September 08, 2015

Boulder Ventures Development
2121 S. McClelland Street
Suite 303
Salt Lake City, UT. 84106
RE: Jordan Valley TOD Apartments

**Architectural Delta 1 Revision Narrative**

**A1-1.0**
- Revised Site plan to show the new cabana near bldg. 1

**A2-1.0B**
- Structural steel Columns located and dimensioned.

**A2-1.0C**
- Structural steel Columns located and dimensioned.

Sheet A2-1.2
- Rails were added to the ground floor units 134, 135, 136, and 137, in coordination with Civil.

**A2-1.4 through A2-1.12**
- Revised balcony rail graphics to show top mounted.

**A2-1.13-A2-1.15**
- Added packaged mechanical units to all locations indicated by mechanical drawings.
- Eliminated back eave and soffit from elevated roofs where possible to save cost.
- Adjusted crickets per revisions from comments 1+2 listed above.
- Tagged & Dimensioned all mechanical units and new roof edge conditions.

**A2-2.0A**
- Structural steel Columns located and dimensioned.

**A2-2.3 through A2-2.8**
- Revised balcony rail graphics to show top mounted.

**A2-2.9 & A2-2.10**
- Added packaged mechanical units to all locations indicated by mechanical drawings
- Eliminated back eave and soffit from elevated roofs where possible to save cost.
- Adjusted crickets per revisions from comments 1+2 listed above.
- Tagged & Dimensioned all mechanical units and new roof edge conditions.
A4 Sheets
  • Added additional detail keytags.

Sheets A4-1.1 through A4-2.6
  • Defined plaster control joints, masonry expansion joints and drips, and key tagged expansion reglets.
  • Updated detail tags for brick at furred conditions.
  • Added Wall Section Tags.
  • Added specifications for 2X hardie trim at large window bays to receive stucco.
  • Added mechanical residential exhaust locations.
  • Added furring hatch for plane delineation.
  • Added Elevation Legend
  • Added notation that anchored brick and expansion joints are to be installed per the brick industry association’s technical guidelines.
  • Corrected overfaming at building 1, stack 126 – no change at foundation.
  • Furring below plate line at roof trusses removed at areas where roof eave does not interact with over-framing below.

A4-2.2
  • Building 2 – Rails were added to the ground floor balconies at units 134, 135, 136, and 137 in coordination with Civil.

A5-1.1
  • Grade at section updated to match civil update
  • Updated detail references in the notes. (typical all sections sheets including wall sections)
  • Soffit framing removed at roof trusses, typical where eave does not interact with over-framing below.

A6-1.2 through A6-1.4
  • Added Sheets A6-1.2 through A6-1.4 - Total of 6 new wall sections.

A7-5.1 & A7-5.2
  • Added new sheets for pool and spa equipment buildings.

A7-9.1
  • Corrected number of required mailboxes and updated plans and elevations accordingly.
  • Tagged & Dimensioned all plans and elevations.

A9-3.1
  • Added details #09 & #10 (concrete wall cap at cmu & raised slab at pool equipment room.

A9-5.3
  • Revised and added details #12, #16, #17 (Juliet details), #19 and #20 (unit B4 balcony per floors) and key tagged all on bldg plans.
A9-6.4
  • Revised and added detail #10 (steel beam wrap) and #11 (steel beam at exterior wall) per coordination with latest structural plans and key tagged on plans.

A9-6.7
  • Revised and added details #05, #09 and #11 (demising wall at step slab, new slab to existing garage and truss at existing garage wall).

A9-7.3
  • Added: Detail 18- Typical Exterior System & Venting @ Roof Eave.

A9-7.5
  • Added details 09 and 10 showing typical mechanical pad with chase wall at packaged mechanical units.
  • Modified detail 17 to include rooftop packaged units.

A9-8.2
  • Revised and added detail #11 (recessed window sill flashing at furred brick).

A9-8.3
  • Revised and added detail #17, #18 and #20 (window sill/jamb/head at furred brick).

A9-8.4
  • Added details #17 & #19 (door jamb & head at cmu). Revised details 14 and 16 to show brick rather than stone.

A9-9.1
  • Revised, removed detail # 13 and added detail #12 (quickflash exterior at j-box).

A9-9.2
  • Updated foundation graphics to match structural drawings.

A9-9.3
  • Revised and added #13 through #19 (brick outside corner, drip screed at brick, horizontal expansion joint at brick, stucco drop soffit, brick inside corner, brick inside corner to stucco, recessed window jamb).

A9-9.4
  • Added new detail sheet.
Please feel free to contact our office with questions or comments.

Regards;

James McConnell
Ark Architects, Inc.