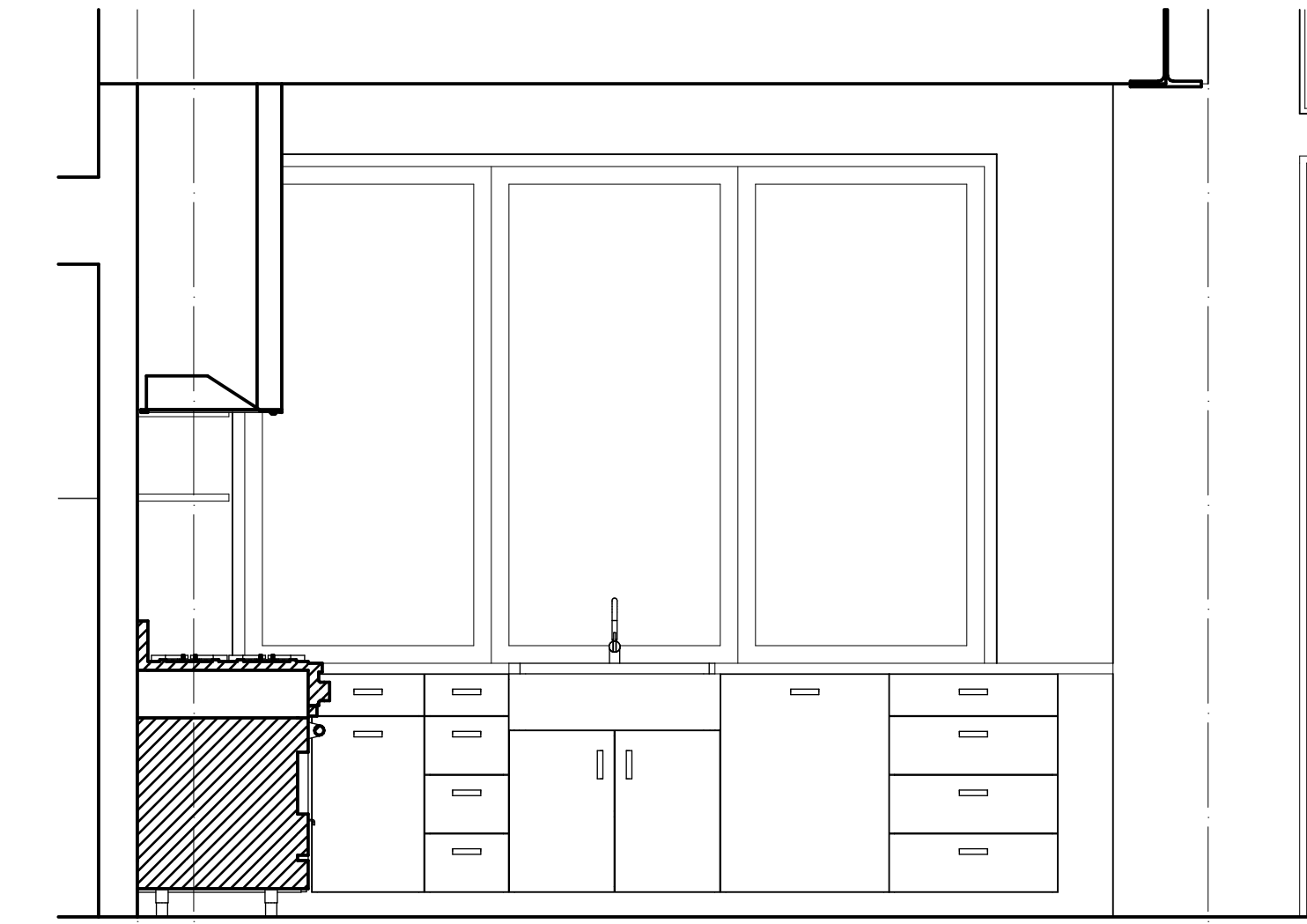
RESTROOM 108



ELEV 03 KITCHEN 102



ELEV 02 KITCHEN 102



ELEV 01 KITCHEN 102

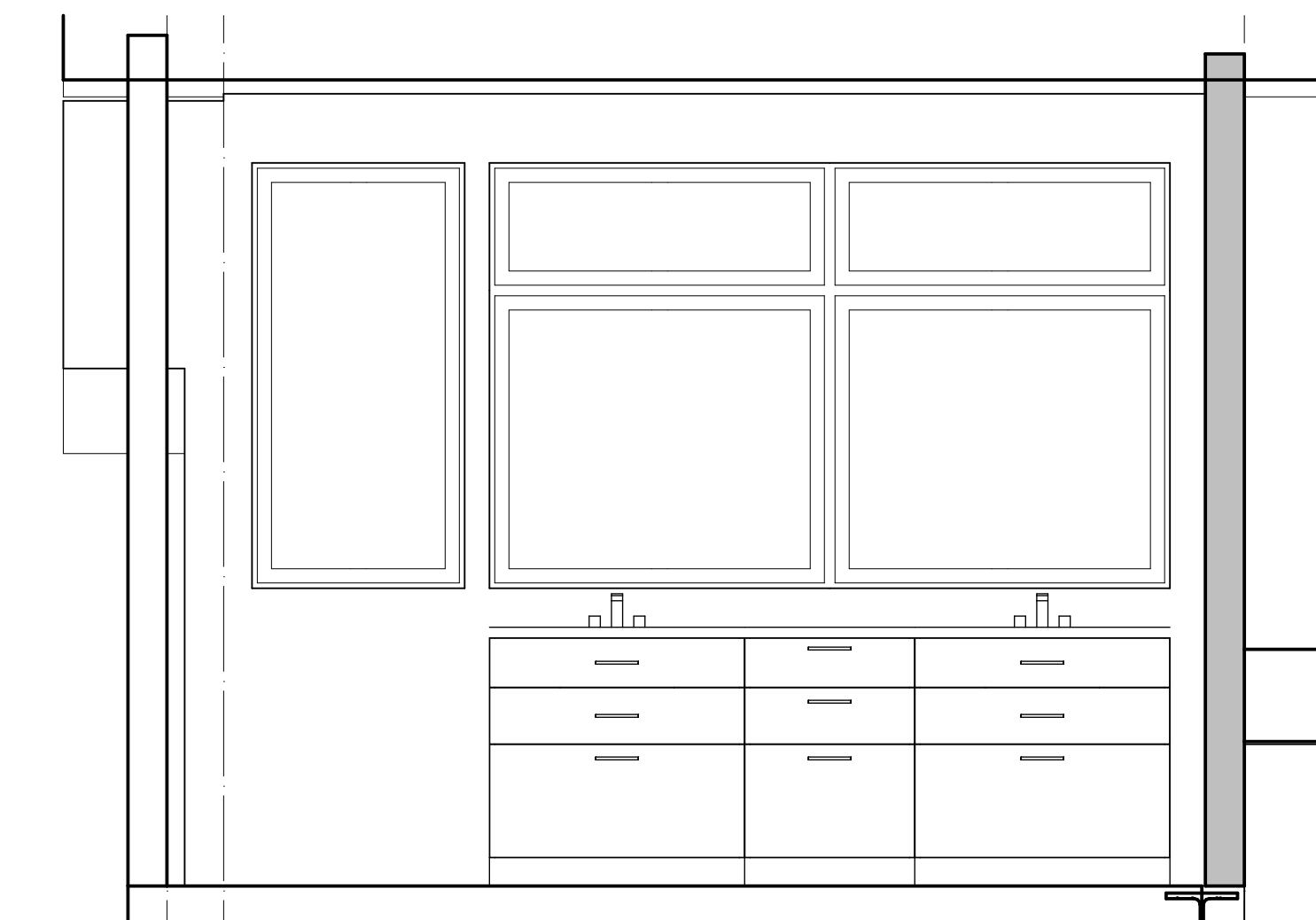
WINDOW SCHEDULE

ID	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
001.01	2'	2'	---	Paint BLK, gloss	
001.02	2'	6'	---	Paint BLK, gloss	
002.01	3'	2'	---	Paint BLK, gloss	
002.02	3'	5'	---	Paint BLK, gloss	
002.03	3'	5'	---	Paint BLK, gloss	
002.04	3'	2'	---	Paint BLK, gloss	
002.05	4'	2'	---	Paint BLK, gloss	
002.06	4'	5'	---	Paint BLK, gloss	
002.07	4'	5'	---	Paint BLK, gloss	
002.08	4'	2'	---	Paint BLK, gloss	
005.01	5'	2'	---	Paint BLK, gloss	
005.02	5'	6'	---	Paint BLK, gloss	
006.01	5'	2'	---	Paint BLK, gloss	
006.02	5'	6'	---	Paint BLK, gloss	
008.01	4'	1'-6"	---	Paint BLK, gloss	
008.02	4'	1'-6"	---	Paint BLK, gloss	
010.01	3'	2'	---	Paint BLK, gloss	
010.02	3'	6'	---	Paint BLK, gloss	
010.03	5'	2'	---	Paint BLK, gloss	
010.04	5'	6'	---	Paint BLK, gloss	
013.01	3'	6'	---	Paint BLK, gloss	
013.02	3'	2'	---	Paint BLK, gloss	
017.01	3'	2'-8"	---	Paint BLK, gloss	
101.01	2'	3'	---	Paint BLK, gloss	
101.02	2'	5'	---	Paint BLK, gloss	
101.03	4'	3'	---	Paint BLK, gloss	
101.04	4'	5'	---	Paint BLK, gloss	
103.01	5'	2'-6"	---	Paint BLK, gloss	
103.02	5'	2'-6"	---	Paint BLK, gloss	
103.03	5'	3'	---	Paint BLK, gloss	
103.04	5'	6'	---	Paint BLK, gloss	
103.05	5'	2'-6"	---	Paint BLK, gloss	
103.06	5'	3'	---	Paint BLK, gloss	
103.07	5'	6'	---	Paint BLK, gloss	
103.08	5'	2'-6"	---	Paint BLK, gloss	
103.09	4'	3'	---	Paint BLK, gloss	
103.10	4'	6'	---	Paint BLK, gloss	
103.11	4'	2'-6"	---	Paint BLK, gloss	
103.12	3'	3'	---	Paint BLK, gloss	
103.13	3'	6'	---	Paint BLK, gloss	
103.14	3'	2'-6"	---	Paint BLK, gloss	
103.15	3'-2"	1'-6"	---	Paint BLK, gloss	
103.16	5'	3'	---	Paint BLK, gloss	
103.17	5'	6'	---	Paint BLK, gloss	

ID	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
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103.19	5'	1'-6"	---	Paint BLK, gloss	
103.20	5'	1'-6"	---	Paint BLK, gloss	
103.21	5'	1'-6"	---	Paint BLK, gloss	
106.01	3'	5'	---	Paint BLK, gloss	
106.02	3'	2'	---	Paint BLK, gloss	
106.03	4'	5'	---	Paint BLK, gloss	
106.04	4'	2'	---	Paint BLK, gloss	
106.05	3'	5'	---	Paint BLK, gloss	
106.06	3'	2'	---	Paint BLK, gloss	
106.01	2'	2'	---	Paint BLK, gloss	
109.01	5'	3'	---	Paint BLK, gloss	
109.02	5'	6'	---	Paint BLK, gloss	
109.03	5'	2'	---	Paint BLK, gloss	
109.04	5'	2'	---	Paint BLK, gloss	
109.05	5'	2'	---	Paint BLK, gloss	
109.06	5'	3'	---	Paint BLK, gloss	
109.07	5'	6'	---	Paint BLK, gloss	
109.08	5'	2'	---	Paint BLK, gloss	
109.09	5'	3'	---	Paint BLK, gloss	
109.10	5'	6'	---	Paint BLK, gloss	
109.11	5'	2'	---	Paint BLK, gloss	
109.12	5'	2'	---	Paint BLK, gloss	
109.13	5'	2'	---	Paint BLK, gloss	
201.01	3'-2"	2'	---	Paint BLK, gloss	
201.02	2'	7"	---	Paint BLK, gloss	
201.03	2'	2'	---	Paint BLK, gloss	
201.04	3'	5'	---	Paint BLK, gloss	
201.05	3'	2'	---	Paint BLK, gloss	
201.06	4'	5'	---	Paint BLK, gloss	
201.07	4'	2'	---	Paint BLK, gloss	
203.01	3'-2"	2'	---	Paint BLK, gloss	
203.02	5'	2'	---	Paint BLK, gloss	
203.03	5'	5'	---	Paint BLK, gloss	
203.04	5'	2'	---	Paint BLK, gloss	
203.05	5'	2'	---	Paint BLK, gloss	
203.06	5'	5'	---	Paint BLK, gloss	
203.07	5'	2'	---	Paint BLK, gloss	
204.01	4'	3'-6"	---	Paint BLK, gloss	
204.02	4'	1'-6"	---	Paint BLK, gloss	
204.03	4'	3'-6"	---	Paint BLK, gloss	
204.04	4'	1'-6"	---	Paint BLK, gloss	
204.05	2'-6"	5'	---	Paint BLK, gloss	

DOOR SCHEDULE

ID	TYPE	DOOR				
		W	HT	THK	MATL	GLZ
001	---	4'	7'-10"	0.15"		
003.1	---	4'	8'	1.34"		
003.2	---	3'	8'	1.34"		
004	---	2'-6"	8'	1.34"		
005.1	---	3'	8'	1.34"		
005.2	---	6'	8'	1.34"		
005.3	---	2'-8"	8'	1.34"		
006.1	---	3'	8'	1.34"		
006.2	---	6'	8'	1.34"		
006.3	---	2'-8"	8'	1.34"		
007	---	2'-6"	8'	1.34"		
008.1	---	3'	8'	1.34"		
008.2	---	8'	8'	1.34"		
009	---	2'-6"	8'	1.34"		
010	---	3'	8'	1.34"		
011	---	2'-6"	8'	1.34"		
012	---	2'-6"	8'	1.34"		
013	---	3'	8'	1.34"		
014	---	3'	8'	1.34"		
015	---	3'	8'	1.34"		
016	---	2'-10"	8'	1.34"		
017.1	---	3'	7'	1.34"		
017.2	---	9'	10'	1.34"		
017.3	---	9'	10'	1.34"		
018.1	---	3'	7'	1.34"		
018.2	---	8'	10'	1.34"		
102.1	---	10'	9'	1.34"		
102.2	---	9'	8'	1.34"		
103.1	---	10'	9'	1.34"		
103.2	---	15'	9'	1.34"		
103.3	---	3'	9'	1.34"		
105	---	2'-6"	8'	1.34"		
107	---	2'-10"	8'	1.34"		
108	---	2'-6"	8'	1.34"		
109.1	---	3'-6"	8'	1.34"		
109.2	---	10'	9'	1.34"		
201	---	3'	7'	1.34"		
202	---	2'-8"	7'	1.34"		
203.1	---	3'	7'	1.34"		
203.2	---	3'	7'	1.34"		
204	---	3'	8'	1.34"		
205	---	2'-6"	7'	1.34"		
206	---	2'-6"	8'	1.34"		



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