

DTC SENIOR APARTMENTS

4855 SOUTH NIAGARA
STREET, DENVER, CO

GENERAL NOTES

- EXTERIOR WALLS TO BE AS FOLLOWS
UNLESS NOTED OTHERWISE:

1ST FLOOR (W2c)

2ND-6TH FLOOR BEARING (W2c)

2ND-6TH FLOOR NON-BEARING (W2c)
- CORRIDOR & DEMISING WALLS TO BE AS
FOLLOWS UNLESS NOTED OTHERWISE:

1ST FLOOR (W1b)

2ND-6TH FLOORS (W1b)
- DO NOT SCALE DRAWINGS.
- SEE A5 SHEETS FOR ENLARGED UNIT PLANS.
- SEE A6 SHEETS FOR INTERIOR ELEVATIONS.
- SEE A8 SHEETS FOR DOOR AND WINDOW
SCHEDULES.
- ALL DIMENSIONS ARE FROM FACE OF FRAMING
UNLESS NOTED OTHERWISE.
- ALL WALLS ARE 3-5/8" UNLESS NOTED OTHERWISE.
- SEE SYSTEMS SHEET A1.0 FOR WALL TYPES.
- ALL INTERIOR FINISHES PER SEPARATE INTERIOR
DIRECTIVE UNLESS NOTED OTHERWISE.
- PROVIDE PROPER SEALING AND CAULKING AT ALL
PENETRATIONS TO ENSURE WEATHER TIGHT BUILDING
ENVELOPE.
- PROVIDE FIRE CAULKING AT ALL PENETRATIONS
THROUGH RATED ASSEMBLIES.
- FLASH ALL ROOF PENETRATIONS ACCORDING TO
MANUFACTURERS INSTRUCTIONS.
- PROVIDE HANDICAP ACCESSIBLE SYMBOL AND
UPRIGHT SIGN AT ALL ACCESSIBLE PARKING SPACES.
- PROVIDE CODE REQUIRED SIGNAGE BELOW:

A.) PROVIDE STAIRWAY FLOOR NUMBER SIGNS
PER SECTION 1022.8, 2009 IFC

B.) EMERGENCY SIGNS SHALL BE POSTED
ADJACENT TO THE ELEVATOR CALL BUTTONS AS
PER SECTION 3002.3, 2009 IBC AMENDED

C.) ACCESSIBILITY SIGNAGE PER SECTION 1110,
2009 IBC. WITHIN ALL STAIRWAYS CONNECTING
MORE THAN THREE STORIES. SIGNAGE SHALL BE
PROVIDED.
- IF REQUIRED BY FIRE DEPARTMENT PROVIDE
EMERGENCY RESPONDER RADIO ENHANCEMENT
SYSTEM.
- ALL NON BEARING METAL STUD WALLS IN CONCRETE
CONSTRUCTION SHALL HAVE A 2" DEEP SLIP VOID AT
THE TOP OF WALL.
- GARAGE SLABS TO BE SLOPED TO DRAIN AS SHOWN.
SLOPE VARIES FROM 1% TO 2%. MAINTAIN
CONSISTANT AND UNIFORM SLAB THICKNESS AS IT
SLOPES. ALL FLOOR DRAIN ELEVATIONS TO BE 6"
BELOW SLAB PERIMETER ELEVATION U.N.O. MAXIMUM
SLOPE OF 2% SLOPE AT ALL DOOR AND ELEVATOR
DOOR ENTRANCES FOR ACCESSIBILITY.
- EXPOSED WASTE PIPES IN GARAGE TO BE
PROTECTED FROM VEHICULAR IMPACT BY BOLLARDS
OR OTHER STEEL PROTECTIVE ELEMENTS.

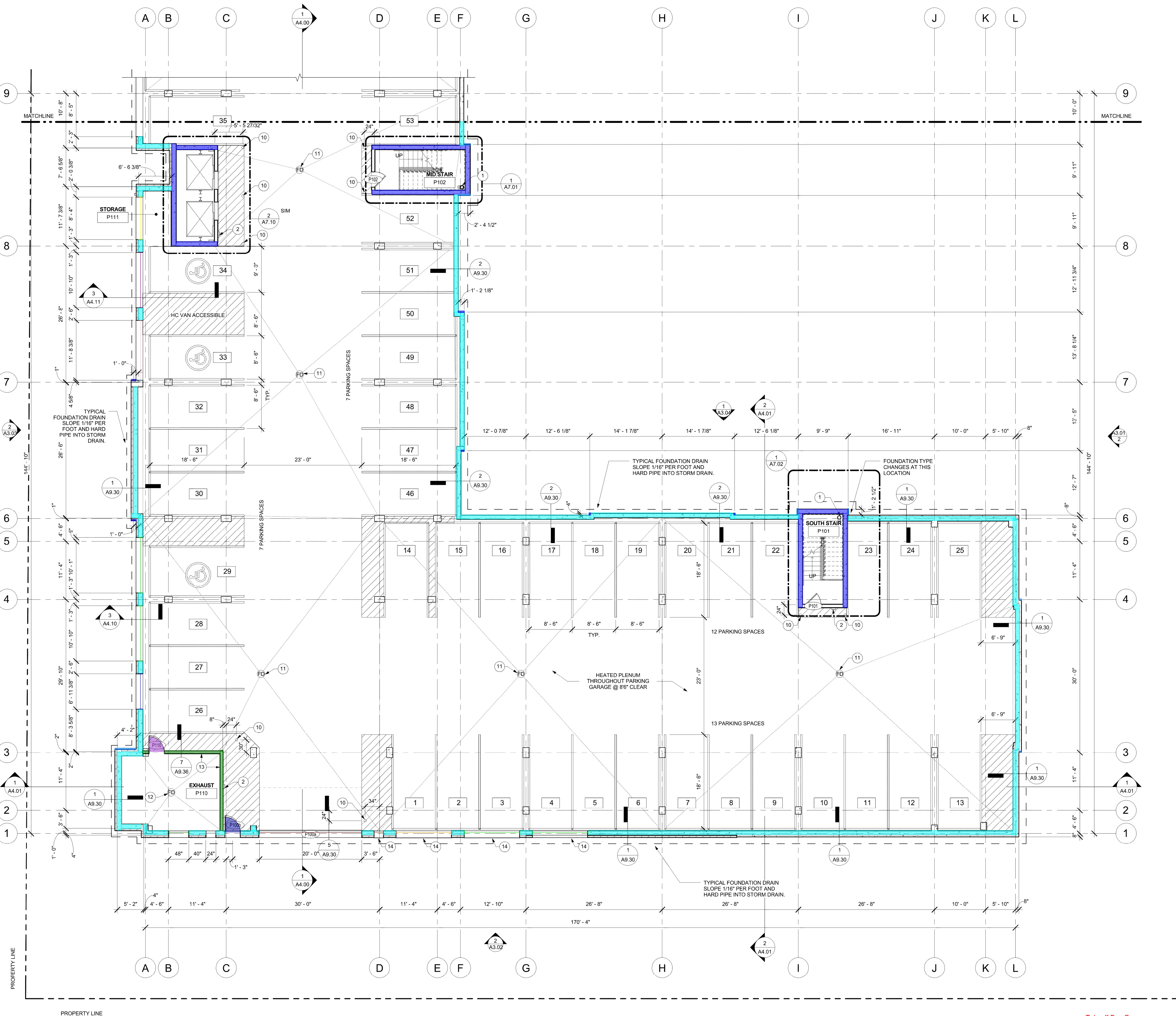
PARKING:

TYPICAL PARKING STALL = 8'-6" x 17'-6" MIN.
TYPICAL HC STALL = 8'-0" x 17'-6" (WITH 5'
WIDE AISLE) MIN.
TYPICAL HC VAN STALL = 8'-0" x 17'-6" (WITH 8'
WIDE AISLE) MIN.
TYPICAL COMPACT STALL = 7'-6" x 15'-6" MIN.
TYPICAL DRIVE AISLE WITH
NO PARKING BACKING UP = 20' WIDE MIN.
TYPICAL DRIVE AISLE WITH
PARKING BACKING UP = 23' WIDE MIN.
TYPICAL FIRE LANE = 25' WIDE MIN.

REFERENCE NOTES

- STANDPIPE OR HOSE CABINET
- PORTABLE FIRE EXTINGUISHER
- SMOKE DOORS ON HOLD OPEN
- EXTERIOR MONOLITHIC CONCRETE EGRESS STAIR
WITH METAL HANDRAILS. COORDINATE RISE AND RUN
W/ FINAL CIVIL GRADING. SUBJECT TO ARCHITECT'S
APPROVAL
- BUS DUCT
- ROOF & OVERFLOW DRAIN
- MOP SINK
- HOSE BIB
- MECHANICAL SHAFT
- PROVIDE 6" O CONCRETE FILLED STEEL BOLLARD.
PAINTED. COLOR PER ARCH
- FLOOR DRAIN. ELEVATION TO BE 6" BELOW SLAB
PERIMETER ELEVATION.
- FLOOR DRAIN. ELEVATION TO BE 2" BELOW SLAB
PERIMETER ELEVATION.
- PROVIDE 36" HIGH, 6" THICK CONCRETE STEM WALL
AT BASE OF FRAMED METAL WALL.
- MCMCHOLS GW100A BAR GRATING @ ALL SOUTH
FACING GARAGE OPENINGS
- THESE ROOMS DO NOT HAVE A HEATED PLENUM BUT
DO HAVE SPACE HEATERS. THEREFORE PROVIDE R10
INSULATION 2" DEEP @ THESE ROOMS.

KEY PLAN:



Takeoff By : Gera
Checked By : Akhil
Date : Jun 6, 2016



1 PARKING - SOUTH
SCALE: 1/8" = 1'-0"

ISSUE	DATE
50% PRICING SET	12.18.15
CONSTRUCTION DOCUMENTS	03.16.16
100% CONSTRUCTION	05.13.16

JOB NUMBER: 1503

PARKING FLOOR PLAN -
SOUTH

A2.00

DTC SENIOR APARTMENTS

4855 SOUTH NIAGARA
STREET, DENVER, CO

ISSUE	DATE
50% PRICING SET	12.18.15
CONSTRUCTION DOCUMENTS	03.16.16
100% CONSTRUCTION	05.13.16

JOB NUMBER: 1503

PARKING FLOOR PLAN -
NORTH

A2.01

GENERAL NOTES

- EXTERIOR WALLS TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:

1ST FLOOR (W2c)

2ND-6TH FLOOR BEARING (W2c)

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- CORRIDOR & DEMISING WALLS TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:

1ST FLOOR (W1b)

2ND-6TH FLOORS (W1b)
- DO NOT SCALE DRAWINGS.
- SEE A5 SHEETS FOR ENLARGED UNIT PLANS.
- SEE A6 SHEETS FOR INTERIOR ELEVATIONS.
- SEE A6 SHEETS FOR DOOR AND WINDOW SCHEDULES.
- ALL DIMENSIONS ARE FROM FACE OF FRAMING UNLESS NOTED OTHERWISE.
- ALL WALLS ARE 3-5/8" UNLESS NOTED OTHERWISE.
- SEE SYSTEMS SHEET A1.0 FOR WALL TYPES.
- ALL INTERIOR FINISHES PER SEPARATE INTERIOR DIRECTIVE UNLESS NOTED OTHERWISE.
- PROVIDE PROPER SEALING AND CAULKING AT ALL PENETRATIONS TO ENSURE WEATHER TIGHT BUILDING ENVELOPE.
- PROVIDE FIRE CAULKING AT ALL PENETRATIONS THROUGH RATED ASSEMBLIES.
- FLASH ALL ROOF PENETRATIONS ACCORDING TO MANUFACTURERS INSTRUCTIONS.
- PROVIDE HANDICAP ACCESSIBLE SYMBOL AND UPRIGHT SIGN AT ALL ACCESSIBLE PARKING SPACES.
- PROVIDE CODE REQUIRED SIGNAGE BELOW:

A.) PROVIDE STAIRWAY FLOOR NUMBER SIGNS PER SECTION 1022.8, 2009 IFC

B.) EMERGENCY SIGNS SHALL BE POSTED ADJACENT TO THE ELEVATOR CALL BUTTONS AS PER SECTION 3002.3, 2009 IBC AMENDED

C.) ACCESSIBILITY SIGNAGE PER SECTION 1110, 2009 IBC. WITHIN ALL STAIRWAYS CONNECTING MORE THAN THREE STORIES. SIGNAGE SHALL BE PROVIDED.
- IF REQUIRED BY FIRE DEPARTMENT PROVIDE EMERGENCY RESPONDER RADIO ENHANCEMENT SYSTEM.
- ALL NON BEARING METAL STUD WALLS IN CONCRETE CONSTRUCTION SHALL HAVE A 2" DEEP SLIP VOID AT THE TOP OF WALL.
- GARAGE SLABS TO BE SLOPED AS SHOWN. SLOPE VARIES FROM 1% TO 2%. MAINTAIN CONSISTANT AND UNIFORM SLAB THICKNESS AS IT SLOPES. ALL FLOOR DRAIN ELEVATIONS TO BE 6" BELOW SLAB PERIMETER ELEVATION U.N.O. MAXIMUM SLOPE OF 2% SLOPE AT ALL DOOR AND ELEVATOR DOOR ENTRANCES FOR ACCESSIBILITY.
- EXPOSED WASTE PIPES IN GARAGE TO BE PROTECTED FROM VEHICULAR IMPACT BY BOLLARDS OR OTHER STEEL PROTECTIVE ELEMENTS.

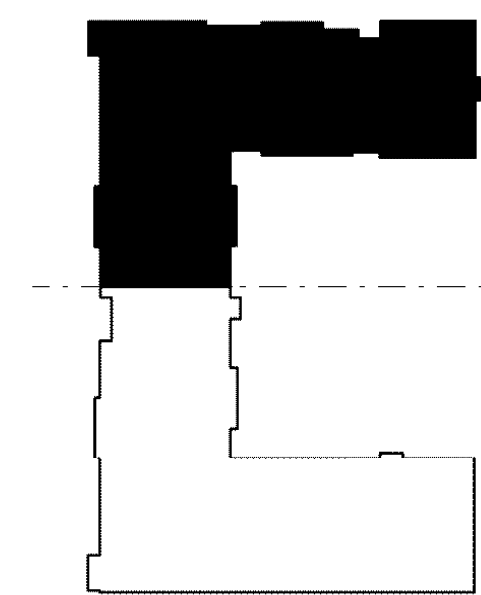
PARKING:

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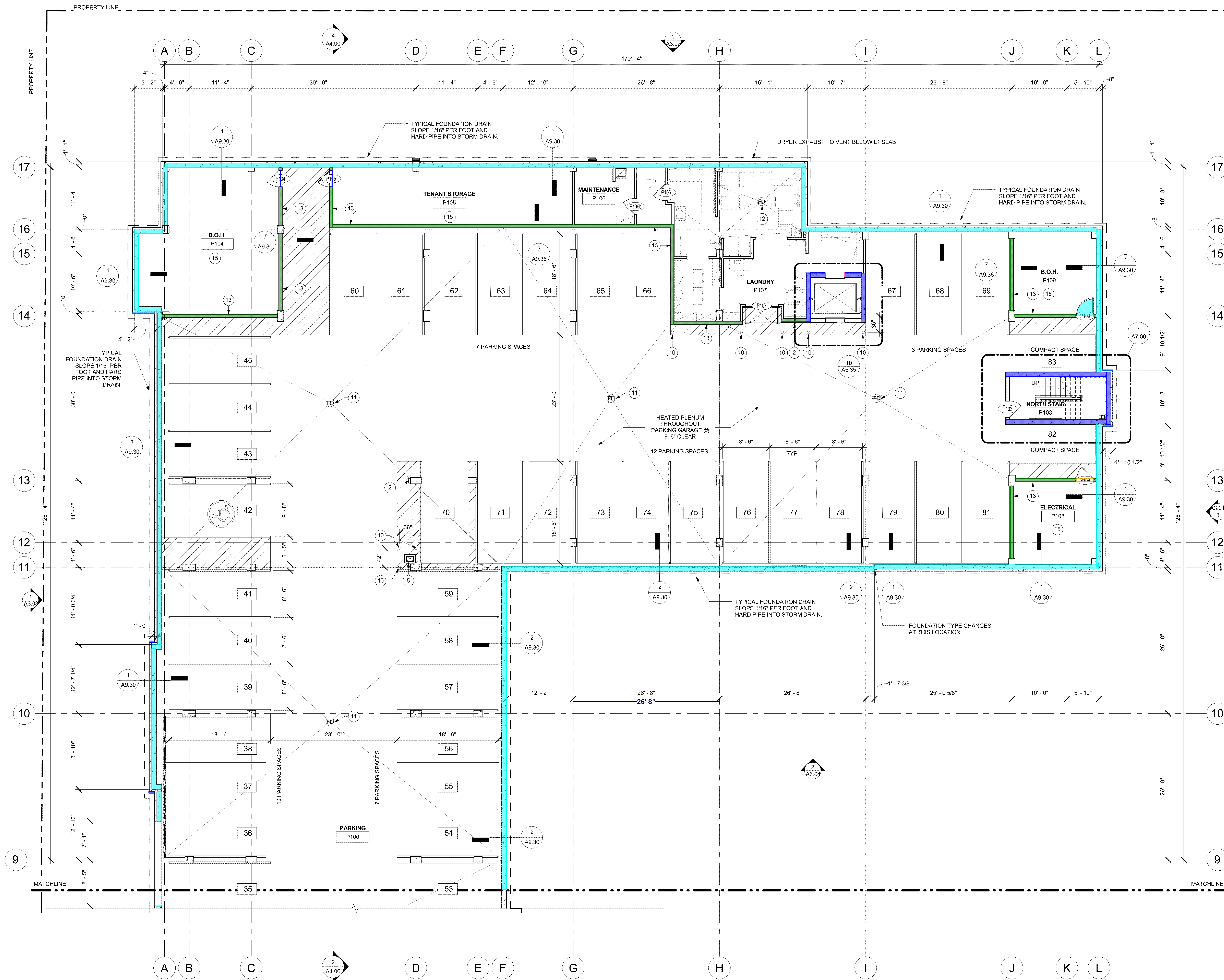
REFERENCE NOTES

- STANDPIPE OR HOSE CABINET
- PORTABLE FIRE EXTINGUISHER
- SMOKE DOORS ON HOLD OPEN
- EXTERIOR MONOLITHIC CONCRETE EGRESS STAIR WITH METAL HANDRAILS. COORDINATE RISE AND RUN W/ FINAL CIVIL GRADING. SUBJECT TO ARCHITECT'S APPROVAL
- BUS DUCT
- ROOF & OVERFLOW DRAIN
- MOP SINK
- HOSE BIB
- MECHANICAL SHAFT
- PROVIDE 6" Ø CONCRETE FILLED STEEL BOLLARD. PAINTED. COLOR PER ARCH
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- THESE ROOMS DO NOT HAVE A HEATED PLENUM BUT DO HAVE SPACE HEATERS. THEREFORE PROVIDE R10 INSULATION 2" DEEP @ THESE ROOMS.

KEY PLAN:



© PARIKH STEVENS ARCHITECTS 2015



Brick 1, Height 9'-6"
Brick 2, Height 13'-2"
Brick 2, Height 6'-6"
10" Concrete Wall, Height 10'-4"
10" Concrete Wall, Height 11'-0"
6" Concrete Stem Wall, 36" High

Door - 3'-0" x 6'-8"
Door - 3'-0" x 6'-8"
Door - 3'-0" x 7'-0"
Opening - 15'-6" x 4'-5"
Opening - 3'-6" x 7'-0"

Takeoff By: Gera
Checked By: Akhil
Date: Jun 6, 2016

NORTH
1 PARKING - NORTH
SCALE: 1/8" = 1'-0"

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


JOB NUMBER: 1503



FIRST FLOOR PLAN -
SOUTH

A2.10

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2ND-6TH FLOOR BEARING 
2ND-6TH FLOOR NON-BEARING 
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THROUGH RATED ASSEMBLIES
- FLASH ALL ROOF PENETRATIONS ACCORDING TO
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- PROVIDE HANDICAP ACCESSIBLE SYMBOL AND UPRIGHT
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A.) PROVIDE STAIRWAY FLOOR NUMBER SIGNS PER
SECTION 102.2.8, 2009 IBC

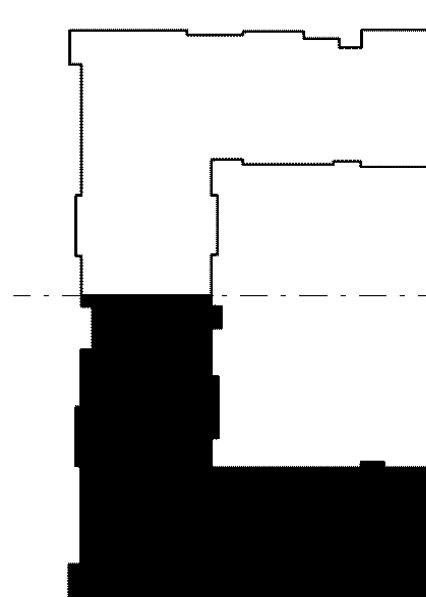
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AND UNIFORM SLAB THICKNESS AS IT SLOPES. ALL
FLOOR DRAIN ELEVATIONS TO BE 6" BELOW SLAB
PERIMETER ELEVATION U.N.O. MAXIMUM SLOPE OF 2%
SLOPE AT ALL DOOR AND ELEVATOR DOOR ENTRANCES
FOR ACCESSIBILITY
- REFER TO A5.30 AND A5.31 FOR UNIT BALCONY TYPES,
SIZES AND DIMENSIONS

REFERENCE NOTES

- STANDPIPE OR HOSE CABINET
- PERSONAL FIRE EXTINGUISHER
- SMOKE DOORS ON HOLD OPEN, SEE 10/A.01
- EXTERIOR MONOLITHIC CONCRETE EGRESS
STAIR WITH METAL HANDRAILS. COORDINATE
RISE AND RUN W/ FINAL CIVIL GRADINGS, SUBJECT
TO ARCHITECT'S APPROVAL
- BUS DUCT
- ROOF & OVERFLOW DRAIN
- MOP SINK
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- PROVIDE 36" HIGH, 6" THICK CONCRETE STEM
WALL AT BASE OF FRAMED METAL WALL
- BALCONY OVER UNOCCUPIED SPACE. SLAB
STEPS DOWN 3/4" AND SLOPES AWAY @ 2%.
PROVIDE PENETRATING SEALER.
RE: STRUCTURAL
- BALCONY OVER OCCUPIED SPACE. SLAB STEPS
DOWN 6". PROVIDE WATER PROOFING, AND
DRAINAGE MAT. TOPPING SLAB SLOPES 2.2%. RE:
STRUCTURAL
- 12" CURB WALL
- LEAN RAIL ON ONE SIDE OF HALLWAY ON LEVELS
2-6 WHERE INDICATED. RE: INTERIORS
- HAND RAIL ON BOTH SIDES OF HALLWAY ON LEVEL
1 WITHIN MC AREA WHERE INDICATED. RE:
INTERIORS
- FIRE CONTROL PANEL
- ROOF/OVERFLOW DRAIN TRANSITION TO BE
WRAPPED IN INSULATION TO VERTICAL

KEY PLAN:



Takeoff By : Gera
Checked By : Akhil
Date : Jun 6, 2016



LEVEL 01 - SOUTH
SCALE: 1/8" = 1'-0"

- Brick 1, Height 11'-0"
- Brick 1, Height 12'-0"
- Brick 1, Height 12'-8"
- Brick 1, Height 13'-6"
- Brick 2, Height 11'-0"
- Brick 2, Height 12'-8"
- 10" Concrete Wall, Height 10'-0"
- 10" Concrete Wall, Height 12'-8"
- Door - 3'-0" x 8'-0"



DTC SENIOR APARTMENTS

4855 SOUTH NIAGARA
STREET, DENVER, CO

ISSUE	DATE
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100% CONSTRUCTION	05.13.16
BUILDING DEPT COMMENTS	1 05.13.16

JOB NUMBER: 1503

FIRST FLOOR PLAN -
NORTH

A2.11

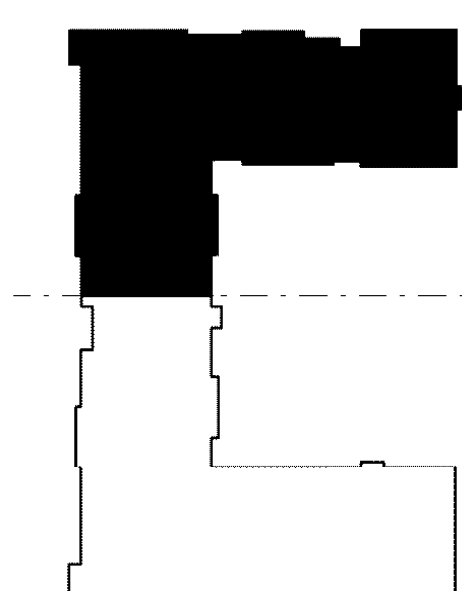
GENERAL NOTES

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 - 1ST FLOOR (W2c)
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 - B.) EMERGENCY SIGNS SHALL BE POSTED ADJACENT TO THE ELEVATOR CALL BUTTONS AS PER SECTION 3002.3.2.009 IBC AMENDED
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- REFER TO A5.30 AND A5.31 FOR UNIT BALCONY TYPES, SIZES AND DIMENSIONS

REFERENCE NOTES

- STANDPIPE OR HOSE CABINET
- PERSONAL FIRE EXTINGUISHER
- SMOKE DOORS ON HOLD OPEN, SEE 10/A.01
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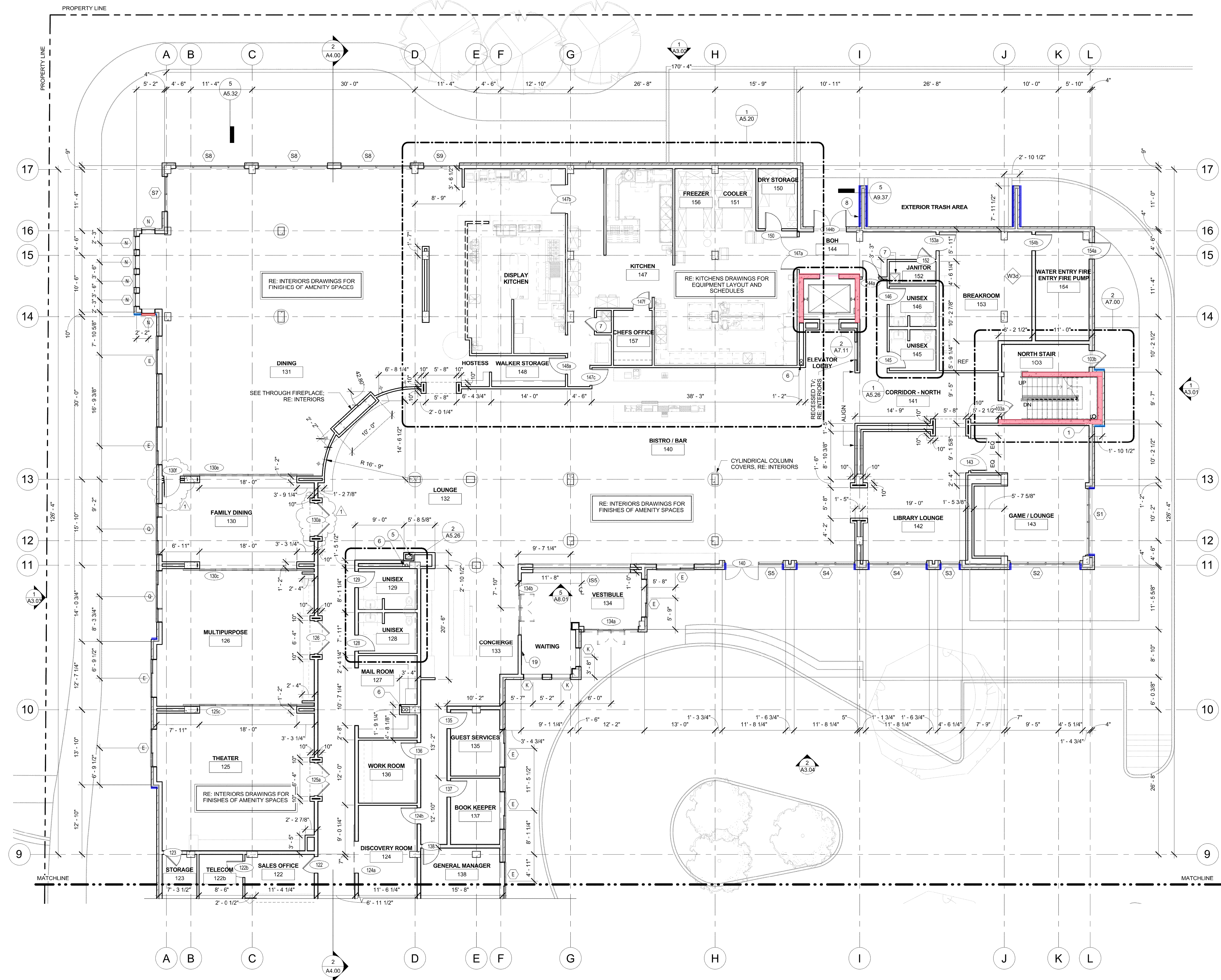
KEY PLAN:



Takeoff By : Gera
Checked By : Akhil
Date : Jun 6, 2016

NORTH
1
LEVEL 01 - NORTH
SCALE: 1/8" = 1'-0"

- Brick 1, Height 11'-0"
- Brick 1, Height 12'-8"
- Brick 1, Height 7'-4"
- Brick 2, Height 11'-10"
- Brick 2, Height 12'-8"
- 10" Concrete Wall, Height 12'-8"
- Opening - 3'-6" x 7'-0"
- Window - 2'-6" x 7'-0"



DTC SENIOR APARTMENTS

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100% CONSTRUCTION	05.13.16

JOB NUMBER: 1503

BUILDING ELEVATIONS

A3.01

GENERAL NOTES

- 'STUCCO' REFERS TO MIN. 1/8" FINISH COAT OVER 5/8" HARD TEXTURED CEMENTITIOUS PLASTER OVER SELF FURRING METAL LATH OVER BUILDING PAPER OVER TYVEK.
- SEE A9 SHEETS FOR EXTERIOR DETAILS.
- ALL EXTERIOR SHEATHING TO HAVE 1/8" GAP AT SEAMS.
- ALL EXPOSED EXTERIOR STEEL IS POWDERCOATED. COLOR PER ARCHITECT.
- SEPARATE COLOR DIRECTIVE FOR ALL MATERIALS WILL BE PROVIDED BY ARCHITECT.
- SEE A4 SHEETS FOR WALL AND COURSING SECTIONS.
- PROVIDE FLASHING OVER ALL DOORS AND WINDOWS.
- PROVIDE FLASHING AND MOISTURE PROTECTION AT ALL MECHANICAL PENETRATIONS THROUGH ROOFS AND WALLS.
- PROVIDE FLASHING AT ALL MATERIAL TRANSITIONS.
- PROVIDE FLASHING AND MOISTURE PROTECTION AT ALL ROOF AND WALL VERTICAL & HORIZONTAL TRANSITIONS.
- PROVIDE AN UNINTERRUPTED WEATHER BARRIER AROUND ENTIRE BUILDING ENVELOPE. ALL COMPONENTS OF THE AIR & WEATHER BARRIER SUCH AS ROOF MEMBRANE, METAL FLASHINGS, BUILDING WRAP, HORIZONTAL WATERPROOFING, AND VERTICAL WATERPROOFING SHALL BE INTERFACED WITH POSITIVE LAPS IN ORDER TO CONVEY MOISTURE DOWN THE FACE OF THE BUILDING TO GRADE OR INTO SUB-GRADE UNDER-DRAIN SYSTEMS. FOLLOW MANUFACTURER'S GUIDELINES FOR TERMINATIONS, TRANSITIONS, SEQUENCING, AND LAPS. CERTAIN MATERIALS SUCH AS STUCCO AND CULTURED STONE MAY REQUIRE AN ADDITIONAL WATER BARRIER LAYER. IF ANY PORTION OF THE AIR & WATER BARRIER IS EXPOSED TO DAYLIGHT (EG. OPEN JOINT IN A RAIN SCREEN FINISH SYSTEM) IT SHALL BE RATED FOR UV STABILITY.
- UNLESS NOTED OTHERWISE, MECHANICAL APPLURTEANCES LOCATED ON THE EXTERIOR WALL SUCH AS GRILLS, CAPS, VENT BOXES, GUTTERS, DOWNSPOUTS, SCUPPERS, ETC. SHALL BE PAINTED TO MATCH THE COLOR OF THE FINISH BEHIND.
- UNLESS NOTED OTHERWISE, EXPOSED MOISTURE MANAGEMENT FEATURES SUCH AS METAL FLASHING AND CAULKING SHALL BE OF A COLOR THAT MATCHES THE SURFACE ON WHICH THEY ARE INSTALLED.
- UNLESS NOTED OTHERWISE, ALL EXPOSED WOOD IS TO BE TREATED WITH A PENETRATING SEALER.
- IF EXPOSED CONCRETE IS CALLED OUT, CONCRETE INSTALLER SHALL BE RESPONSIBLE FOR A SMOOTH PRESENTABLE CONCRETE FINISH FREE FROM SLURRY STAINS, FORM RIDGES, & HONEY-COMBING. GRINDING AND POLISHING MAY HAVE TO BE PERFORMED TO CREATE AN ACCEPTABLE FINISH.
- PROVIDE ON-SITE MOCKUP COVERING ALL CRITICAL MATERIAL TRANSITIONS. DESIGN OF MOCKUP TO BE PROVIDED BY ARCHITECT IN SEPARATE DIRECTIVE.
- PROVIDE CONTROL JOINTS IN STUCCO AND BRICK AS INDICATED ON ELEVATIONS. INSTALLERS TO CONFIRM THE ADEQUACY OF INDICATED JOINTS. JOINTS SHOWN ARE AESTHETIC GUIDES. ADDITIONAL JOINTS CAN BE PROVIDED AS REQUIRED. STUCCO PANELS SHOULD NOT EXCEED 144 S.F.
- ENSURE ALL EXTERIOR WALL EXHAUST VENTS ARE LOCATED AT LEAST 3' AWAY FROM ANY OPERABLE PANE OF DOOR OR WINDOW.
- WINDOWS ARE EITHER POLYMER OR ALUMINUM WITH 1" DOUBLE PANE CLEAR INSULATED GLASS WITH LOW-E COATING, SEE SHEET A8.1 FOR TYPES AND SIZES.
- SILLS AND HEADERS IN BRICK ARE PRECAST. SILLS IN STUCCO ARE STUCCO OVER FOAM.
- PROVIDE SHELF ANGLES AT BRICK VENEER ON FLOOR LEVELS INDICATED BY STRUCTURAL.

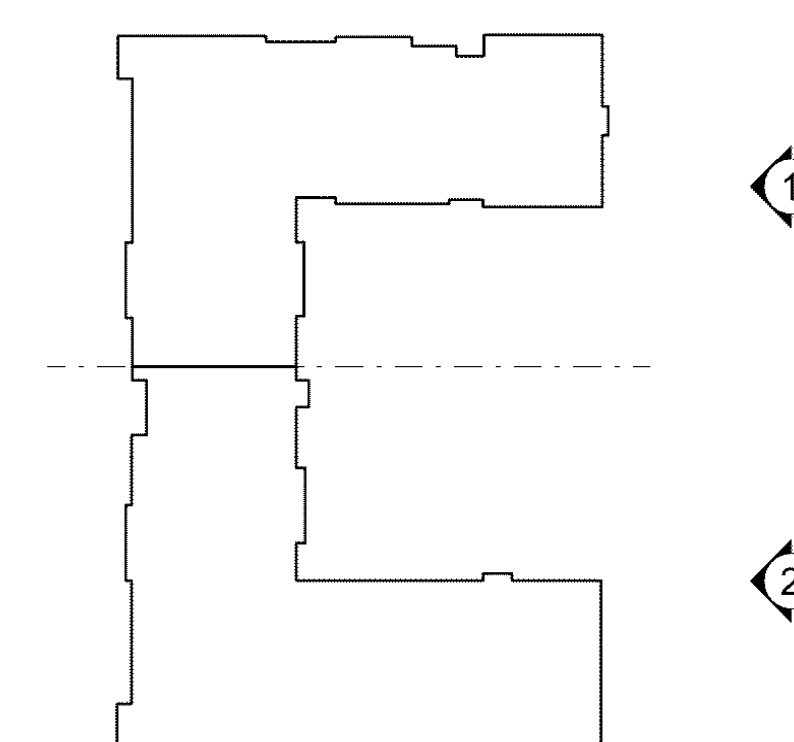
HEAD AND SILL GENERAL NOTES :

- BRICK 1 : ROWLOCK @ SILL; RE: 10/A9.20
BRICK 2 : PRECAST HEAD AND SILL; RE: 1/A9.20 & 3/A9.20
BRICK 3 : SOLDIER COURSE @ HEAD; RE: 12/A9.20
CORONADO STONE : FOAM FACTORY - SMOOTH TOUGH COAT WITH SMOOTH STUCCO @ HEAD, SILL AND BANDING; CUSTOM SHAPES; RE: 3/A9.52, 8/A9.53, 8/A9.36
STUCCO : FOAM BUILD OUT SILL; RE: 4/A9.20
METAL 1 : POWDER COATING TO MATCH BERRIDGE CHARCOAL GREY
METAL 2 : CITADEL SINOCORE SMOOTH METAL PANELS TO MATCH BERRIDGE CHARCOAL GREY

- Brick 1
- Brick 2
- Brick 3
- Coronado Stone Veneer

Takeoff By : Ankur
Checked By : Akhil
Date : Jun 6, 2016

KEY PLAN



EXTERIOR FINISH DETAILS:

- BRICK 1 : INTERSTATE BRICK - COLOR : MONTEREY
- BRICK 2 : INTERSTATE BRICK - COLOR : TUMBLEWEED
- BRICK 3 : INTERSTATE BRICK - COLOR : MIDNIGHT BLACK
- CORONADO STONE : CHISELLED LIMESTONE - COLOR : SILVER ASH
- ALL POWDER COATING TO MATCH BERRIDGE CHARCOAL GREY
- METAL PANEL : CITADEL SINOCORE SMOOTH METAL PANELS TO MATCH BERRIDGE CHARCOAL GREY



2 EAST ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION NORTH
SCALE: 1/8" = 1'-0"

DTC SENIOR APARTMENTS

4855 SOUTH NIAGARA STREET, DENVER, CO

GENERAL NOTES

1. 'STUCCO' REFERS TO MIN. 1/8" FINISH COAT OVER 5/8" HARD TEXTURED CEMENTITIOUS PLASTER OVER SELF FURRING METAL LATH OVER BUILDING PAPER OVER TYVEK.
2. SEE A9 SHEETS FOR EXTERIOR DETAILS.
3. ALL EXTERIOR SHEATHING TO HAVE 1/8" GAP AT SEAMS.
4. ALL EXPOSED EXTERIOR STEEL IS POWDERCOATED. COLOR PER ARCHITECT.
5. SEPARATE COLOR DIRECTIVE FOR ALL MATERIALS WILL BE PROVIDED BY ARCHITECT.
6. SEE A4 SHEETS FOR WALL AND COURSEING SECTIONS.
7. PROVIDE FLASHING OVER ALL DOORS AND WINDOWS.
8. PROVIDE FLASHING AND MOISTURE PROTECTION AT ALL MECHANICAL PENETRATIONS THROUGH ROOFS AND WALLS.
9. PROVIDE FLASHING AT ALL MATERIAL TRANSITIONS.
10. PROVIDE FLASHING AND MOISTURE PROTECTION AT ALL ROOF AND WALL VERTICAL & HORIZONTAL TRANSITIONS.
11. PROVIDE AN UNINTERRUPTED WEATHER BARRIER AROUND ENTIRE BUILDING ENVELOPE. ALL COMPONENTS OF THE AIR & WEATHER BARRIER SUCH AS ROOF MEMBRANE, METAL FLASHINGS, BUILDING WRAP, HORIZONTAL WATERPROOFING, AND VERTICAL WATERPROOFING SHALL BE INTERFACED WITH POSITIVE LAPS IN ORDER TO CONVEY MOISTURE DOWN THE FACE OF THE BUILDING TO GRADE OR INTO SUB-GRADE UNDER-DRAIN SYSTEMS. FOLLOW MANUFACTURER'S GUIDELINES FOR TERMINATIONS, TRANSITIONS, SEQUENCING, AND LAPS. CERTAIN MATERIALS SUCH AS STUCCO AND CULTURED STONE MAY REQUIRE AN ADDITIONAL WATER BARRIER LAYER. IF ANY PORTION OF THE AIR & WATER BARRIER IS EXPOSED TO DAYLIGHT (E.G. OPEN JOINT IN A RAIN SCREEN FINISH SYSTEM) IT SHALL BE RATED FOR UV STABILITY.
12. UNLESS NOTED OTHERWISE, MECHANICAL APPLURTEANCES LOCATED ON THE EXTERIOR WALL SUCH AS GRILLS, CAPS, VENT BOXES, GUTTERS, DOWNSPOUTS, SCUPPERS, ETC. SHALL BE PAINTED TO MATCH THE COLOR OF THE FINISH BEHIND.
13. UNLESS NOTED OTHERWISE, EXPOSED MOISTURE MANAGEMENT FEATURES SUCH AS METAL FLASHING AND CAULKING SHALL BE OF A COLOR THAT MATCHES THE SURFACE ON WHICH THEY ARE INSTALLED.
14. UNLESS NOTED OTHERWISE, ALL EXPOSED WOOD IS TO BE TREATED WITH A PENETRATING SEALER.
15. IF EXPOSED CONCRETE IS CALLED OUT, CONCRETE INSTALLER SHALL BE RESPONSIBLE FOR A SMOOTH PRESENTABLE CONCRETE FINISH FREE FROM SLURRY STAINS, FORM RIDGES, & HONEY-COMBING. GRINDING AND PARKING MAY HAVE TO BE PERFORMED TO CREATE AN ACCEPTABLE FINISH.
16. PROVIDE ON-SITE MOCKUP COVERING ALL CRITICAL MATERIAL TRANSITIONS. DESIGN OF MOCKUP TO BE PROVIDED BY ARCHITECT IN SEPARATE DIRECTIVE.
17. PROVIDE CONTROL JOINTS IN STUCCO AND BRICK AS INDICATED ON ELEVATIONS. INSTALLERS TO CONFIRM THE ADEQUACY OF INDICATED JOINTS. JOINTS SHOWN ARE AESTHETIC GUIDES. ADDITIONAL JOINTS CAN BE PROVIDED AS REQUIRED. STUCCO PANELS SHOULD NOT EXCEED 144 S.F.
18. ENSURE ALL EXTERIOR WALL EXHAUST VENTS ARE LOCATED AT LEAST 3' AWAY FROM ANY OPERABLE PANE OF DOOR OR WINDOW.
19. WINDOWS ARE EITHER POLYMER OR ALUMINUM WITH 1" DOUBLE PANE CLEAR INSULATED GLASS WITH LOW-E COATING, SEE SHEET A8.1 FOR TYPES AND SIZES
20. SILLS AND HEADERS IN BRICK ARE PRECAST. SILLS IN STUCCO ARE STUCCO OVER FOAM.
21. PROVIDE SHELF ANGLES AT BRICK VENEER ON FLOOR LEVELS INDICATED BY STRUCTURAL.

HEAD AND SILL GENERAL NOTES :

- BRICK 1 : ROWLOCK @ SILL; RE: 10/A9.20
BRICK 2 : PRECAST HEAD AND SILL; RE: 1/A9.20 & 3/A9.20
BRICK 3 : SOLDIER COURSE @ HEAD; RE: 12/A9.20
CORONADO STONE : FOAM FACTORY - SMOOTH TOUGH COAT WITH SMOOTH STUCCO @ HEAD, SILL AND BANDING; CUSTOM SHAPES; RE: 3/A9.52, 8/A9.53, 8/A9.36
STUCCO : FOAM BUILD OUT SILL; RE: 4/A9.20
METAL 1 : POWDER COATING TO MATCH BERRIDGE CHARCOAL GREY
METAL 2 : CITADEL SINOCORE SMOOTH METAL PANELS TO MATCH BERRIDGE CHARCOAL GREY

ISSUE	DATE
50% PRICING SET	12.18.15
CONSTRUCTION DOCUMENTS	03.16.16
100% CONSTRUCTION	05.13.16

JOB NUMBER: 1503

BUILDING ELEVATIONS

A3.02



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

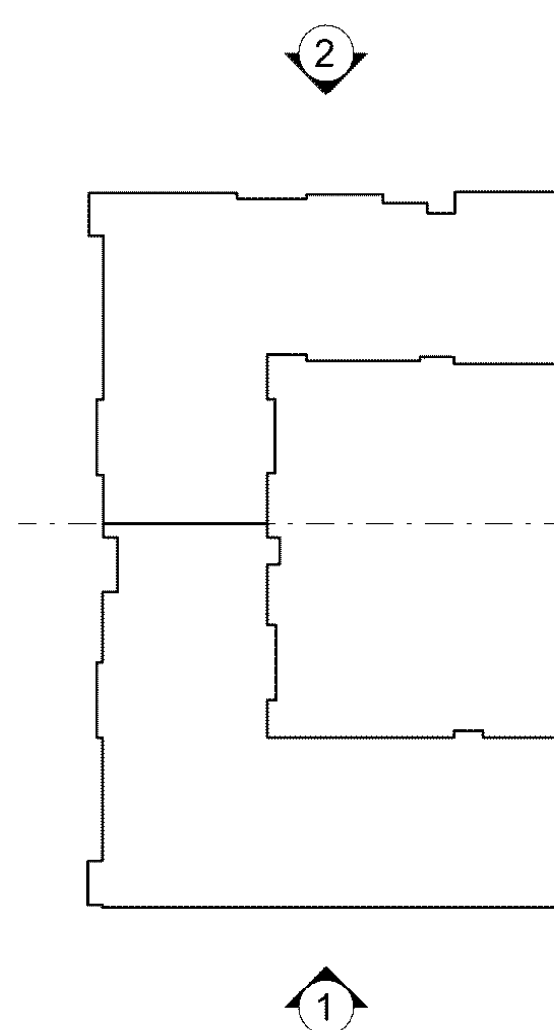


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- Brick 1
- Brick 2
- Brick 3
- Coronado Stone Veneer

Takeoff By : Ankur
Checked By : Akhil
Date : Jun 6, 2016

KEY PLAN



EXTERIOR FINISH DETAILS:

- 1) BRICK 1: INTERSTATE BRICK - COLOR: MONTEREY
- 2) BRICK 2: INTERSTATE BRICK - COLOR: TUMBLEWEED
- 3) BRICK 3: INTERSTATE BRICK - COLOR: MIDNIGHT BLACK
- 4) CORONADO STONE: CHISELLED LIMESTONE - COLOR: SILVER ASH
- 5) ALL POWDER COATING TO MATCH BERRIDGE CHARCOAL GREY
- 6) METAL PANEL: CITADEL SINOCORE SMOOTH METAL PANELS TO MATCH BERRIDGE CHARCOAL GREY

DTC SENIOR APARTMENTS

4855 SOUTH NIAGARA STREET, DENVER, CO

GENERAL NOTES

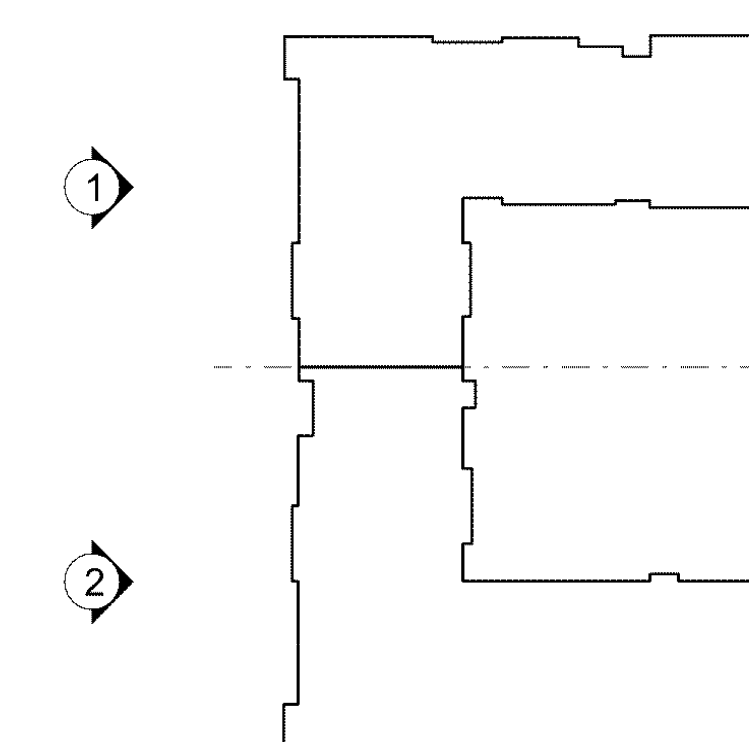
- 'STUCCO' REFERS TO MIN. 1/8" FINISH COAT OVER 5/8" HARD TEXTURED CEMENTITIOUS PLASTER OVER SELF FURRING METAL LATH OVER BUILDING PAPER OVER TYVEK.
- SEE A9 SHEETS FOR EXTERIOR DETAILS.
- ALL EXTERIOR SHEATHING TO HAVE 1/8" GAP AT SEAMS.
- ALL EXPOSED EXTERIOR STEEL IS POWDERCOATED. COLOR PER ARCHITECT.
- SEPARATE COLOR DIRECTIVE FOR ALL MATERIALS WILL BE PROVIDED BY ARCHITECT.
- SEE A4 SHEETS FOR WALL AND COURSEING SECTIONS.
- PROVIDE FLASHING OVER ALL DOORS AND WINDOWS.
- PROVIDE FLASHING AND MOISTURE PROTECTION AT ALL MECHANICAL PENETRATIONS THROUGH ROOFS AND WALLS.
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- ENSURE ALL EXTERIOR WALL EXHAUST VENTS ARE LOCATED AT LEAST 5' AWAY FROM ANY OPERABLE PANE OF DOOR OR WINDOW.
- WINDOWS ARE EITHER POLYMER OR ALUMINUM WITH 1" DOUBLE PANE CLEAR INSULATED GLASS WITH LOW-E COATING, SEE SHEET A8.1 FOR TYPES AND SIZES.
- SILLS AND HEADERS IN BRICK ARE PRECAST. SILLS IN STUCCO ARE STUCCO OVER FOAM.
- PROVIDE SHELF ANGLES AT BRICK VENEER ON FLOOR LEVELS INDICATED BY STRUCTURAL.

HEAD AND SILL GENERAL NOTES :

- BRICK 1 : ROWLOCK @ SILL, RE: 10/A9.20
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STUCCO : FOAM BUILD OUT SILL, RE: 4/A9.20
METAL 1 : POWDER COATING TO MATCH BERRIDGE CHARCOAL GREY
METAL 2 : CITADEL SINOCORE SMOOTH METAL PANELS TO MATCH BERRIDGE CHARCOAL GREY

Takeoff By : Ankur
Checked By : Akhil
Date : Jun 6, 2016

KEY PLAN

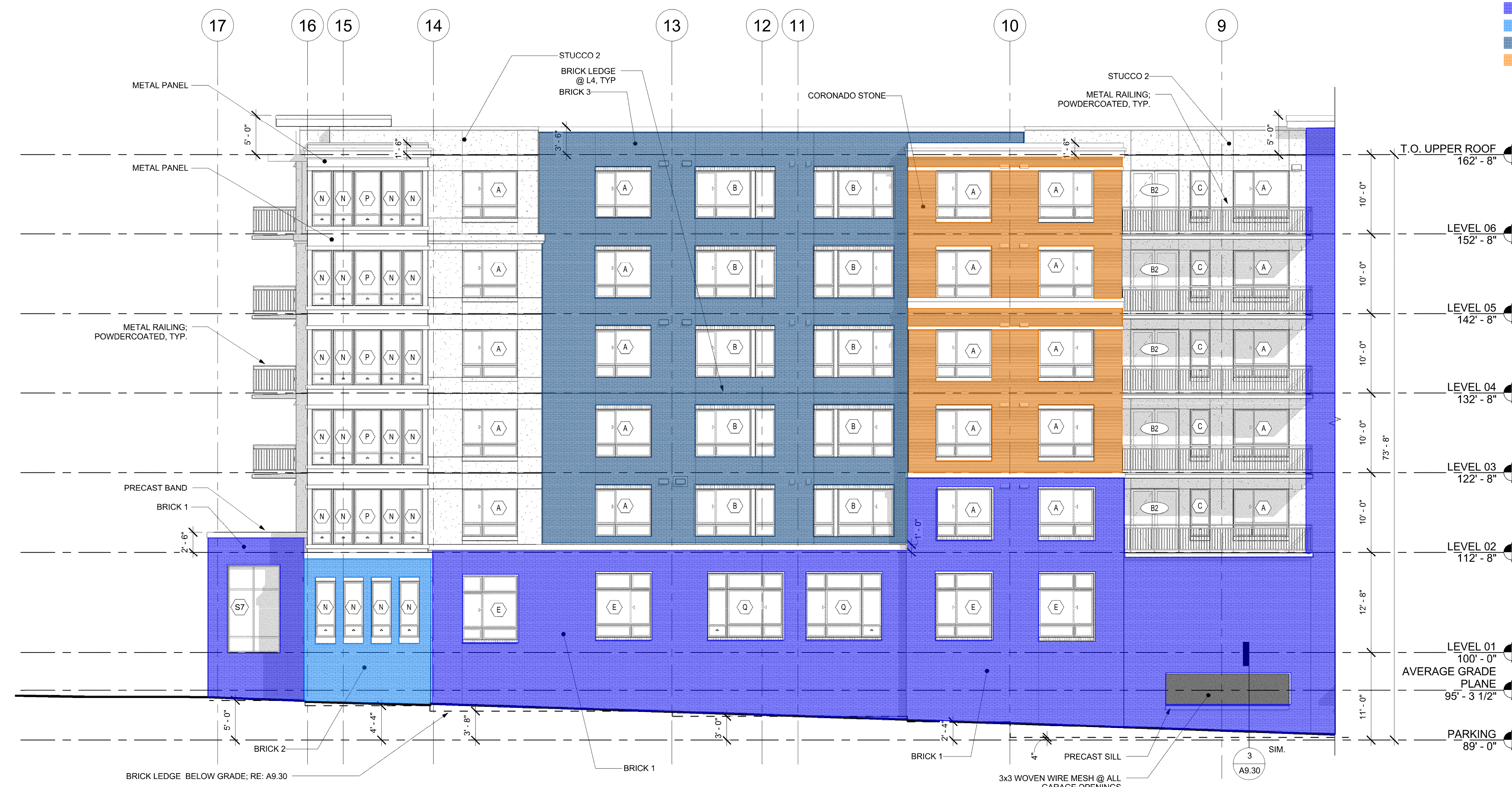


EXTERIOR FINISH DETAILS:

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- BRICK 2 : INTERSTATE BRICK - COLOR : TUMBLEWEED
- BRICK 3 : INTERSTATE BRICK - COLOR : MIDNIGHT BLACK
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2 WEST ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

ISSUE	DATE
50% PRICING SET	12.18.15
CONSTRUCTION DOCUMENTS	03.16.16
100% CONSTRUCTION	05.13.16

JOB NUMBER: 1503

BUILDING ELEVATIONS

A3.03

DTC SENIOR APARTMENTS

4855 SOUTH NIAGARA
STREET, DENVER, CO

GENERAL NOTES

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ISSUE	DATE
50% PRICING SET	12.18.15
CONSTRUCTION DOCUMENTS	03.16.16
100% CONSTRUCTION	05.13.16

JOB NUMBER: 1503

BUILDING ELEVATIONS

A3.04

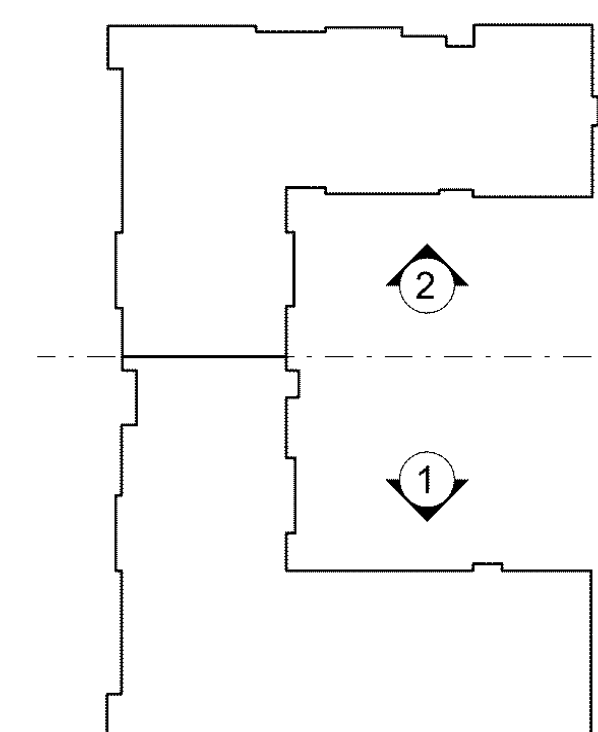


2 COURTYARD ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 COURTYARD ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

KEY PLAN



EXTERIOR FINISH DETAILS:

- 1) BRICK 1 : INTERSTATE BRICK - COLOR : MONTERY
- 2) BRICK 2 : INTERSTATE BRICK - COLOR : TUMBLEWEED
- 3) BRICK 3 : INTERSTATE BRICK - COLOR : MIDNIGHT BLACK
- 4) CORONADO STONE : CHISELLED LIMESTONE - COLOR : SILVER ASH
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