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30305 Highway 131
Steamboat Springs CO 80487



GERBER BEREND • DESIGN BUILD

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colorado 80477

Carl Warnke, P.E.
1855 Ski Time Square, Unit E2C
Steamboat Springs, CO 80487

30305 Highway 131
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Cover Sheet & Site Plan

Property Line

Existing rear deck and stair to be restored and railing replaced

Existing 2 Story Residence with walkout. Replace windows on Main Level

Existing deck over garage to be restored and railing replaced

Existing stair to be rebuilt and railing replaced

Existing Driveway

Property Line

CR 131

NORTH

1 Site Plan
SCALE: 1" = 30'

CONSULTANTS

Carl Warnke, P.E.
1855 Ski Time Square, Unit E2C
Steamboat Springs, CO 80487

**Deck Remodel
& Window
Replacement
for the
Rothe Residence**

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Colorado 80487

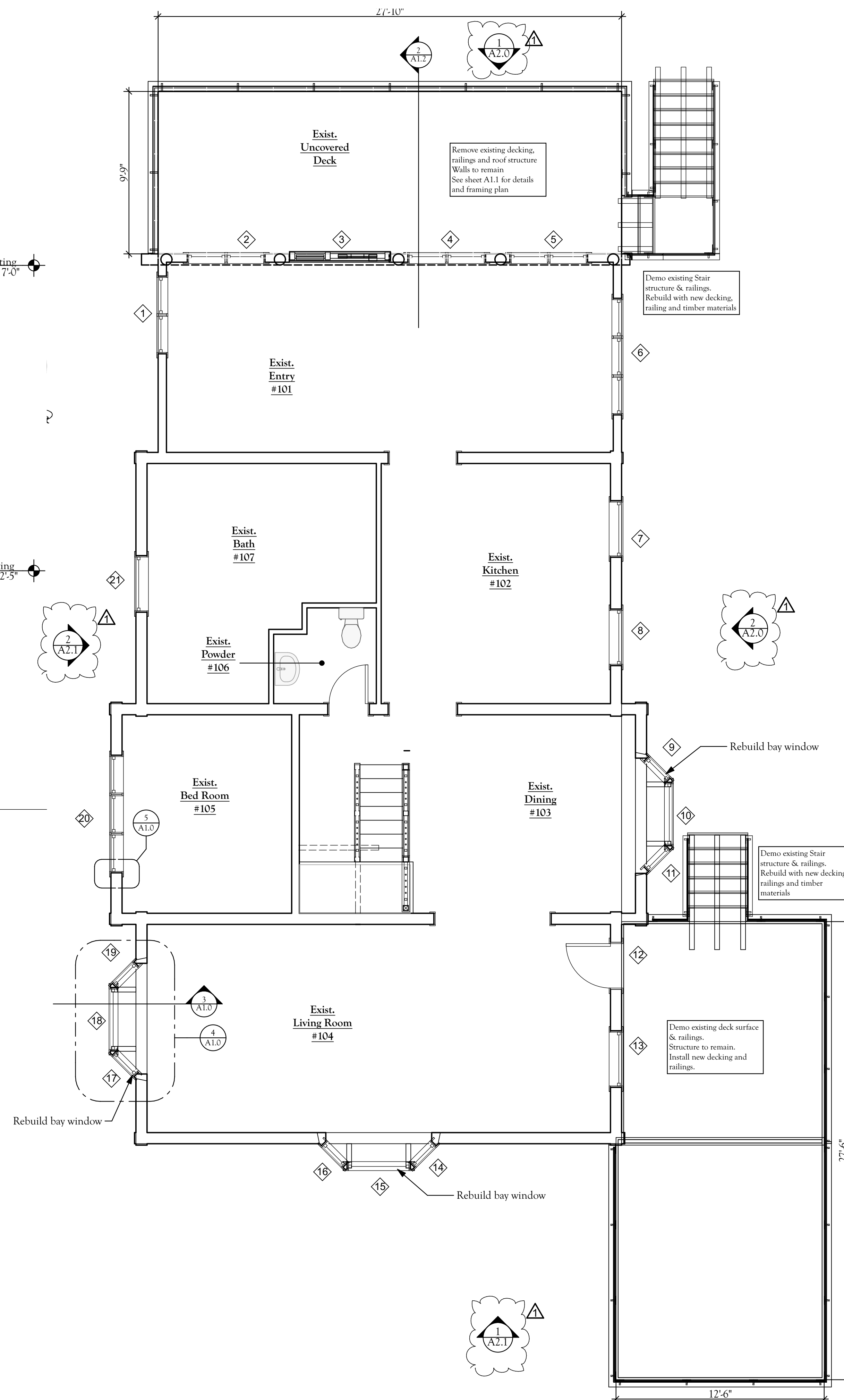
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06/13/17	ADDENDUM 1
06/07/17	PERMIT
05/03/17	DD Pricing
04/19/17	Issue for Review
04/18/17	Issue for Review

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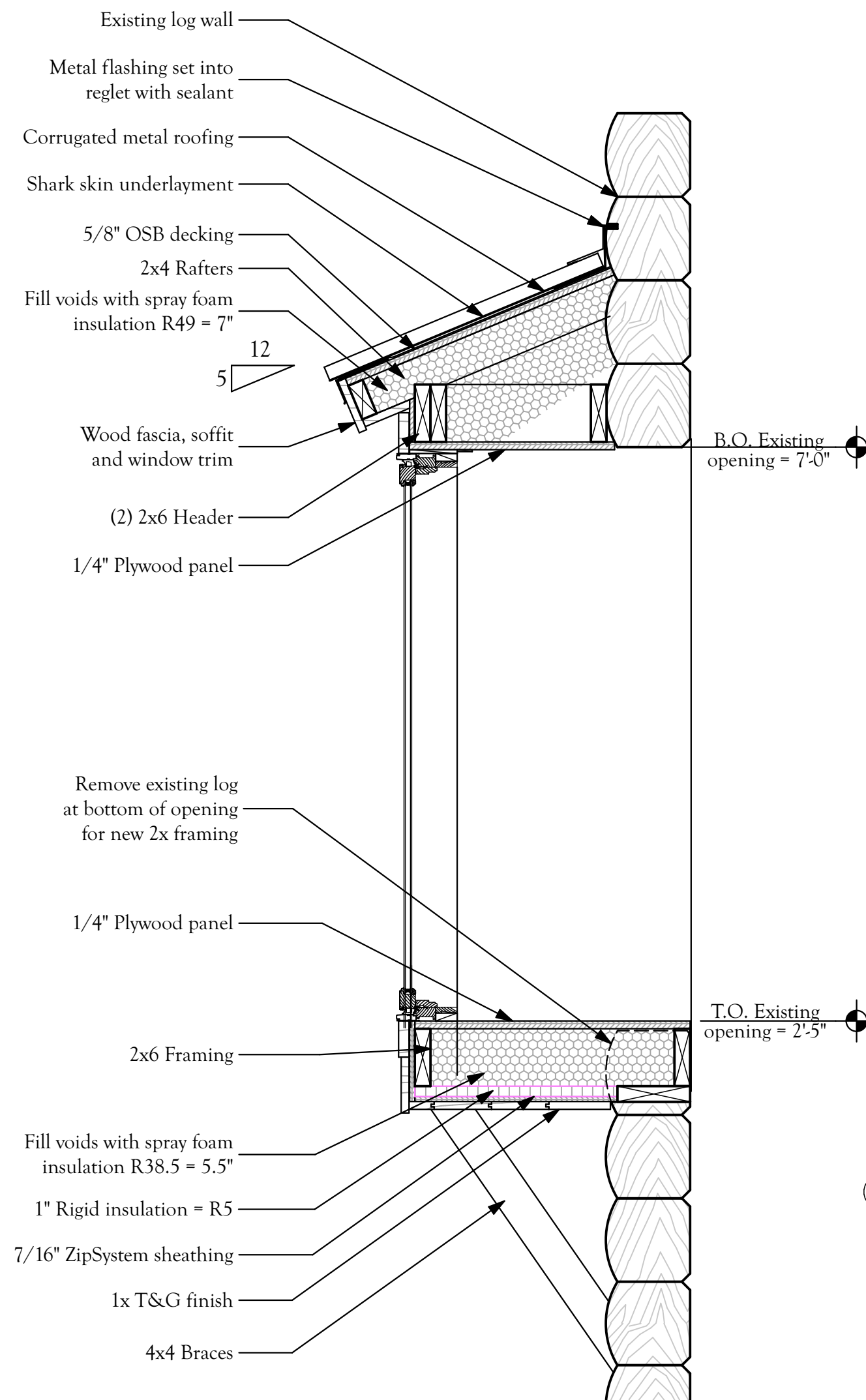
SHEET TITLE

Floor Plan, Window Details and
Window Schedule

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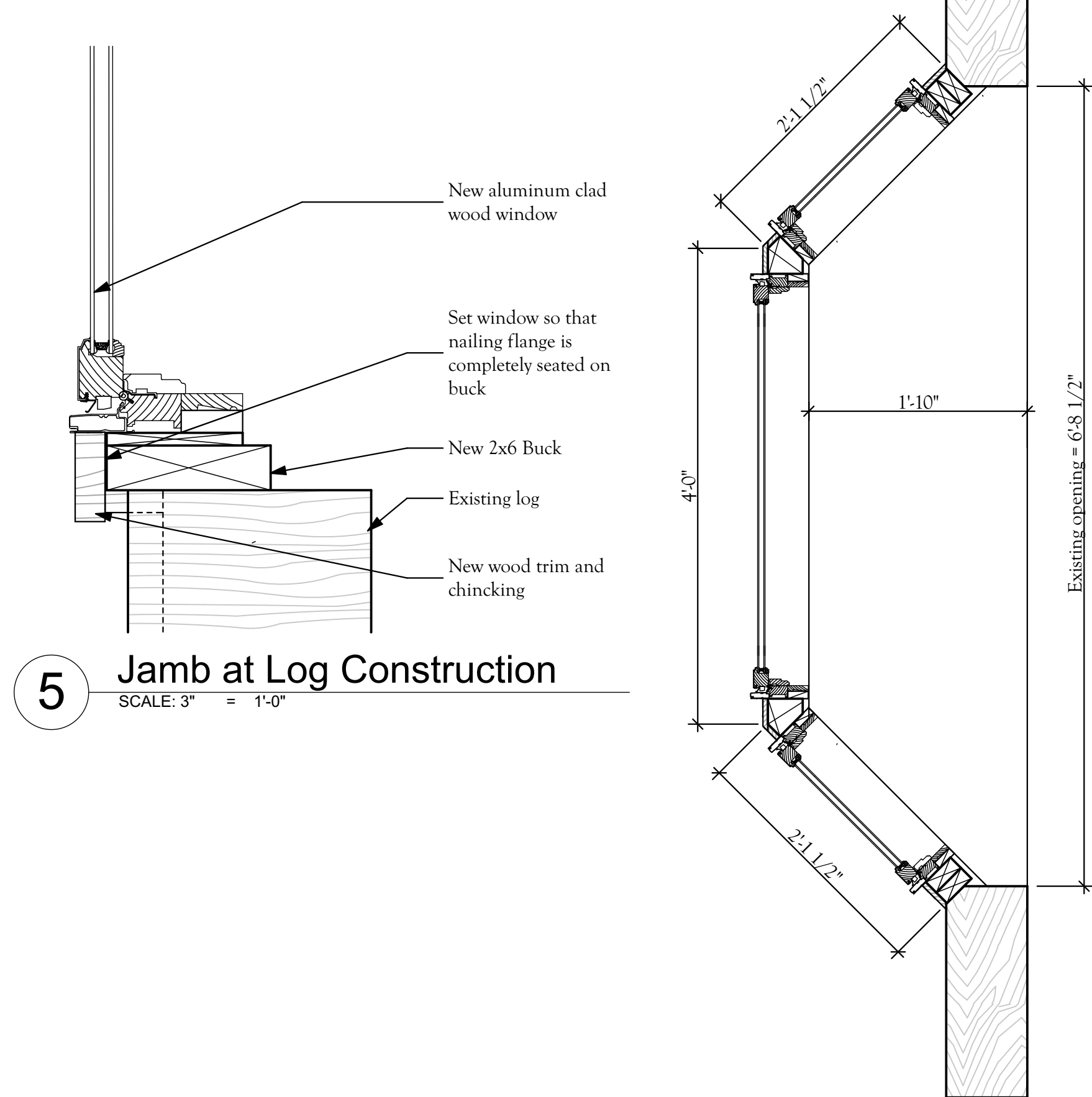


1 Main Level Floor Plan
SCALE: 1/4" = 1'-0"



3 Section at Typical Bay
SCALE: 1" = 1'-0"

4 Plan at Typical Bay
SCALE: 1" = 1'-0"



5 Jamb at Log Construction
SCALE: 3" = 1'-0"

Window & Metal Clad Door Schedule

#	LOCATION	MANUFACTURER #	R.O. WIDTH (U.N.O.)	R.O. HEIGHT (U.N.O.)	B.O. HEADER	FUNCTION	EGRESS	TEMPERED	LITES	FRAME COLOR	SASH COLOR	NOTES
1	Entry #101	ECC 3036-2	60 - 3/4"	36 - 3/4"	Existing	CSMT	--	--	2W x 2H (2)	X	X	XXXXXXXXXX
2	Entry #101	ECC 3036-2	60 - 3/4"	36 - 3/4"	Existing	CSMT	--	--	2W x 2H (2)			
3	Entry #101	Existing Door										
4	Entry #101	ECC 3036-2	60 - 3/4"	36 - 3/4"	Existing	CSMT	--	--	2W x 2H (2)			
5	Entry #101	ECC 3036-2	60 - 3/4"	36 - 3/4"	Existing	CSMT	--	--	2W x 2H (2)			
6	Entry #101	ECC 2836-3	84 - 3/4"	36 - 3/4"	Existing	CSMT	--	--	2W x 2H (3)			Raise sill / Furr in width 4"
7	Kitchen #102	ECA (Custom)	37 - 3/4"	36 - 3/4"	Existing	AWN	--	--	3W x 2H			Size to fit existing R.O.
8	Kitchen #102	ECA (Custom)	37 - 3/4"	36 - 3/4"	Existing	AWN	--	--	3W x 2H			Size to fit existing R.O.
9	Dining #103	ECC 2054	20 - 3/4"	54 - 3/4"	Existing	CSMT	--	--	2W x 3H			Rebuild bay
10	Dining #103	ECCP 4254	20 - 3/4"	54 - 3/4"	Existing	FXT	--	--	3W x 3H			Rebuild bay
11	Dining #103	ECC 2054	20 - 3/4"	54 - 3/4"	Existing	CSMT	--	--	2W x 3H			Rebuild bay
12	Living Room #104	New Door										
13	Living Room #104	ECA (Custom)	37 - 3/4"	37 - 3/4"	Existing	AWN	--	--	3W x 2H			Size to fit existing R.O.
14	Living Room #104	ECC 2054	20 - 3/4"	54 - 3/4"	Existing	CSMT	--	--	2W x 3H			Rebuild bay
15	Living Room #104	ECCP 4254	20 - 3/4"	54 - 3/4"	Existing	FXT	--	--	3W x 3H			Rebuild bay
16	Living Room #104	ECC 2054	20 - 3/4"	54 - 3/4"	Existing	CSMT	--	--	2W x 3H			Rebuild bay
17	Living Room #104	ECC 2054	20 - 3/4"	54 - 3/4"	Existing	CSMT	--	--	2W x 3H			Rebuild bay
18	Living Room #104	ECCP 4254	20 - 3/4"	54 - 3/4"	Existing	FXT	--	--	3W x 3H			Rebuild bay
19	Living Room #104	ECC 2054	20 - 3/4"	54 - 3/4"	Existing	CSMT	--	--	2W x 3H			Rebuild bay
20	Bedroom #105	ECC (Custom)	84 - 3/4"	40 - 1/2"	Existing	CSMT	X	--	2W x 2H (3)			Size to fit existing R.O.
21	Bedroom #105	ECC (Custom)	37 - 3/4"	36 - 3/4"	Existing	AWN	--	--	3W x 2H			Size to fit existing R.O.
22	Bedroom #003	ECC 2848	28 - 3/4"	48 - 3/4"	Existing	CSMT	X	--	2W x 3H			
23	Bedroom #003	ECC 2848	28 - 3/4"	48 - 3/4"	Existing	CSMT	X	--	2W x 3H			

General Window & Door Notes

- Window and Door codes are Jeld-Wen Seline EX, unless noted otherwise
- All windows and doors to comply with applicable Energy Code
- Clad finish to be Hartford Green
- All glass to be "Low E" 366 U.N.O.
- All exterior door glass to be tempered
- Jamb thickness is 4 - 9/16" typical unless noted otherwise
- Wood species is Mixed Grain Douglas Fir
- Door hardware finish Oil Rubbed Bronze
- Window hardware finish Oil Rubbed Bronze
- Screen frames TBD
- All window hardware sets to include window operation control device limiting the open position to 4" max when: Sill to FF = 24" or less and Sill to Grade = 5' or more
- Emergency egress windows shall have a finished sill height not to exceed 44" and a net clear opening of 5.7 SF minimum. The minimum net clear opening height shall be 24" and the minimum net clear opening width shall be 20". The window shall also be operational from the inside of the room without the use of keys, tools or special knowledge.



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