

AMENDMENT NO. 1

To The Senior Residential Community Offering Plan
For The Residence To Be Known As

THE PROVIDENCE, A FRANCISCAN COMMUNITY

96 Menand Road
Village of Menands, County of Albany, New York 12204

Dated: May 1, 2026

The Offering Plan, accepted for filing on or about September 22, 2025, is hereby amended as follows:

I. STATUS OF RESERVATIONS

As of March 27, 2026, Sponsor has not entered into Reservation Agreements for any of the Residences within the Community.

II. REVISED NUMBER OF RESIDENCES/PHASING

Special Risk No. 5, Section I, Section III, Section XIX, the cover of the Offering Plan, and all other references in the Offering Plan to the number of Residences within the Providence Community are hereby revised to reflect that Phase I will consist of a total of one hundred and twelve (112) Residences, as follows: seventy-six (76) Independent Living Apartments, sixteen (16) Independent Carriage Home Residences, and twenty (20) Independent Villa Residences. In addition to the Residences, the property will contain twenty (20) assisted living units and twenty-seven (27) memory care units. Phase II will consist of thirty-six (36) Residences, as follows: (16) Independent Carriage Home Residences, and twenty (20) Independent Villa Residences. Annexed hereto and made a part of this Amendment No. 1 as Exhibit "A" is a revised Schedule A-1 reflecting the revised types and number of Residences. Except as set forth in this Amendment No. 1, the Sections of the Plan entitled "Introduction" and "Description of Property and Improvements" remain as disclosed in the Offering Plan.

III. REVISED RESIDENCE TYPES

Section III of the Plan, and all other references in the Offering Plan to the types of Residences to be constructed within the Providence, are hereby revised to reflect the revision of certain Residence types and the addition of certain other Residence types to the Community. The overall Community will contain three (3) basic types of

Independent Living Residences: (i) one- and two-bedroom Independent Living Apartments located within the main building, (ii) two-bedroom Independent Carriage Home Residences located in separate buildings throughout the Community, and (iii) two-bedroom Independent Villa Residences located in separate buildings throughout the Community. The model mix and descriptions of the Residence types are set forth in the Exhibits to this Amendment No. 1, as set forth herein. The revised Schedule A-1, annexed hereto as Exhibit "A," reflects the revised Residence types.

IV. REVISED RECREATIONAL FACILITIES

Sections I and III of the Plan are hereby revised to reflect that no clubhouse or dog park, which facilities were contemplated in the original Offering Plan, will be included in the Community. The recreational facilities within the community will include a community wellness garden, bocce ball court, putting green, tree grove, overlook, and walking loop trail.

V. REVISED DESCRIPTION OF PROPERTY REPORT

Annexed hereto as Exhibit "B" is a revised Description of Property Report (the "Report"), which revised Report shall replace and supersede the Description of Property Report set forth in Part II of the Plan as Schedule D. The revised Report reflects revisions to the number and type of Residences and the elimination of the clubhouse, as set forth herein, and incorporates revisions to certain of the fixtures and finishes of the Community. Annexed hereto as Exhibit "C" is a Certification of the Report by the Architect. Annexed hereto as Exhibit "D" is an updated site plan of the Community reflecting the revised number and type of Residences. Annexed hereto as Exhibit "E" are revised floor plans of the various Residence types.

VI. ESTIMATED DATE OF FIRST OCCUPANCY/STATUS OF CONSTRUCTION

Sponsor anticipates completion of the one hundred and twelve (112) Residences in Phase I, the recreational and parking facilities, and other amenities, by April of 2029. Sponsor anticipate that the date of First Occupancy will be April 1, 2029.

VII. EFFECTIVENESS

As a result of the fact that Sponsor has revised the number of Residences in Phase I of the Community, Section XI of the Offering Plan, entitled, "Effectiveness," is hereby revised to reflect that the Offering Plan may be declared effective when seventy (70%) percent of the available Residences in Phase I (i.e., 70% x 112 Residences = 79 Residences) are reserved.

VIII. REVISED ENTRANCE FEES AND REFUND SCHEDULE

As a result of the revisions to the number and types of Residences offered in the Community, the Entrance Fees and Refund Schedule have been revised. The revised Schedule A-1, annexed hereto as Exhibit "A," reflects the revised Entrance Fees for the Residences. Annexed hereto as Exhibit "F" is a revised Schedule A-2, which reflects the revised Entrance Fees and Refund amounts for each of the Residence types.

IX. BUDGET

Annexed hereto as Exhibit "G" is a revised projected budget for the first year of operation, which projected budget replaces the budget disclosed as Schedule B to the Offering Plan. Annexed hereto as Exhibit "H" is a Certification of Adequacy of the budget. The revised budget has been calculated based upon an estimated occupancy rate of 57% of the Community at the end of the first year of operation.

As set forth in the Offering Plan, the budget reflects the total projected operating costs for the overall Providence development and Monthly Service Fees payable by Residents are not calculated as a direct pro rata share of the Providence operating budget. Instead, each Resident's Monthly Service Fee obligation is determined based on a variety of factors, including prevailing market conditions and the anticipated costs associated with operating the Independent Living portion of the Community. In the event the projected occupancy levels are not attained, the Sponsor will continue to fund all costs associated with operating the Community. In no event will Residents' Monthly Service Fees increase as a result of levels of occupancy lower than projected.

X. EXTENSION

This Plan may be used for six (6) months from the date this Amendment is duly accepted for filing; and thereafter, said date is to be extended in a further Amendment to be filed.

Other than as set forth above there are no material changes which require an amendment to the Offering Plan.

FRANCISCAN COMMUNITIES, INC. II
Sponsor

SCHEDULE A-1

Residence information for the period April 1, 2029 through March 31, 2030

Residence Type	Number of Residences	Approximate Square Footage (1)(2)	Entrance Fee (4)	Entrance Fee (4)	Entrance Fee (4)	Monthly Service Fee (5)
			0% Refund	50% Refund	80% Refund	
Independent Living Apartment (1BR – A)	4	890	\$225,170	\$315,238	\$382,789	\$3,560
Independent Living Apartment (1BR – A1)	8	890	\$225,170	\$315,238	\$382,789	\$3,560
Independent Living Apartment (1BR – A2)	4	870	\$220,110	\$308,154	\$374,187	\$3,480
Independent Living Apartment (1BR – A3)	2	1,065	\$266,250	\$372,750	\$452,625	\$4,260
Independent Living Apartment (1BR w/Den - B)	14	960	\$240,000	\$336,000	\$408,000	\$3,840
Independent Living Apartment (2BR – B1)	2	1,250	\$312,500	\$437,500	\$531,250	\$5,000
Independent Living Apartment (1BR/2.5BA– C)	16	1,330	\$332,500	\$465,500	\$565,250	\$5,320
Independent Living Apartment (2BR – C1)	2	1,300	\$325,000	\$455,000	\$552,500	\$5,200
Independent Living Apartment (2BR – C2)	20	1,150	\$287,500	\$402,500	\$488,750	\$4,600
Independent Living Apartment (2BR – C3)	4	1,185	\$296,250	\$414,750	\$503,625	\$4,740
Independent Living Carriage Home (2BR – CH1)	6	1,677	\$402,480	\$563,472	\$684,216	\$6,456
Independent Living Carriage Home (2BR – CH1B)	2	1,677	\$436,020	\$610,428	\$741,234	\$6,456
Independent Living Carriage Home (2BR – CH2)	6	1,805	\$433,200	\$606,480	\$736,440	\$6,949
Independent Living Carriage Home (2BR – CH2B)	2	1,805	\$469,300	\$657,020	\$797,810	\$6,949
Independent Living Villa (2BR – A)	6	1,450	\$362,500	\$507,500	\$616,250	\$5,583
Independent Living Villa (2BR – B)	6	1,585	\$396,250	\$554,750	\$673,625	\$6,102
Independent Living Villa (2BR – B1)	4	1,690	\$422,500	\$591,500	\$718,250	\$6,507
Independent Living Villa (2BR – C)	4	1,875	\$468,750	\$656,250	\$796,875	\$7,219
Assisted Living (Alcove)	14	520	n/a	n/a	n/a	\$7,000
Assisted Living (1BR)	5	680	n/a	n/a	n/a	\$7,700
Assisted Living (2BR)	1	860	n/a	n/a	n/a	\$10,000
Memory Care (Private Studio)	25	350	n/a	n/a	n/a	\$8,600
Memory Care (Shared)	2	740	n/a	n/a	n/a	\$10,000

NOTES TO SCHEDULE A-1

(1) The size of each Residence is measured from the inside face of interior walls, to the inside of the stud of exterior walls, to the outside face of corridor walls, and to the center line of all demising walls. Accordingly, the actual usable square footage of the Residence is significantly less than is set forth in Schedule A-1. Floor plans of each Residence are included in the Property Description section of the Plan and in the Architectural Documents attached to the Plan.

- (2) Each Residence will include a balcony or patio of approximately 60 sq. ft.
- (3) The number of rooms was calculated using the definition for a room as set forth by the Real Estate Board of New York: Rooms are bedrooms, living rooms, studies, recreation rooms, kitchens, dining rooms. The following are not rooms: bathrooms, closets, halls, stairs, laundry rooms, foyers.
- (4) Owner is offering three (3) Entrance Fee options: a zero percent (0) refundable Entrance Fee, a fifty percent (50%) refundable Entrance Fee, and an eighty percent (80%) refundable Entrance Fee. Details of the refundability timeframe and parameters are set forth in detail in Sections XIII and XVIII of the Plan.
- (5) Monthly Service Fees for Residences are based on the number of occupants as shown in the table above. If a second Resident is accepted for residency in a Residence, payment of a second Monthly Service Fee will be required in addition to the Monthly Service Fee being charged for the first Resident.

13 NYCRR §25.7 – DESCRIPTION OF SPECIFICATIONS OR BUILDING CONDITION FOR
THE PROVIDENCE, A FRANCISCAN COMMUNITY

April 24, 2026

(a) Location and use of property.

- (1) The address is 98 Menand Road, Menands NY
- (2) The block and lot number is 55.5-3-6
- (3) The classification of zoning for this project is, R-20 – Rural Residential. The permitted uses for R-20 are: accessory structures, single-family dwellings, electric vehicle charging stations, home occupations, manufactured homes, private swimming pools, public facilities, public parks and playgrounds, and Tier 1 solar energy systems.
- (4) The Village of Menands has conditionally approved a Use Variance for the project on November 3, 2025, as described herein. The approval received did not increase the number of dwelling units in the proposed development. The Village has also conditionally approved an Area Variance for the proposed building height of 79 feet. A use variance was granted The Board unanimously approved the application for a Use Variance providing relief from Chapter 169, Schedule A of the Village code to allow the development of the project, as presented to the Board during the public Hearing and as reviewed by Board in conjunction with the SEQR review process. As noted In the Minutes, the Board unanimously agreed that the Applicant met or exceeded the four standards required to be eligible for a Use Variance, in accordance with NYS Law. The Board approved this application with the following stipulation
 - a) That the cottages have a general occupancy restricted to age 62 and over, as presented to the Board.

(b) Status of construction.

- (1) The project is new construction. Construction is expected to commence September 2027 and is expected to be completed April 2029.
- (2) Main Building Applicable Codes:
 - Building Code of New York State (2025)
 - New York State Mechanical Code (2025)
 - Americans with Disabilities Act (ADA)
 - National Electrical Code, NFPA 70 (2017)
 - National Fire Alarm Code, NFPA 72 (2016)
 - New York State Plumbing Code (2025)
 - New York State Energy Conservation Code (2025)

Carriage Homes Applicable Codes:

Residential Code of New York State (2025)
New York State Mechanical Code (2025)
Americans with Disabilities Act (ADA)
National Electrical Code, NFPA 70 (2017)
National Fire Alarm Code, NFPA 72 (2016)
New York State Plumbing Code (2025)
New York State Energy Conservation Code (2025)

Villa Applicable Codes:

Building Code of New York State (2025)
New York State Mechanical Code (2025)
Americans with Disabilities Act (ADA)
National Electrical Code, NFPA 70 (2017)
National Fire Alarm Code, NFPA 72 (2016)
New York State Plumbing Code (2025)
New York State Energy Conservation Code (2025)

The Main Building residential floors are Type V-A construction over one level of parking, Type I-A construction. The floors in the Type V-A construction are one hour rated; the floor assembly between Type 1-A and Type V-A is 3-hour rated. Structural frame, interior and exterior bearing walls in the Type 1-A are 3- hour rated. Structural frame, interior and exterior bearing walls in Type V-A are 1 hour rated. Non-bearing exterior walls in Type 1-A and Type V-A are one hour rated. Non-bearing interior walls in Type 1-A and Type V-A are not rated. Dwelling unit separation walls in Type V-A are one hour rated. Corridor walls in Type V-A are .5 hour rated. Stair enclosures are 2-hour rated. Roof assemblies in Type V-A are one hour rated.

The Villas are Type V-A construction. All exterior walls are rated 1-hour. Dwelling unit separation is 1- hour rated. All Bearing walls are rated 1-hour. Non-bearing interior walls in Type 1-A and Type V-A are not rated. Floor assemblies and intercommunicating stairs are rated one hour.

The Carriage Homes are Type V-A construction. All exterior walls are rated 1-hour. Dwelling unit separation is 1- hour rated. All Bearing walls are rated 1-hour. Floor assemblies and intercommunicating stairs are not rated.

- (3) Certificates of occupancy are not yet issued.
- (4) No alteration permit is required, this is a new, proposed building. No building permits have been submitted for this proposed community, as of yet.

(c) Site.

- (1) The site is approximately 24.10 acres.
There is one main building, four Villa buildings, and sixteen duplex Carriage

Homes. The main building is a four story “mixed-occupancy” building above a horizontal concrete podium structure east of the fire-wall with a partially-exposed ground floor level below a three-hour rated podium. The building stacks as a “four-over-one” structure that is technically interpreted as two “buildings” stacked on top of each other per the “special provision” criteria prescribed in Section 510.2 of the BCNYS, while still allowing classification of each as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and construction type. The parking will be S Use, residential will be R Use, and the amenity areas will be A Use and B Use. Each Villa building consists of ten dwelling units and ten structured parking spaces. The parking in the Villa will be S Use, residential will be R Use. Each Carriage Home duplex contain two dwelling units. Carriage Home residences are for residential use.

- (2) There are no public streets on the property. Private roads and driveways will be maintained by the operator.
 - a. Roads and driveways will have asphalt paving.
 - b. Roads and driveways will have concrete curbs.
 - c. Along the new private road there are a total of 9 site storm structures, 43 catch basins for the total site, rain garden, detention basin, extended detention basin, HDPE pipes (8” to 24”) for storm water collection. There are 59 new light fixtures on standards not exceeding 16’ feet in height.
 - d. The roads and driveways will confirm to local municipal code.
- (3) drives, sidewalks and ramps;
 - a. Drives, sidewalks, and ramps will have asphalt paving.
 - b. Drives, sidewalks, and ramps will have concrete curbs.
 - c. There are four new catch basins proposed, in the parking areas.
 - d. There are 12’ tall light poles along the roads, to light parking areas and streets. There are path bollards located along pathways on the west side of the main building and in the great lawn area around the villas.
 - e. Drives, sidewalks, and ramps are or will be in conformity with local requirements

(d) Utilities.

Water

Water is provided by the Village of Menands public water supply. A new 8" water main with hydrants will be connected to available an available public watermain in Menand Road.

Sewer and water utilities are provided by the Village of Menands. Electric and Natural Gas utilities are provided by National Grid. Sewer, water, electric and natural gas utilities are not metered individually and will be a common expense of the Community and part of the Monthly Service Fees charged to each Resident.

(e) Sub-soil conditions.

- (1) This is a proposed new construction building, there is no existing foundation.
- (2) This is a proposed new construction building, there is no existing foundation.
- (3) There is no potential for site flooding from adjoining sites.
- (4) The geotechnical engineering Scope of Services for this project included the advancement of nine test borings (B-1 through B-6, B-8, I-1 and I-2) to depths ranging from about 10 to 30 feet below existing site grades, field infiltration testing, a limited soil laboratory testing program and the preparation of this report. Boring B-7, planned about the central portion of the site, could not be performed due to potential buried utility conflicts in the boring vicinity.

The site was found to be mantled with topsoil ranging in thickness between about 2 and 4 inches at the test boring locations. We note the indicated topsoil thicknesses should be regarded as a rough approximation only and should not be relied upon for construction quantity estimates; contractors are advised to make their own estimates or determination of topsoil thickness and quality for bidding purposes.

The topsoil was underlain by native soils consisting of fine grained soils, coarse grained soils or glacial till. These overburden soils varied in thickness from about 2 feet to 30 feet. The coarse grained soils consisted of poorly graded sand with silt and gravel or silty sand and were noted to be of a very loose to medium dense relative density based on SPT "N" values. The fine grained soils consisted of silt or varved silt and clay with occasional fine sand partings and were noted to be very soft to stiff in comparative consistency based on SPT "N" values. The glacial till soils consisted of sandy silt with gravel and were noted to be of a medium stiff to very hard comparative consistency based on SPT "N" values.

Beneath the native soils at the locations of borings B-1, B-3 and B-4, weathered rock was encountered through the boring termination depths. Each of these boreholes terminated with auger refusal at depths between 24 and 29.2 feet.

These refusals likely resulted from encountering relatively sound bedrock. Rock

coring was included in our scope of work, however, the weathered nature of the bedrock materials encountered precluded the extraction of cores from the material.

Environmental Site Issues: This site does not appear in the NYSDEC Environmental Remediation database or in the NYSDEC Spill Incidence Database. Asbestos Containing Building Materials may exist in buildings which will be identified and disposed of in accordance with NYS regulations.

According to FEMA maps the site is within an area of minimal flood hazard.

(f) Landscaping and enclosures.

- (1) The proposed grass cover on the lawns includes 153 plantings of ground cover, perennials and decorative grasses of 17 varieties; rain garden has 201 plants of 3 perennials, lawn areas have a seed mixture of blue grass, fescues and perennial rye.
- (2) The new plantings proposed along the private road include 39 Sugar Maples (the New York State Tree) and 9 Eastern Redbud. Other trees used on site include red maples and river birch. In planting beds, a number of smaller trees are used as accents.
- (3) There are 125 new trees (18 varieties) total on site which includes 39 Sugar Maples (the New York State Tree) and 9 Eastern Redbuds. Other trees used on site include red maples and river birch. In planting beds, a number of smaller trees are used as accents.
- (4) A 6' high, vinyl coated chain link fence around the detention basin is proposed. A 6' cedar Fence will be along the rear of Units 19 to 33. 6' cedar Fence along both sides of Emergency Entrance
- (5) There is a 12-foot-wide double swing vinyl coated chain link fence at detention basin.
- (6) There is a decorative concrete block wall at the Overlook, the wall is 7 feet tall, 4 feet retaining wall and a 3-foot extension above grade. There are curved garden walls on the sloped topography behind the main building, two curved garden walls at the site entrance, 4' to 5' height, decorative concrete block, with granular backfill and drainage tile. Fall protection of 4-foot-high black vinyl coated chain link fence provided at the curved walls behind building.
- (7) There are cast in place concrete walls at grade differences around main building and at the detention basin. Cast in place concrete retaining wall near Unit #33 varies from 2' to 7' with fall protection of 4-foot-high black vinyl coated chain link fence provided where height exceeds 4 feet. Cast in place concrete retaining walls along parking adjoining main building and running parallel to Menands Road and jogging around transformer location varies from 4' to 24' with fall protection of 4-

foot-high black vinyl coated chain link fence provided. Cast in place concrete retaining walls along loading dock area adjoining main building varies from 19' to 27' with fall protection of 4-foot-high black vinyl coated chain link fence provided

(8) No display pools or fountains are proposed

(g) Building size.

- (1) The main building is 79 feet to the tallest ridge line of the roof. Villa buildings are 48 feet to the tallest ridge line of the roof. Carriage Home buildings are 25 feet to the tallest ridge line of the roof, 27 feet to the top of the decorative chimney.
- (2) There are no crawl spaces proposed.
- (3) There is one sub-level in the main building, primarily for parking, loading, and MEP spaces. 5 of the Carriage Homes have a walk out basement. These 5 Carriage Homes are located on the eastern most side of the proposed development. The walk-out basements will not be finished, though a staircase will be provided. If the resident chooses, the resident will have the option to elect for the Sponsor to finish the space with a bathroom, bedroom, mechanical/storage room, and family room at the resident's sole expense and subject to municipal requirements and approvals.
- (4) The main building has 4 levels above grade. There is a roof well in the center of the roof, on the two residential wings of the main building. The Villa buildings have 3 levels above grade. There is a roof well in the center of the roof. Carriage homes will be one level. There are 5 Carriage Homes currently planned to have walk out basements.
- (5) The sub-level of the main building holds the main electrical room, IT/Comm, laundry. Upper floors of the main building have IT/Elec rooms, housekeeping, trash rooms, and janitors closet on each level. The Villas have a split heat pump domestic hot water system in the laundry/mechanical room. The air sourced heat pump water heater is externally mounted, the storage tank is indoor. The Carriage Homes have a water storage tank and heat pump located in the laundry/mechanical room. The air sourced heat pump water heater is externally mounted.
- (6) In the pitched roof areas of the main building, there is a 15' tall mechanical roof well. On flat roofs, there is a 1' tall parapet. At the second floor, roof terraces will have a 3'-6" tall, glass panel railing system. When mechanical equipment is on the flat roof there will be mechanical screen enclosure. In the pitched roof areas of the Villas, there is a 12' tall mechanical roof well. There are no parapets on the carriage homes.

(h) Structural system.

Independent Living Apartment Building (“Main Building”)

A four story “mixed-occupancy” building above a horizontal concrete podium structure east

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of the fire-wall with a partially-exposed ground floor level below a three-hour rated podium. The building stacks as a four-over-one" structure that is technically interpreted as two "buildings" stacked on top of each other per the "special provision" criteria prescribed in Section 510.2 of the BCNYS, while still allowing classification of each as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and construction type.

The above-grade building will be four stories of wood-framed construction atop the podium. The below-grade building, a single-story of concrete construction serves as an underground parking level and back-of-house functions. Programmatic components are:

- New Independent Living distributed on the 1st through 4th floors, totaling 76 dwelling units;
- Town Center amenity and administrative functions distributed on the 1st and 2nd floors;
- 59 parking spaces and back-of house support functions on partially exposed ground floor lower level;
- Limited back-of-house functions on the basement level

The foundation of the main building will have a cast in place concrete foundation wall, a fluid applied bituminous weather resistive barrier, and 2" thick, continuous rigid insulation. Concrete slab-on-grade is 5" normal weight concrete over compacted subbase, reinforce with 4 lb/cf strux90 reinforcing. Typical floor/ceiling assembly is a wood truss; 5/8" gypsum board ceiling attached on 1/2" resilient channel attached to the underside of the truss; the floor is 3/4" tongue and groove plywood sheathing, 1/4" thick acoustic mat, 1-1/2" thick gypcrete underlayment. Floor finishes include carpet, porcelain tile, and vinyl plank flooring. 3" batt insulation is placed within the truss cavity. An STC of 61 and IIC of 57 is the design performance of the assembly.

Exterior wall assemblies are described from inside face to outside face. 5/8" thick, type 'x' gypsum wall board; 2"x6" wood stud @ 16" o.c.; R-20 fiberglass batt insulation; 1/2" thick plywood sheathing, fluid applied weather barrier; 2" thick, continuous expanded polystyrene insulation; and an exterior cladding material. The following exterior cladding materials are proposed: cementitious panel with wood slat look fastened to 7/8" galvanized thick metal furring; thin set masonry veneer with mortar set onto an anchoring panel; fiber cement panel fastened to furring channel; and a 2" thick manufactured stone veneer set on mortar, metal lath and a drainage mat. All exterior walls are rated one hour.

Villas

Three story Villas will be wood frame and concrete block structural system, following Type V construction requirements set in the New York State building code.

The foundation of the villas will have a cast in place conventional spread and strip footings, a fluid applied bituminous weather resistive barrier, and 2" thick, continuous rigid insulation. Concrete slab-on-grade is 5" normal weight concrete over compacted subbase, reinforce with 5 lb/cf strux90 reinforcing. Typical floor/ceiling assembly is a wood truss; 5/8" gypsum board ceiling attached on 1/2" resilient channel attached to the underside of the truss; the floor is 3/4"

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tongue and groove plywood sheathing, ¼" thick acoustic mat, 1-1/2" thick gypcrete underlayment. Floor finishes include carpet, porcelain tile, and vinyl plank flooring. 3" batt insulation is placed within the truss cavity. An STC of 61 and IIC of 57 is the design performance of the assembly.

Carriage Homes

One story carriage homes will have a wood frame structural system, following Type V construction requirements set in New York State building code.

The foundation of carriage homes will have a cast in place concrete foundation wall, a fluid applied bituminous weather resistive barrier, and 2" thick, continuous rigid insulation. Concrete slab-on-grade is 5" normal weight concrete over compacted subbase, reinforce with 4 lb/cf strux90 reinforcing. Typical floor/ceiling assembly is TJI or 2" dimensional lumber; 5/8" gypsum board ceiling attached to the underside of the framing member; the floor is ¾" tongue and groove plywood sheathing. Floor finishes include carpet, porcelain tile, and vinyl plank flooring.

Exterior wall assemblies are described from inside face to outside face. 5/8" thick, type 'x' gypsum wall board; 2"x6" wood stud @ 16" o.c.; R-20 fiberglass batt insulation; ½" thick plywood sheathing, fluid applied weather barrier; 2" thick, continuous expanded polystyrene insulation; and an exterior cladding material. The following exterior cladding materials are proposed: cementitious panel with wood slat look fastened to 7/8" galvanized thick metal furring; thin set masonry veneer with mortar set onto an anchoring panel; fiber cement panel fastened to furring channel; and a 2" thick manufactured stone veneer set on mortar, metal lath and a drainage mat. All exterior walls are rated one hour.

(1) Exterior of buildings:

- a. Exterior finishes for the main building, villas, and carriage home buildings will be a combination of manufactured veneer stone, thin brick, vertical and horizontal cementitious siding, and exterior continuous insulation as required by code.
- b. The windows in the main building will be insulated, fiberglass, casement windows with screens, by Pella or equal or better. The non-glass material warranty is 10 years, the glazing unit is 20 years. The commons area will be insulated, aluminum storefront glazing. The Villa windows will be insulated fiberglass casement and awning style windows with screens, by Pella or equal or better. The non-glass material warranty is 10 years, the glazing unit is 20 years. The carriage home windows will be insulated fiberglass casement and awning style windows with screens, by Pella or equal or better. The non-glass material warranty is 10 years, the glazing unit is 20

years. Windows to have a precast concrete sill or a glass fiber reinforced concrete sill.

c. The building will not have Landmark status.

(2) Parapets on the main building that are scheduled to receive metal coping will be mechanically fastened to the parapet wall. Parapets that are scheduled to receive precast cap shall be fastened with dowels and anchors.

(3) There will be fireplaces in the main building. The carriage homes will have a decorative chimney. There will be no wood burning fireplaces.

(4) Balconies and Terraces

a. The balconies on the main building and Villas will be projecting and structured type. Each unit in the main building and villas will have a balcony. Deck to be constructed of LVL structural members. The finish surface is lightweight concrete.

b. The balustrade is clear, laminated, tempered glass panel

c. The railing system will be aluminum guardrail system.

d. The copings will be painted aluminum

e. Soffit system will be wood-look polymer ceiling system

f. The balcony and terrace doors will be fiberglass clad wood doors. The doors will be sliding, Impervia model from Pella, or equal or better.

g. The carriage homes will have front porches. They will also have rear, screened in porches. The frame is painted, extruded aluminum, the manufacturer is Four Seasons Outdoor Living Group, in Long Island NY, or equal or better.

h. In the main building, there is a terrace on level one, connected to the fitness center. It is 360 square feet and does not have furniture provided. The occupant load is 8 people. There is a terrace on level two, connect to the multi-purpose room. It is 1,600 square feet; tables, chairs and raised planters will be provided. The occupant load is 107 people. Both terraces will be constructed of a composite wood deck and pedestal system over a TPO roof.

(5) Exterior entrances.

a. On the main building and villas, exterior doors and frames from the common area to the outside to be aluminum and glass storefront, swing doors. Locked on the outside. Exterior doors at the carriage homes will be a fiberglass and glass door by Pella or equal or better. The non-glass material warranty is 1

year, the glazing unit is 5 years.

- b. The main entry and vestibule doors of the main building will be automatic sliding doors with breakaway capabilities. They are made from aluminum and clear glass.
- c. USPS mailboxes to be in the common area of the main building. Villas will have a USPS mailboxes in the first-floor lobby. Carriage homes will have their own individual mailboxes.
- d. At the main building and villas, lighting at the entry to be provided by wall sconces and recessed fixtures in the canopy. At the carriage homes , sconces at the entry will be provided.

(6) Service entrances.

- a. Back of house doors leading to the exterior to be hollow metal, swing doors and frames, locked.
- b. No service gates are proposed
- c. No exterior service stairs are proposed
- d. No service railings are proposed.

(7) Roof and roof structures.

a. type roofs for all areas:

- (a) The main building and villas have both pitched roof truss and flat roof. The carriage homes have pitched roofs. Asphalt shingles are manufactured by Atlas Roofing Company, or equal or better. Thermoplastic Polyolefin (TPO) is by Carlisle SynTec Incorporated, or equal or better.
- (b) Pitched roofs: wood truss overbuild with continuous rigid insulation with asphalt shingles, 5/8" thick APA rated plywood sheathing, vapor barrier finish. For roof terraces: structural wood truss with continuous rigid insulation with pedestal system supporting a composite wood deck finish.
- (c) In pitched roofs the insulation will be R-49 spray-in type. The project will also have foam-plastic board insulation, glass fiber blanket, and mineral wool blanket.
- (d) Sloped roofs will have asphalt shingle finish, flat roofs will be finished with Thermoplastic Polyolefin (TPO) roof system. The first and second-floor terraces on the main building will be a TPO roof with composite wood deck and pedestal system.

(e) The asphalt shingle roof will have a two-year roof installer warranty. Workmanship warranty period: 20 years. Materials warranty: 40 years from date of substantial completion, prorated. TPO: Two-year roof installer warranty.

(f) Depending on the application, aluminum, zinc, and stainless steel metal flashing is specified.

b. Drains:

(a) All flat roof drains to an internal system with overflow. Drains will be cast iron and have a 2" high water guard. Roof drains are provided at the level one roof terrace, the level two terrace, the roof well, and flat roof above the second floor.

(b) Gutters and downspouts to be formed aluminum, painted, at every pitched roof. Downspouts to be connected to the stormwater collection system. Typical spacing between downspouts are between 35'-50'.

c. There are no skylights proposed on this project.

d. bulkheads: Not applicable

(a) No stair bulkheads are proposed.

(b) No elevator bulkheads are proposed.

e. metal work at roof levels:

(a) There are no metal stairs proposed at the roof.

(b) At the top of stair 1 there is a metal ladder that connects level 4 and the roof well.

(c) At the terraces, there is an aluminum and glass panel system.

(d) There are no hatches proposed for the project.

f. Roofs with mechanical equipment will be screened with aluminum enclosures. There will be a roof terrace on level one connected to the fitness center. There is a roof terrace on level two connected to the multi-purpose room.

(8) Fire escapes.

a. There are no fire escapes proposed for this project. Emergency egress access capacity, distance, and load requirements are met using egress stairs.

(9) Yard and courts.

- a. There are no yards or courts proposed for this project.

(10) Interior stairs.

- a. There are three egress stairs in the main building. There are two egress stairs in each villa building
- b. At the sub-level the enclosure will be constructed of CMU block. At levels 1 through 4 the rated enclosure will be a gypsum board assembly. The stair assembly is rated 2 hours.
- c. The stairs will be metal pan with cast-in inserts.
- d. Stringers to be steel.
- e. Treads will be cast-in inserts.
- f. The risers will be steel.
- g. The guard rails will be steel.
- h. The balustrade will be steel.
- i. The interior stairs in the carriage homes with walk-out basements will be constructed of dimensional lumber. The tread and riser will be constructed of painted dimensional lumber. The stairs in the carriage homes with walkout basements are located within each dwelling unit, between the garage and the secondary bathroom.

(11) Interior doors and frames.

- a. The unit entry doors will be metal door with a metal frame. In-unit doors to be solid core doors with wood frames.
- b. The corridor doors and frames will be hollow metal door and metal frame.
- c. The stair hall doors and frames will be hollow metal door and metal frame.
- d. The roof doors, basement doors and frames will be hollow metal door and metal frame.
- e. Rated doors are located in firewalls, rated partitions, at electrical closets, and corridor walls. All rated door for smoke and fire will have self-closers.

(12) Elevators.

- a. There are two passenger elevators and one service elevator in the main building. There is one passenger elevator in each villa. In the main building, passenger elevators are electric traction type. The service elevator is a hydraulic type. The elevator in the villas is a hydraulic type.

- b. The passenger elevators basis of design is an Otis Elevator Co. Gen2 Gearless elevator. It has a capacity of 3500 pounds. The service elevator basis of design is Kone, or equal or better. The villa elevator basis of design is Kone, or equal or better.
- c. In the main building, each residential wing has a passenger elevator. The service, or freight elevator is located near the loading and kitchen. In the villa, the elevator is centrally located.
- d. The control systems proposed include hall-call and car-call buttons that light when activated and remain lit until call has been fulfilled. Fabricate lighted elements with long-life incandescent lamps and acrylic or other permanent, nonyellowing translucent plastic diffusers or LEDs.
- e. All floors will have elevators serving them.
- f. Both electric traction elevators and hydraulic elevators are proposed.
- g. The elevators will have automatic sliding doors.
- h. Elevator equipment will be located on the sub-level in the main building. In the villa, elevator equipment will be on the first level.
- i. A DC motor is not specified. A Gen 2 Gearless elevator does not use a DC motor, it uses a permanent magnet synchronous motor.
- j. The AC motor on the gearless machine (elevator) with a synchronous, permanent magnet motor for efficient and quiet operation.

(13) Elevator cabs.

- a. Elevator cab finishes are selected from manufacturer's standard offering.
- b. For the main building and villa passenger elevators, the elevator cab floor will be porcelain tile. The service elevator floor will be covered in commercial vinyl.
- c. Plastic-Laminate Wall Panels: Plastic laminate adhesively applied to manufacturer's standard core with manufacturer's standard protective edge trim.
- d. Ceiling will have flush panels.
- e. Elevators will have recessed LED downlight fixtures lighting.
- f. The emergency Communication System shall comply with ASME A17.1 and the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)." On activation, system dials preprogrammed number of monitoring station and identifies elevator location to monitoring station. System provides two-way voice

communication without using a handset and provides visible signals that indicate when system has been activated and when monitoring station has responded. System is contained in flush-mounted cabinet, with identification, instructions for use, and battery backup power supply.

(i) Auxiliary facilities.

(1) Laundry rooms.

- a. A central laundry is proposed to be located on the sub level for use by staff. Washer and Dryers are provided in Independent Living (“IL”) apartments within the main building, villas and in the carriage homes.
- b. A residential grade washer is proposed for each IL unit. Based on layout configuration, equipment will be either LG / DLHC1455V, COLOR: GRAPHITE STEEL, or LG / WKGX201HBA AND WKEX200HBA, COLOR: BLACK STEEL, or equal or better quality. No machines will be coin operated.
- c. A residential grade, electric dryer is proposed for each IL unit. Based on layout configuration, equipment will be either be LG / WM1455H_AV, COLOR: GRAPHITE STEEL, or LG / WKGX201HBA AND WKEX200HBA, COLOR: BLACK STEEL or equal or better quality.
- d. Laundry rooms will have an exhaust fan in the ceiling.
- e. Dryer exhaust will be direct ducted.

(2) Refuse disposal.

- a. There are no incinerators proposed for this project.
- b. A compactor is not proposed for this project.
- c. Approvals from AHJs will be obtained as required.
- d. There will be an internal trash storage room. There will also be dumpsters near the loading area.
- e. Refuse removal will be provided by Casella Waste. The Independent Living Units in the main building will deposit their waste in a waste chute on their floor which will lead to a trash room. Residents in the villas will deposit their waste in a trash room on the same level as their dwelling unit. Trash will be carried by staff to the curb for pickup. Trash will then be carried by staff to the dumpster enclosure for regular pick-ups. At the carriage houses, once a week pickups will occur with residents moving trash containers near the roadway for pick up.

(j) Plumbing and drainage.

(1) Water supply.

- a. The project will install new Class 52 Ductile Iron water main, valves, pipe coupling, thrust block, fittings and other appurtenances. The piping material and fittings will be type K copper. A domestic cold water service entrance, backflow preventer, and water meter are proposed in the MEP Service Room in the sub-level.
- b. The carriage homes will be served by a 1" Type K Copper service. It will be connected to the 8" distribution main by use of a corporation valve. The service will have a 1" curb valve and box. The villas will be served by a 2" Type K Copper Service. It will be connected to the 4" main by use of a corporation valve.
- c. The main shut-off valve for the main building will be in the lower level, on the west side of the floor, in the MEP room. The main shut-off valve in each villa will be on the first floor. The water shut off for the typical carriage homes will be in the MEP room adjacent to the garage. For carriage homes with walk-out basements the water shut off is in the MEP room on the lower level.
- d. Insulation will be provided above all ground domestic cold, hot, and cold return water piping.
- e. An irrigation system will be provided for planting beds and lawn areas around the main building.

(2) Fire protection system.

- a. The fire system in the main building shall be an automatic wet, Class I standpipe system. Standpipes are Schedule 40, black steel. A fire pump room is located on the sub level. The 6" standpipe will be located in the egress stairs. The villas will have a wet pipe sprinkler system
- b. The main building is equipped with a wet, automatic sprinkler system. Hose racks are not proposed.
- c. In finished ceiling Areas there will be concealed pendent sprinklers with matching cover plate. In unfinished ceiling areas there will be natural brass/bronze finish pendent or upright sprinklers as required.
- d. The fire department connection is located outside the fire pump room, near the loading zone. The connection shall be cast brass material, four-way lug swivel inlets with individual drop clappers, raised letter escutcheon labeled "STANDPIPE".
- e. Each Villa will have a wet pipe sprinkler system with water service sized to handle sprinkler demand. 2" minimum for sprinkler supply.
- f. The carriage homes will have a wet pipe sprinkler system with water service sized to handle sprinkler demand. 2" minimum for sprinkler supply.

- g. The fire pump in the main building will be located in lower level, with exterior access. The electrical fire pump shall be a horizontal, split-case type, single stage centrifugal for horizontal mounting. It will be rated at 1,000 gallons per minute. The fire pump shall be PENTAIR 411 6X8X18C or equal or better. The product will have a three year warranty.

(3) Water storage tank(s) and enclosures.

- a. In the main building, there will be two thermostatic mixing valves and recirculation pump stations, one for the residences and another for the kitchen. There are two domestic hot water heat exchanger tanks by Watts Aegis, capacity 250 gallons, 180 degrees Fahrenheit. One expansion tank is proposed. These are located in the sub level.
- b. Material stainless steel unlined hot water storage tank for 150 PSI ASME construction. Provide storage tank jacketed and insulated. Insulation to exceed new York State 2020 International Energy Code.
- c. Access is provided to the room for staff only. A ladder is not necessary.
- d. Two (2) 250 gallon tanks
- e. The water storage tanks are not used for fire reserve. The fire pump room will provide water for fire department response.

(4) Water pressure to be maintained by the local water district.

(5) Sanitary sewage system.

- a. The sewage piping will be PVC
- b. No sewage pumps are required
- c. Sewage treatment will be by the Public County Treatment Plant

(6) The building will receive a sewer connection permit by the Village of Menands. System approval will be by the Albany County Department of Health (“ACDOH”); Extension of service permit is by New York State Department of Environmental Conservation (“NYSDEC”) & ACDOH.

(7) Storm drainage system. The stormwater will discharge after detention and treatment to existing storm sewer connection on NYS highway.

- a. Catch basins are proposed along the private roadway
- b. Yard and roof drains are connected to high density polyethylene (HDPE) collection system
- c. All piping materials to be HDPE

- d. No ejection or sump pumps are proposed.
- e. Drainage arrives from Tributary Area 1, which is a portion of the developed area of the site, by flow through a drainage system of catch basins and storm sewers. This system is tributary to a Sediment Basin and a Micropool Extended Detention Basin. Outfall from this is controlled by an Orifice Control Basin to a catch basin in Menand Road. Tributary Area 2, which is a portion of the developed area of the site, by flow through a drainage system of catch basins and storm sewers. This system is tributary to a storage pipe gallery which is also tributary to the same catch basin in Menand Road. Tributary Area 3, which is a portion of the developed area of the site, by flow through a drainage system of catch basins and storm sewers. This system is tributary to a rain garden which is also tributary to the same catch basin in Menand Road. Tributary Area 4, which is a portion of the developed area of the site, by flow through a drainage system of catch basins and storm sewers. This system is tributary to a detention basin which is also tributary to the same catch basin in Menand Road. Tributary Area 5 is an undeveloped portion of the site. Drainage arrives from Tributary Area 5 at this stream course by sheet flow and shallow concentrated flow from the site most of which flows across lots on Sage Estates and along the road. The site is steeply sloped and locating the system on the lowest side of the site was necessary. A rain garden has been designed in the courtyard area and a detention pond has been added to reduce the amount of water transiting through the Micropool Extended Detention Basin. Treatment is provided for stormwater bypassing the Micropool Extended Detention Basin utilizing a Downstream Defender Hydrodynamic Separator.

(k) Heating.

- (1) The main building will have a centralized hot water system. There are two domestic hot water heat exchanger tanks by Watts Aegis. One expansion tank is proposed. In the carriage homes and villas, a 65 gallon hot water heater is proposed in each dwelling unit; Bradford White, LET265T3-3 or equal or better. The product has a three year warranty.

For heating the main building, the building will use VRF Terminals: The building zones will be served by horizontal ducted VRF terminal units. The supply ductwork from the VRF terminal unit shall be insulated and distributed within the zone to Titus Omni style diffusers. The return back to the VRF terminal unit shall be uninsulated and the return grille shall be a filter style Titus 350. The filtered return grille will allow easy filter access

in place of the unit located filter. Outdoor air for each space will be ducted down from the rooftop dedicated outdoor air system, to the VRF terminal unit through a balancing valve into the units return connection. Typical dwelling rooms will be served by 1 ton VRF units, with the largest spaces having 1.5 ton units. Most support spaces will be served by 2 ton VRF units. Dining room will be served with multiple 4-ton VRF units. The outdoor unit is LG ARUM504DTE5, has a one-year warranty. The indoor unit is LG ARNU183M1A4, has a one-year warranty and is energy star certified.

For heating the carriage homes, a split system air conditioning, DX heat pump will be used. It is vertical air handling unit with a cold climate heat pump condensing unit and coil. The units will also have an electric resistance heating coil as backup in the event the temperature drops below the unit's capability. The units will be equipped with 2" MERV 8 filters in the return air duct. The supply from the AHU will be ducted to each room within the unit. The AHU will be in the mechanical room, the condenser will be outside, along the carriage home. The air handling unit is 42,000 BTU capacity, high efficiency SEER2 rating of 18.7, Trane TPVA0A0421AA70A, or equal or better. The AHU has a 10-year limited warranty on the compressor and the coil. The condenser is 42,000 BTU capacity, has a SEER rating of 18, Trane TRUZA0421KA70A or equal or better. The warranty on the condenser is for 10 years.

For heating each villa, a split system air conditioning, DX heat pump will be used. It is vertical air handling unit with a cold climate heat pump condensing unit and coil. The units will also have an electric resistance heating coil as backup in the event the temperature drops below the unit's capability. The units will be equipped with 2" MERV 8 filters in the return air duct. The supply from the AHU will be ducted to each room within the unit. The AHU will be in the dwelling unit, the condenser will be outside, in the villa's roof well. The air handling unit is 42,000 BTU capacity, high efficiency SEER2 rating of 18.7, Trane TPVA0A0421AA70A, or equal or better. The AHU has a 10-year limited warranty on the compressor and the coil. The condenser is 42,000 BTU capacity, has a SEER rating of 18, Trane TRUZA0421KA70A or equal or better. The warranty on the condenser is for 10 years.

- (2) There are no boilers proposed.
- (3) There are no boilers proposed.
- (4) There are no burners proposed.
- (5) Controllers for the indoor VRF units will have the following features or abilities:
 - a. Single controller capable of controlling multiple indoor units as group.
 - b. Auto Timeout Touch Screen LCD: Timeout duration shall be adjustable.
 - c. Multiple Languages.
 - d. Temperature Units: Fahrenheit and Celsius.
 - e. On/Off: Turns indoor unit on or off.

- f. Hold: Hold operation settings until hold is released.
 - g. Operation Mode: Cool, Heat, Auto, Dehumidification, Fan Only, and Setback.
 - h. Temperature Display: 1-degree increments.
 - i. Temperature Set-Point: Separate set points for Cooling, Heating, and Setback. Adjustable in 1-degree increments.
 - j. Relative Humidity Display: 1 percent increments.
 - k. Relative Humidity Set-Point: Adjustable in 1 percent increments.
 - l. Fan Speed Setting: Select between available options furnished with the unit.
 - m. Airflow Direction Setting: If applicable to unit, select between available options furnished with the unit.
 - n. Seven-day programmable operating schedule with up to eight events per day. Operations shall include On/Off, Operation Mode, and Temperature Set-Point.
 - o. Auto Off Timer: Operates unit for an adjustable time duration and then turns unit off.
 - p. Occupancy detection.
 - q. Service Notification Display: "Filter".
 - r. Service Run Tests: Limit use by service personnel to troubleshoot operation.
 - s. Error Code Notification Display: Used by service personnel to troubleshoot abnormal operation and equipment failure.
 - t. User and Service Passwords: Capable of preventing adjustments by unauthorized users.
 - u. Setting stored in nonvolatile memory to ensure that settings are not lost if power is lost. Battery backup for date and time only.
 - v. Low-voltage power required for controller shall be powered through non-polar connections to indoor unit.
- (6) There are no radiators.
- (7) Natural gas will be used on site, as described in the next section "Gas Supply".
- (8) Not applicable, as no oil tanks are proposed.
- (9) Not applicable, as no oil tanks are proposed.
- (10) In the main building, the domestic hot water will be generated with roof-mounted heat pump water heaters providing the following capacity: 1,220 gallons per hour recovery, a load of approximately 1,120 MBh, and usable domestic hot water storage tanks of 1200 gallons. The heat pump water heater is LYNC, AEGIS 500A or equal or

better. The storage tank, located in the lower level, is WATTS, AEGIS or equal or better. The storage tank has a warranty of two years. The heat pump water heater has a warranty of one year and a coefficient of performance (COP) of 5.0 or higher.

(l) Gas supply (if not described above).

(1) Natural gas equipment:

Generator: A singular 2000A, 480V service will be provided with feeders into the main building's main electrical room. A 1000kW/1250kVA, 480V natural gas generator will be provided with electrical feeders into the main building's main electrical room. The generator is placed outside, near the trash enclosure.

Commercial Kitchen Equipment: Tilt skillet, convection oven, range with oven, griddle, char broiler, and fryer.

(2) One gas meter will be placed outside the main building, next to the fire pump room. There is no gas provided to the villas or carriage homes.

(3) Black steel piping shall conform to ASTM A53 or ASTM A106 seamless, Schedule 40 weight pipe. Fittings: Listed in accordance with ANSI LC4/CSA 6.32.

1. For natural gas service, -40 deg. F to 180 deg F at 125 PSI.

2. Sizes 1/2 inch through 4 inch, Schedule 40.

3. Schedule 40 steel fittings with zinc/nickel coating for use with IPS schedule 40 carbon steel, pipe conforming to ASTM A53 or ASTM A106. Fittings shall have an HNBR sealing element, 420 stainless steel grip ring, separator ring and "Smart Connect" (SC) feature.

(m) Air conditioning.

(1) Building Zones: The main building will be broken down into HVAC zones. Each of the dwelling units will be its own zone. Interior support rooms will be zoned together based on space adjacency, exposure, and usage. Large occupancy spaces will be their own zone.

For the carriage homes, the system will consist of a vertical air handling unit with cold climate heat pump and electric backup coil. The AHU will be TRANE TPVA0A0421AA70A & TRUZA0421KA70A or equal or better.

For the villas, the system will consist of a vertical air handling unit with cold climate heat pump and electric backup coil. The AHU will be TRANE TPVA0A0421AA70A & TRUZA0421KA70A or equal or better.

(2) VRF Terminals: The main building zones will be served by horizontal ducted VRF terminal units. The supply ductwork from the VRF terminal unit shall be insulated and distributed within the zone to Titus Omni style diffusers. The return back to the VRF terminal unit shall be uninsulated and the return grille shall be a filter style Titus 350. The filtered return grille will allow easy filter access in place of the unit located filter. Outdoor air for each space will be ducted down from the rooftop dedicated outdoor air

system, to the VRF terminal unit through a balancing valve into the units return connection. Typical dwelling rooms will be served by 1-ton VRF units, with the largest spaces having 1.5 ton units. Most support spaces will be served by 2 ton VRF units. Dining room will be served with multiple 4 ton VRF units. The outdoor unit is LG ARUM504DTE5, has a one-year warranty. The indoor unit is LG ARNU183M1A4, has a one-year warranty and is energy star certified.

For cooling the carriage home, a split system air conditioning, DX heat pump will be used. It is vertical air handling unit with a cold climate heat pump condensing unit and coil. The units will also have an electric resistance heating coil as backup in the event the temperature drops below the unit's capability. The units will be equipped with 2" MERV 8 filters in the return air duct. The supply from the AHU will be ducted to each room within the unit.

For cooling the villas, a split system air conditioning, DX heat pump will be used. It is vertical air handling unit with a cold climate heat pump condensing unit and coil. The units will also have an electric resistance heating coil as backup in the event the temperature drops below the unit's capability. The units will be equipped with 2" MERV 8 filters in the return air duct. The supply from the AHU will be ducted to each room within the unit.

- (3) VRF Air Cooled Condensers: The main building will be broken down into VRF groupings. Each grouping will be connected to a rooftop ACCU. The ACCUs will be located on roof equipment rails. The units will be equipped with all low ambient heating mode requirements. These include hail guards, electric pan heater, and derating sizes to maximize heating capacity to connected indoor units. Units shall be on the DOE cold climate heat pump list. Basis of design for VRF system is LG Multi V.

For the carriage homes, the vertical AHU is connected to a cold climate heat pump condensing unit. The condensing unit will be located on the ground, mounted on a concrete pad.

For the villas, the vertical AHU is connected to a cold climate heat pump condensing unit. The condensing unit will be located in the roof well.

- (4) No individual window units will be designed in the air conditioning system for this project.

- (5) Insulation will be provided above all ground domestic cold, refrigerant, hot and cold return water piping. Insulation will also be provided at all supply, exhaust, return, and outdoor air ductwork.

(n) **Ventilation.**

- (1) Outdoor air is provided to the spaces through roof mounted Dedicated Outdoor Air Systems. The DOAS units will be equipped with energy recovery system, filters, air source heat pump heating and cooling, electric heating coil backup, and supply and exhaust fans. The DOAS will have their supply and return ducted down into the space through shafts. Each penetration at the floor through the shaft will require duct fire/smoke combination dampers. The supply ductwork will be ducted to every VRF terminal unit and balanced for required outdoor air cfm. The return duct back to the DOAS will be ducted from all spaces requiring exhaust. Basis of design AAON. The building will have five 4000 CFM DOAS units and three 7200 CFM DOAS units to serve the building. Each DOAS will have its fans sized for 1.5" ESP on both the supply and return.

For villas and carriage homes, outdoor air is provided to the unit through natural ventilation. In the common area of the villas, outdoor air is provided to the unit through an energy recovery unit located next to the Vertical AHU. The ERU units will be equipped with Energy Recovery System, filters, and supply and exhaust fans. The DOAS will have its supply and return ducted down into the AHU. The ERV will be ducted to the exterior for both outdoor air intake and exhaust.

- (2) Exhausters: The areas of the main building requiring exhaust will be ducted to the return of the DOAS units to maximize the energy recovered from the building back to the outdoor air system. In the villas and carriage homes, ducted exhaust will be provided from bathrooms, laundry rooms, and kitchens.
- (3) Garage: The Garage in the Main Building will be equipped with a Honeywell E3 Point gas detection system. The detection system will alarm and notify the building control system and local occupancy of the alarm. The unit will also enable the garage exhaust fan located on the roof and open dampers on air intake louvers near the garage entrance to exhaust the copy required 0.75 CFM per square foot. The normally required 0.05 CFM per square foot will be supplied by the energy recovered unit. The unit will have its outdoor air and exhaust ducted to the exterior and louvers supplied. The garage will be provided with electric unit heaters to provide heating to 50° F maximum to keep piping from freezing.

The garage in the Villa will be equipped with a Honeywell E3 Point gas detection system. The detection system will alarm and notify the building control system and local occupancy of the alarm. The unit will also enable

the garage exhaust fan located on the roof and open dampers on air intake louvers near the garage entrance to exhaust the copy required 0.75 CFM per square foot. The normally required 0.05 CFM per square foot will be supplied by the energy recovered unit. The unit will have its outdoor air and exhaust ducted to the exterior and louvers supplied. The garage will be provided with electric unit heaters to provide heating to 50° F maximum to keep piping from freezing.

The garage in the carriage homes do not have mechanical ventilation.

(o) Electrical system.

- (1) A singular 2000A, 480V service will be provided with feeders into the main building's main electrical room. A 1000kW/1250kVA, 480V natural gas generator will be provided with electrical feeders into the buildings main electrical room. The generator will be Kohler 1000REZK, or equal or better, with a one year warranty. The generator will serve the emergency lighting & exit signs, voice communication, and elevator.

The main service will be broken up into (3) automatic transfer switches to feed (3) different electrical system branches that include:

- 1) Normal Power Branch.
- 2) Life Safety Branch.
- 3) Optional Standby Branch.

Each electrical system branch will be provided with their own distribution panelboard. These panelboards need three feet of working clearance in front.

Power feeders from each distribution panelboard shall be provided and branch circuit panelboards shall be provided in each space on each floor. These panelboards need three feet of working clearance in front.

- 1) A 200A, 208V branch circuit panelboard will be located on each floor for normal power distribution.
- 2) A 200A, 208V branch circuit panelboard will be located on each floor for optional standby power distribution.
- 3) A 100A, 208V branch circuit panelboard will be located on each floor for life safety power distribution.
- 4) A 200A, 480V branch circuit panelboard will be located on each floor for life safety power distribution.

Electrical transformers that will convert the 480V power to 208V power will be provided where required.

For the villas, A primary voltage network between all the villas will be provided by the utility company. Utility transformers will be provided to feed two (2) villas each. Each transformer will be provided with a master utility meter mounted to a pedestal. Each villa will be provided with a 600A, 120/208V, 3-phase electrical service to a 600A main distribution panel (MDP) in the utility room. Each unit will be provided with a 125A, 120/208V, 1-phase, residential style load center powered from the MDP.

For the carriage homes, a primary voltage network will be provided by the utility company. Utility transformers will be provided to feed (2) carriage homes each. Each carriage home will be metered separately by the utility company.

(2) Service to individual dwelling units will be adequate to handle standard usage of appliances and outlets. In the main building, panelboards to units will be placed in an electrical room on each floor. Each carriage home unit will be provided with a 100A, 120/208V panelboard. Each Villa unit will have a 125A, 120/208V, 1-phase, residential style load center powered from the MDP.

(3) In the main building the main electrical room will be located on the sub level, near the loading zone. In each villa, an electrical room is located on the grade level, adjacent to the parking area.

(4) unit service (ratings of fuses and circuit breakers); adequacy of electrical system to handle modern usage and appliances such as air conditioners, dishwashers and dryers; Service to individual dwelling units will be adequate to handle standard usage of appliances and outlets. Branch circuits will be connected to branch circuit breakers. Circuit breakers will be sized to accommodate the equipment. Each branch circuit will utilize a dedicated neutral and grounding conductor. All conductors will be specified to be THHN/THWN type insulation, minimum of #12 AWG

(5) adequacy:

- a. Service to individual dwelling units will be adequate to handle standard usage of appliances and outlets.
- b. Lighting to be LED fixtures, provided per code requirements.
- c. Required outlets, convenience and dedicated will be provided according to requirements of the National Electric Code

(p) Intercommunication and/or door signal systems, security closed circuit TV.

- (1) A complete door and camera security system shall be installed for the entire main building. CCTV fixed camera stations shall be provided to view all exterior doors. The areas to be viewed by the CCTV cameras include the following areas: All corridors, nursing units, activity rooms, stairwells, elevators, dining rooms, and common areas. Intercom substations at entrance doors shall communicate with intercom master station. Intercom system shall be interconnected to CCTV system for automatic call-up of cameras when the attendant at an intercom master station acknowledges a call from an intercom substation. Outlet boxes will be provided as required by the program. Sponsor will provide back boxes and 3/4" conduit with pull string from each box stubbed up into the ceiling space. An emergency call system is not provided in the carriage homes.
- (2) A cable television system shall be provided in the Telecommunication room in the main building along with the Telephone and Data System. Cables for the television network will be routed from the Telecommunication room to IT closets on each floor. Outlet boxes will be provided as required by the program. Sponsor will provide back boxes and 3/4" conduit with pull string from each box stubbed up into the ceiling space. A cable television connection will be provided to each unit in the carriage homes and villas.
- (3) In the main building and villas, unit entry doors will have a peep hole and door chime. At the carriage homes, a doorbell will be provided.

(q) Public area lighting.

The public area lighting will be adequate to service the Community.

Corridors: general lighting will be provided using LED fixtures.

Unit entry: a wall sconce will be provided at the dwelling unit entry

Stairwell: 4' direct/indirect linear wall fixture, white acrylic lens down, no lens up, standard dimming, matte white finish, integrated motion sensor

Basement: 1'x1' parking garage led with no uplight, type 5 medium optics, integral emergency battery, and motion detector integral to unit

Exterior lighting: a combination of wall sconces, bollards, and light poles will be used at the entry, sidewalk, and parking areas.

(r) Garages and parking areas.

- (1) There will be parking spaces located in the sub level of the main building and the first level of the villas. Typical spaces are 9' wide x 18' deep. Additional surface parking is provided around the main building, typical spaces are 9'-0" wide x 20' deep and is asphalt paving. The carriage homes are designed to have a one-car garage and

asphalt driveway with capacity to hold one (1) vehicle. The clear area in the carriage home garage is 12' wide x 22' deep.

- (2) 56 parking spaces are proposed in the sub level of the main building. 16 surface parking spaces will be provided at the main entry for visitors. 46 surface parking spaces will be for additional parking. Carriage homes are designed to have one garage spot and a driveway parking space. Villas are designed to have one indoor space per unit, and there are 12 additional surface spaces total for the four villas.
- (3) Surface level parking is designed to be a pavement base course and an asphalt binder course. 12' light poles are proposed for parking areas. Bollard lighting for pedestrian walkways.
- (4) Parking will be unattended.
- (5) Accessible parking spaces are provided at the following building entry points: two at the Main building, two at the secondary entry, and two at the staff/loading. One accessible parking space is provided inside the villa.
- (6) The main building and villa garages will be mechanically ventilated using an exhaust fan and louvers installed in the exterior wall. The garages in the carriage home will not be mechanically vented.
- (7) An automatic wet sprinkler system is designed for the main building and villa garages. The garage level will have a fire pump room. The carriage home garages will not have a sprinkler system.
- (8) In the main building and villas, floor drains are proposed at the center of the indoor garage. Rainwater from the surface parking will drain to the stormwater collection system. In the carriage homes, the garage floor is sloped to allow runoff to flow into the driveway.

(s) Swimming pool(s).

A swimming pool is designed for the main building. It is located adjacent to the fitness area. The approximate dimensions of the pool are at least 15' x 40', with a depth of 4'-6".

(t) Recreation facilities. Tennis courts, playgrounds and recreation facilities.

- (1) No tennis courts are designed for this community
- (2) No playgrounds are designed for this community.
- (3) Outdoor amenities include: a bocce ball court; a putting green; a community garden with raised garden beds; a walking path is provided around the campus and at the lawn area near the carriage homes. All surfaces are asphalt paving.
- (4) A clubhouse amenity building is not designed for this community.

(u) The community will have the following site amenities: community garden, bocce ball

court, dog park, firepit, a tree grove, an overlook, a putting green, and a walking loop.

The Project is designed to be in compliance with all applicable Federal, state and local laws for people with disabilities. Provisions include assistance in access to all levels of the building, bathing, toileting, and cooking. Ramps, railings, grab bars, turning radius, building signage with braille, and appropriate height of building elements are all ways that the design complies with the Americans with Disabilities Act.

There will be 4 Type A units; two in the main IL apartment building and one in the carriage homes. In the main building, one accessible unit will be placed on the first floor near the north elevator. This unit is a two-bedroom unit. The second accessible unit in the main building is on the second floor, near the south elevator. This unit is a one-bedroom unit. The accessible carriage home unit will be the unit closest to the main building. The type A unit in the villa will be in the villa that is nearest to the main building.

(v) Permits and certificates.

The following permits will be required:

- Albany County Health Department review of commercial kitchen.

- Albany County Health Department review of swimming pool.

- Village of Menands Building Permit

- Village of Menands Demolition Permit

- New York State Elevator & Conveyance Permit

- New York State Department of Environmental Conservation – SPDES GP#0-20-001

- Albany County Department of Health – DOH 347 – Application for Backflow Prevention Devices,

- Albany County Department of Health – DOH 348 – Application for Public Water Supply Improvements

- New York State Department of Environmental Conservation & Albany County Department of Health – Approval of extension of Sewer Service to projects generating more than 2500 GPD

- Albany County Department of Health –Application for Public Water Supply Sewer System Improvements

- New York State Department of Transportation – Highway and Utility installation Permits

- Village of Menands – Sewer Connection Permit

- Village of Menands – Water Connection Permit

The following building inspections will take place:

- NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, inspected annually

- NFPA 72, the National Fire Alarm and Signaling Code, inspected annually

- NFPA 80, Standard for Fire Doors and Fire Windows, inspected annually

- Elevator: Category One (CAT1) annual inspections, Category Five (CAT5) every five years

Albany Country Health Department inspection of swimming pool at least once during each operating season.

(w) Violations.

As of the date of this report there are no agencies imposing a violation.

(x) Unit information.

There are 76 IL apartment units proposed in the main building, the unit mix is: 18 one-bedroom (870- 1,065 sf), 16 one-bedroom w/ den (960-1,250 sf), and 42 two-bedroom (1,150-1,330 sf) units. There are 40 Villa dwelling units, 12 one bedroom (1,475 sf), 12 two bedroom (1,610 sf), 8 two bedroom (1,725 sf), and 8 two bedroom (1,995 sf). One Villa equals 10 dwelling units. There are 32 Carriage home units; 12 two bedroom (1,625 sf) with a one car garage, 12 two-bedroom (1,800 sf) with a two car garage, 4 two-bedroom (2,900 sf) with a one car garage and a partial basement, and 4 two-bedroom (3,050) with a two car garage and a partial basement. Each Carriage Home equals 2 dwelling units. Phase 1 will have 76 IL units, 2 Villas(20 dwelling units), and 8 Carriage Home units (16 dwelling units). Phase 2 will have 2 Villas (20 dwelling units) and 8 Carriage Home units (16 dwelling units).

The ceiling height on levels one two, three and four are 9'-0" in the living room, kitchen, and bedroom spaces; and 8'-0" in the bathrooms.

Dwelling Unit Finish for the apartments in the main building and the villas:

TYPICAL IL UNIT FINISH SCHEDULE

ROOM NAME	FLOOR		WALL FINISH		CEILING FINISH			RUNNING TRIM			DOOR			MILLWORK	COMMENTS
	FIELD	TRANSITION	MAIN	ACCENT	BASE TRIM	WINDOW TRIM	DOOR TRIM	DOOR FRAME	DOOR	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM		
IL BATHROOM 1	UPT1F-01A/01B; UPT1F-02A/02B	UMTS-01	UP-GEN	UPT1W-02A/02B	UP-CLG	UB-01/UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UCAB-01A/01B; UQZR-01A/01B; UCP-01	ACCENT WALL FINISH ON SHOWER WALLS	
IL BATHROOM 2	UPT1F-01A/01B; UPT1F-02A/02B	UMTS-01	UP-GEN	UPT1W-02A/02B	UP-CLG	UB-01/UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UCAB-01A/01B; UQZR-01A/01B; UCP-01	ACCENT WALL FINISH ON SHOWER WALLS	
IL BEDROOM 1	UCPT-01A/B	UMTS-01	UP-01A/01B	--	UP-CLG	UB-01/UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	CLOSET TO RECIEVE SAME FINISH AS ROOM	
IL BEDROOM 2	UCPT-01A/B	UMTS-01	UP-01A/01B	--	UP-CLG	UB-01/UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	CLOSET TO RECIEVE SAME FINISH AS ROOM	
IL FOYER	ULVT-01A/01B	UMTS-01	UP-GEN	--	UP-CLG	UB-01/UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	CLOSET TO RECIEVE SAME FINISH AS ROOM	
IL KITCHEN	ULVT-01A/01B	--	UP-GEN	UPT1W-01A/01B	UP-CLG	UB-01/UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UCAB-01A/01B; UQZR-01A/01B; UCP-01	WALL ACCENT FOR FULL HEIGHT KITCHEN BACK SPLASH	
IL LAUNDRY	UPT1F-01A/01B	UMTS-01	UP-GEN	--	UP-CLG	UB-01/UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	REFER TO PLAN FOR ADDITIONAL INFORMATION	
IL LIVING ROOM & DINING	ULVT-01A/01B	UMTS-01	UP-GEN	--	UP-CLG	UB-01/UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	--	
IL POWDER ROOM	UPT1F-01A/01B	UMTS-01	UP-GEN	--	UP-CLG	UB-01/UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UCAB-01A/01B; UQZR-01A/01B; UCP-01	--	
IL WALK IN CLOSET	UCPT-01A/B	UMTS-01	UP-GEN	--	UP-CLG	UB-01/UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	REFER TO PLAN FOR ADDITIONAL INFORMATION	

The finishes for the carriage homes:

TYPICAL COTTAGE FINISH SCHEDULE GROUND LEVEL

ROOM NAME	FLOORING		WALL FINISH		CEILING	RUNNING TRIM			DOORS		MILLWORK	REMARKS
	FIELD	TRANSITION	MAIN	ACCENT		BASE TRIM	WINDOW TRIM	DOOR TRIM	DOOR FRAME	DOOR		
TRIPLEX A GROUND FLOOR												
GARAGE	CSD	UMTS-01	UP-GEN	--	UP-QLG	UB-011UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	--
BEDROOM	UCPT-01A/B	UMTS-01	UP-01A/01B	--	UP-QLG	UB-011UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	CLOSET TO RECEIVE SAME FINISH AS ROOM REFER TO PLAN FOR ADDITIONAL INFORMATION
COATS	ULVT-01A/01B	--	UP-GEN	--	UP-QLG	UB-011UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	--	--
PRIMARY BEDROOM	UCPT-01A/B	UMTS-01	UP-01A/01B	--	UP-QLG	UB-011UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	--
PRIMARY BATH	UPT1F-01A/01B; UPT1F-02A/02B	UMTS-01	UP-GEN	UMTS-02	UP-QLG	UB-011UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	UCAB-01A/01B; QZR-01A/01B; UCP-01	ACCENT WALL FINISH ON SHOWER WALLS. REFER TO PLAN FOR ADDITIONAL INFORMATION
W/C	UCPT-01A/B	UMTS-01 IF BUTTER UP TO DIFFERENT FLOORING TYPE	UP-GEN	--	UP-QLG	UB-011UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	--	REFER TO PLAN FOR ADDITIONAL INFORMATION
BATHROOM	UPT1F-01A/01B; UPT1F-02A/02B	UMTS-01	UP-GEN	UMTS-02	UP-QLG	UB-011UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	UCAB-01A/01B; QZR-01A/01B; UCP-01	ACCENT WALL FINISH ON W SHOWER WALLS
LAUNDRY	UPT1F-01A/01B	UMTS-01	UP-GEN	--	UP-QLG	UB-011UP-TRIM	--	UP-TRIM	UP-TRIM	UP-TRIM	--	REFER TO PLAN FOR ADDITIONAL INFORMATION
LIVING/DINING	ULVT-01A/01B	UMTS-01	UP-GEN	--	UP-QLG	UB-011UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	--
KITCHEN	ULVT-01A/01B	UMTS-01	UP-GEN	UMTS-02	UP-QLG	UB-011UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UCAB-01A/01B; QZR-01A/01B; UCP-01	PANTRY TO RECEIVE SAME FINISH AS ROOM. REFER TO PLAN FOR ADDITIONAL INFORMATION
FOYER	ULVT-01A/01B	UMTS-01	UP-GEN	--	UP-QLG	UB-011UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	UP-TRIM	--	--
SCREEN PORCH	--	--	EXTERIOR MATERIAL	--	REFER TO EXTERIOR SECTIONS	--	REFER TO EXTERIOR SECTIONS	REFER TO EXTERIOR SECTIONS	REFER TO EXTERIOR SECTIONS	REFER TO EXTERIOR SECTIONS	--	--

Finish Schedule of materials used in the IL Units:

UNIT COLOR SELECTIONS SHEET					
KEY NAME	MANUFACTURER	STYLE / NUMBER	COLOR NUMBER	SIZE	COMMENTS
CARPET					
UCPT-01A	J&J FLOORING	SANIBEL	TBD	12'	IL/COTTAGES
UCPT-01B	J&J FLOORING	SANIBEL	TBD	12'	IL/COTTAGES
UCPT-02	J&J FLOORING	SANIBEL	TBD	12'	AL
COUNTERTOP					
UQZR-01A	WILSONART	QUARTZ	TBD		IL/COTTAGES
UQZR-01B	WILSONART	QUARTZ	TBD		IL/COTTAGES
UQZR-02	WILSONART	QUARTZ	TBD		AL/MC
DECORATIVE CABINET PULL					
UCP-01	TYP. ALLOWANCE \$5 PER PULL	TBD	TBD		
FLOOR TILE					
UPT/F-01A	DALTILE	UNIFORM CONCRETE	TBD	12" x 24"	IL/COTTAGES - BATHROOM FLOOR
UPT/F-01B	DALTILE	UNIFORM CONCRETE	TBD	12" x 24"	IL/COTTAGES - BATHROOM FLOOR
UPT/F-02A	DALTILE	UNIFORM CONCRETE	TBD	12" x 24"	IL/COTTAGES - SHOWER FLOOR TILE
UPT/F-02B	DALTILE	UNIFORM CONCRETE	TBD	12" x 24"	IL/COTTAGES - SHOWER FLOOR TILE
UPT/F-03	DALTILE	UNIFORM CONCRETE	TBD	12" x 24"	AL/MC - BATHROOM FLOOR
UPT/F-04	DALTILE	UNIFORM CONCRETE	TBD	12" x 24"	AL/MC - SHOWER FLOOR TILE
LUXURY VINYL TILE					
ULVT-01A	J&J FLOORING	CLASSICS	TBD		IL/COTTAGES
ULVT-01B	J&J FLOORING	CLASSICS	TBD		IL/COTTAGES
ULVT-02	J&J FLOORING	CLASSICS	TBD		AL/MC
METAL TRANSITION STRIP					
UMTS-01	SCHLUTER	SCHIENE	TBD		FLOOR FINISH TRANSITION
UMTS-02	SCHLUTER	JOLLY	TBD		LOCATION: SHOWER TILE EDGE TRANSITION TO WALL
PAINT					
UP-01A	BENJAMIN MOORE	TBD	TBD		IL/COTTAGES ACCENT
UP-01B	BENJAMIN MOORE	TBD	TBD		IL/COTTAGES ACCENT
UP-02	BENJAMIN MOORE	TBD	TBD		AL/MC ACCENT
UP-CLG	BENJAMIN MOORE	TBD	TBD		CEILING PAINT
UP-GEN	BENJAMIN MOORE	TBD	TBD		GENERAL WALL FIELD PAINT
UP-TRIM	BENJAMIN MOORE	TBD	TBD		TRIM/BASE/DOORS
PREMANUFACTURER CABINET					
UCAB-01A	MERILLAT CABINETS	STAIN	TBD		IL/COTTAGES
UCAB-01B	MERILLAT CABINETS	STAIN	TBD		IL/COTTAGES
UCAB-02	MERILLAT CABINETS	PAINTED	TBD		AL/MC
WALL BASE					
UB-01	TBD	4" WOOD BASE	PAINTED BASE		MC/AL/IL/ COTTAGES
WALL TILE					
UPT/W-01A	DALTILE	KEYSTONE - 1 x 3 HERRINGBONE	TBD	MOSAIC - GLOSSY	IL/COTTAGES - BACKSPLASH
UPT/W-01B	DALTILE	KEYSTONE - 1 x 3 HERRINGBONE	TBD	MOSAIC - GLOSSY	IL/COTTAGES - BACKSPLASH
UPT/W-02A	DALTILE	KEYSTONE - 1 x 3 LATTICE WEAVE	TBD	MOSAIC - MATTE	IL/COTTAGES - SHOWER TILE
UPT/W-02B	DALTILE	KEYSTONE - 1 x 3 LATTICE WEAVE	TBD	MOSAIC - MATTE	IL/COTTAGES - SHOWER TILE
UPT/W-03	DALTILE	KEYSTONE - 2 x 8	TBD	TILE	AL - BACKSPLASH
UPT/W-04	DALTILE	KEYSTONE - 2 x 2	TBD	MOSAIC - MATTE	AL/MC - SHOWER TILE
WINDOW TREATMENTS					
WT-RS-01	MECHOSHADE (BASIS OF DESIGN)	MANUAL MECHOSH5X EXTENDED, CEILING MOUNTED, W/ LIFT ASSIST MECHANISM, W/ MATCHING FASCIA	THERMOVEIL, PRIVACY WEAVE 0%-1%, COLOR WHITE 0901	SEE FINISH PLAN FOR LOCATIONS	SEE SPEC BOOK FOR ADDITIONAL INFORMATION, EQUAL ALTERNATES ACCEPTED

(1) Bathroom Fixtures (all or Equal or Better Quality):

Water closet: American Standard #715AA.001 Cadet, floor mounted, vitreous china, 16.5 in. high, siphon jet, 1.28 GPF, elongated bowl, fully glazed 2 in. ball pass trapway.

Sink: American Standard #0495.221, 17-1/8 in. x 14-1/8 in. oval, undermount, vitreous

china lavatory with front overflow

Shower: Best Bath P26337ADF1FTT, one-piece molded fiberglass 63 in. x 38 in. shower pan, 2 in. drain with stainless steel strainer; barrier free front trench drain with 5/8 in. deep tile inset recess depth. Provide with anchoring adhesive kit

(2) Appliances in the Laundry and Kitchen (all or Equal or Better Quality):

a. The appliances are typical for all units:

Washer: LG / WM1455H_AV, COLOR: GRAPHITE STEEL

Dryer: 30BLG / DLHC1455V, COLOR: GRAPHITE STEEL

Stacked washer/dryer: 36BLG / WKGX201HBA AND WKEX200HBA,
COLOR: BLACK STEEL

Range/Oven: BFRIGIDAIRE / FFEH3054 S, COLOR: SS

Range/Oven (accessible): FRIGIDAIRE / FFED3025P S, COLOR: SS

Refrigerator 7BFRIGIDAIRE / GRFG2353AF SS, COLOR: SS

Microwave: FRIGIDAIRE / FFMV1846VS, COLOR: SS

Microwave(accessible): BZLINE/1217463 MODEL #MWD-1, SS

Dishwasher: FRIGIDAIRE / FFBD2420US, COLOR: SS

Dishwasher (accessible): FRIGIDAIRE / FFBD2420US, COLOR: SS

Sponsor reserve the right to substitute appliances and fixtures of Equal or Better Quality for all of the above. Appliances labeled as accessible are placed within the Type 1A, accessible dwelling units.

(y) Finish schedule of spaces other than units.

PERKINS — EASTMAN

FINISH SCHEDULE								
ROOM #	ROOM NAME	FLOORING		WALL FINISH		CEILING	COUNTERTOP COLOR	CASEWORK COLOR
		FIELD	ACCENT	FIELD	ACCENT			
LEVEL B1								
001	PARKING GARAGE	--	--	--	--	--		
A1-001	STORAGE	SC-01	--	FRP-01	--	--		
A1-002	KITCHEN DRY STORAGE	SC-01	--	--	--	--		
A1-003	HOLDING	SC-01	--	FRP-01	--	--		
A1-004	LOADING	SC-01	--	FRP-01	--	--		
A1-005	LAUNDRY	PT/F-04	--	P-01	--	P-CLG	SSP-01	CAB-05
A1-006	TRASH / REC	SC-01	--	FRP-01	--	--		
A1-007	MAINT./OFFICES/CNTRL SUPPLY	SC-01	--	P-01	--	--		
A1-008	STORAGE	SC-01	--	FRP-01	--	--		
A1-009	IT/COMM.	SC-01	--	FRP-01	--	--		
A1-010	TOILET	PT/F-04	--	P-01	--	P-CLG		
A1-011	ATS/EM PWR.	SC-01	--	--	--	--		
A1-013	ELECT.RM	SC-01	--	FRP-01	--	--		
A1-014	STAFF BREAKROOM	LVT-05	--	P-01	--	P-CLG	SSP-01	CAB-05
A1-015	WELLNESS	LVT-05	--	P-01	--	P-CLG	--	--
A1-016	MEP/SERVICE ROOMS B	SC-01	--	FRP-01	--	--		
A1-017	MEP/SERVICE ROOMS A	SC-01	--	FRP-01	--	--		
A1-018	UNFINISHED BASEMENT	SC-01	--	--	--	--		
A1-020	FIRE PUMP	SC-01	--	--	--	--		
A1-021	ELEV. LOBBY	PT/F-04	--	P-01	--	P-CLG		
A1-022	TRASH RM	SC-01	--	FRP-01	--	--		
A1-023	RES. STORAGE	SC-01	--	FRP-01	--	--		

PERKINS — EASTMAN

A1-024	BIKE ROOM	SC-01	--	FRP-01	--	--		
A1-040	ELEV. LOBBY	SC-01	--	P-01	--	P-CLG		
A1-042	TRASH RM	SC-01	--	FRP-01	--	--		
A1-047	RES. STORAGE	SC-01	--	P-01	--	--		
A1-048	RES. STORAGE	SC-01	--	P-01	--	--		
A1-049	HOUSEKEEPING	SC-01	--	FRP-01	--	--		
A1-243	SERV. LOBBY	SC-01	--	P-01	--	--		
A1-249	CORRIDOR	LVT-05	--	P-01	--	ACT-02		
A1-S10	STAIR 1	SC-01	--	--	--	--		
A1-S20	STAIR 2	SC-01	--	--	--	--		
A2-S10	STAIR 3	SC-01	--	--	--	--		
LEVEL 01								
115	STORAGE	CPT-04	--	FRP-01	--	--		
136	ELEV. 1	PT/F-01	--	PLAM	--	--		
150	ELEV. 2	PT/F-01	--	PLAM	--	--		
159-M	ELEV. 3	PT/F-04	--	PLAM	--	--		
176-S	CORRIDOR	CPT-07A	--	P-01	P-09	ACT-01		
176-T	CORRIDOR	CPT-07A	--	P-01	P-09	ACT-01		
176-U	CORRIDOR	CPT-07A	--	P-01	P-09	ACT-01		
176-V	CORRIDOR	CPT-07A	--	P-01	P-09	ACT-01		
176-W	CORRIDOR	CPT-07A	--	P-01	P-09	ACT-01		
176-X	CORRIDOR	CPT-07A	--	P-01	P-09	ACT-01		
176-Y	CORRIDOR	CPT-07A	--	P-01	P-09	ACT-01		
176-Z	CORRIDOR	CPT-07A	--	P-01	P-09	ACT-01		
A1-100	STORAGE	SC-01	--	FRP-01	--	--		
A1-101	VEST.	PT/F-01	TBD	P-01	--	P-CLG		
A1-102	LOUNGE	CPT-01	PT/F-01	P-01	PLAM-01, ST-02	DC-01, P-08		
A1-103	BAR/RECEP.	PT/F-02	QT-01	WVD-01, PLAM-03	MR-01, FWP-01	P-01, WDV-01	ST-02	
A1-104	BAR PREP.	QT-01	--	FRP-01	--	ACT-02		
A1-105	MAIN DINING	PT/F-03	CPT-02A/B	VWC-01	PTW-01	DC-02		
A1-106	MAIN KITCHEN	QT-01	--	FRP-01	--	ACT-02		
A1-107	MARKET	PT/F-02	--	PTW-02	P-01	DC-02		
A1-108	FITNESS	LVT-01	--	P-01	P-03	FWP-02		
A1-109	JC	SC-01	--	FRP-01	--	--		
A1-110	TOILET (M1)	PT/F-01	--	PTW-03	P-04	P-CLG	QRZ-01	
A1-110	STORAGE	SC-01	--	FRP-01	--	--		
A1-111	TOILET (W1)	PT/F-01	--	PTW-03	P-04	P-CLG	QRZ-01	
A1-111	CONSULT.	LVT-01	--	P-01	--	P-CLG	--	
A1-112	JC	SC-01	--	FRP-01	--	--		
A1-113	CONF. RM	CPT-04	--	P-02	--	P-CLG		
A1-114	MAIL	PT/F-03	--	P-02	--	P-CLG		
A1-115	MARKETING	CPT-04	--	P-02	--	P-CLG		
A1-116	DISC. RM.	CPT-04	--	P-02	--	P-CLG		
A1-117	HR OFF.	CPT-04	--	P-02	--	P-CLG		
A1-118	BUS. OFFICE	CPT-04	--	P-02	--	P-CLG		
A1-120	WRK RM	CPT-04	--	P-02	--	P-CLG		
A1-122	IT/ELEC	SC-01	--	FRP-01	--	--		
A1-124	REFUSE/RECY.	SC-01	--	P-BOH	--	--		
A1-134	CORRIDOR	CPT-03	--	P-01	P-09	ACT-03		
A1-135	CORRIDOR	CPT-03	--	P-01	P-09	ACT-03		
A1-140	REFUSE/RECY.	SC-01	--	P-BOH	--	--		
A1-142	HSKP.	SC-01	--	FRP-01	--	--		
A1-144	IT/ELEC.	SC-01	--	FRP-01	--	--		
A1-S11	STAIR 1	SC-01	--	--	--	--		
A1-S21	STAIR 2	SC-01	--	--	--	--		
A2-100a	VEST	PT/F-04	--	P-01	--	P-CLG		
A2-100b	LOBBY	CPT-07A	--	P-01	--	P-CLG		
A2-102	SENSORY ROOM	CPT-07A	--	P-01	--	P-CLG		
A2-104	RES. SERVICE	CPT-07A	--	P-BOH	--	ACT-01		
A2-106	LIVING ROOM	CPT-08A	--	P-01	PTW-03	P-CLG	QZR-03	PLAM-04
A2-117	JC	SC-01	--	FRP-01	--	--		
A2-118	MAINT	SC-01	--	FRP-01	--	--		
A2-119	IT	SC-01	--	FRP-01	--	--		
A2-120	ELEC.	SC-01	--	FRP-01	--	--		
A2-122	ACTIVITY/FOLDING	LVT-05	--	P-01	--	P-CLG	SSP-01	CAB-05
A2-124	LIFE STATION	LVT-05	--	P-01	--	P-CLG	SSP-01	CAB-05
A2-125	LAUNDRY	PT/F-04	--	P-01	--	ACT-01	SSP-01	CAB-05
A2-133	ACTIVITY	LVT-05	--	P-01	--	ACT-01		
A2-134	STORAGE	SC-01	--	FRP-01	--	--		
A2-135	TLT	PT/F-04	--	P-01	PTW-06	P-CLG		

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A2-136	MED	VS-01	--	P-01	--	ACT-01		
A2-137	LOBBY	CPT-07A	--	P-01	--	P-CLG		
A2-138	SOILED	SC-01	--	FRP-01	--	ACT-02		
A2-139	CLEAN	SC-01	--	FRP-01	--	ACT-02		
A2-141	TRASH	SC-01	--	FRP-01	--	--		
A2-141a	SERV. LOBBY	CPT-07A	--	P-BOH	--	ACT-01		
A2-143	PANTRY	QT-01	--	FRP-01	--	ACT-02		
A2-145	OPEN KITCHEN	LVT-04	--	P-01	PT/W-05A	P-CLG	QZR-03	PLAM-04
A2-147	DINING ROOM	LVT-04	--	P-01	--	P-CLG	--	PLAM-04
A2-148	LIVING ROOM	CPT-08A	--	P-01	VWC-04	P-CLG	QZR-03	PLAM-04
A2-150	TLT.	PT/F-04	--	P-01	PT/W-06	P-CLG		
A2-152	LIFE STATION/SITTING	CPT-07A	--	P-01	--	P-CLG		
A2-156	CART STORAGE	CPT-07A	--	P-BOH	--	ACT-01		
A2-S11	STAIR 4	SC-01	--	--	--	--		

FINISH SCHEDULE								
ROOM #	ROOM NAME	FLOORING		WALL FINISH		CEILING	COUNTERTOP COLOR	CASEWORK COLOR
		FIELD	ACCENT	FIELD	ACCENT			
A2-S21	STAIR 3	SC-01	--	--	--	--		
LEVEL 02								
176-BB	CORRIDOR	CPT-07B	--	P-01	P-09	ACT-01		
176-CC	LOBBY	CPT-07B	--	P-01	--	P-CLG		
176-DD	CORRIDOR	CPT-07B	--	P-01	P-09	ACT-01		
A1-201	CARD/ACTIVITY RM	CPT-03	--	P-01	--	DC-02		
A1-202	GREAT ROOM	LVT-02	--	P-01	--	P-CLG	QZR-02	CAB-02
A1-203	ART ROOM	LVT-02	--	P-01	--	ACT-03	SSP-01	CAB-01
A1-204	MECH.	SC-01	--	FRP-01	--	--		
A1-205	THEATER	CPT-05	--	P-05	PLAM-01	FWP-XX		
A1-206	CHAPEL BOH & STORAGE	CPT-06	--	P-BOH	--	--		
A1-207	MECH.	SC-01	--	FRP-01	--	--		
A1-208	CHAPEL	CPT-06	--	P-01	P-05	DC-02		
A1-209	MULTI-PURPOSE	CPT-06	--	P-05	VWC-03	DC-02	QZR-02	PLAM-05
A1-210	MECH.	SC-01	--	FRP-01	--	--		
A1-212	MIXING RM.	LVT-03	--	P-01	--	P-CLG	SSP-01	CAB-03
A1-213	TOILET (M2)	PT/F-01	--	P-04	PT/W-03	P-CLG	QZR-01	
A1-214	TOILET (W2)	PT/F-01	--	P-04	PT/W-03	P-CLG	QZR-01	
A1-215	JC	SC-01	--	FRP-01	--	--		
A1-216	STORAGE	SC-01	--	FRP-01	--	--		
A1-217	CORRIDOR	CPT-03	--	P-01	--	P-CLG		
A1-222	IT/ELEC	SC-01	--	FRP-01	--	--		
A1-224	REFUSE/RECY.	SC-01	--	--	--	--		
A1-240	REFUSE/RECY.	SC-01	--	--	--	--		
A1-242	HSKP.	SC-01	--	FRP-01	--	--		
A1-244	IT/ ELEC.	SC-01	--	FRP-01	--	--		
A1-334	SITTING ROOM	CPT-07B	--	P-01	--	ACT-01		
A1-S12	STAIR 1	SC-01	--	--	--	--		
A1-S22	STAIR 2	SC-01	--	--	--	--		
A2-200	LIVING ROOM	CPT-07B	--	P-01	--			
A2-202	STORAGE	SC-01	--	P-BOH	--	ACT-01, P-CLG		
A2-203	JC	SC-01	--	FRP-01	--	--		
A2-204	MED ROOM	VS-01	--	P-01	--	ACT-01	SSP-01	CAB-05
A2-206	TLT	PT/F-04	--	P-01	PT/W-06	P-CLG		
A2-215	ELEC./IT	SC-01	--	FRP-01	--	--		
A2-216	CLEAN	SC-01	--	FRP-01	--	ACT-02		
A2-218	SOILED	SC-01	--	FRP-01	--	ACT-02		
A2-219	3 SEASON	PT/F-04	--	P-01	--	P-CLG		
A2-220	LAUNDRY	PT/F-04	--	FRP-01	--	ACT-01	SSP-01	CAB-05
A2-228	LIFE ENRICHMENT	LVT-05	--	P-01	--	ACT-01	QZR-03	CAB-04
A2-230	LIFE ENRICHMENT STORAGE	CPT-07B	--	P-BOH	--	--		
A2-231	SERV. LOBBY	CPT-07B	--	P-BOH	--	ACT-01		
A2-231a	TRASH	SC-01	--	FRP-01	--	--		
A2-233	OPEN KITCHEN	LVT-04	--	P-01	PT/W-05B	P-CLG	QZR-03	PLAM-04
A2-233a	PANTRY	QT-01	--	FRP-01	--	ACT-02		
A2-235	DINING ROOM	LVT-04	--	P-01	--	P-CLG	--	PLAM-04
A2-236	LIVING ROOM	CPT-08B	--	P-01	VWC-04	P-CLG	QZR-03	PLAM-04
A2-238	TLT.	PT/F-04	--	P-01	PT/W-06	P-CLG		

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A2-240	LIFE STATION/SITTING	CPT-07B	--	P-01	--	P-CLG		
A2-242	HOUSEKEEPING	SC-01	--	FRP-01	--	--		
A2-243	STORAGE	SC-01	--	P-BOH	--	ACT-01		
A2-S12	STAIR 04	SC-01	--	--	--	--		
A2-S22	STAIR 3	SC-01	--	--	--	--		
LEVEL 03								
300	ELEV. 1	PT/F-01	--	PLAM	--	--	--	--
A1-310	IT/ELEC.	SC-01	--	FRP-01	--	--	--	--
A1-311	HSKP.	SC-01	--	FRP-01	--	--	--	--
A1-312	TRASH RM.	SC-01	--	FRP-01	--	--	--	--
A1-322	HSKP.	SC-01	--	FRP-01	--	--	--	--
A1-323	IT/ELEC	SC-01	--	FRP-01	--	--	--	--
A1-S13	STAIR 1	SC-01	--	--	--	--	--	--
A1-S23	STAIR 2	SC-01	--	--	--	--	--	--
A2-324	TRASH	SC-01	--	FRP-01	--	--	--	--
LEVEL 04								
400	ELEV. 1	PT/F-01	--	PLAM	--	--	--	--
A1-410	IT/ELEC.	SC-01	--	FRP-01	--	--	--	--
A1-411	HSKP.	SC-01	--	FRP-01	--	--	--	--
A1-412	REFUSE/RECY.	SC-01	--	--	--	--	--	--
A1-422	HSKP.	SC-01	--	FRP-01	--	--	--	--
A1-423	IT/ELEC	SC-01	--	FRP-01	--	--	--	--
A1-424	TRASH	SC-01	--	FRP-01	--	--	--	--
A1-S14	STAIR 1	SC-01	--	--	--	--	--	--
A1-S24	STAIR 2	SC-01	--	--	--	--	--	--

COLOR SELECTIONS SHEET				
KEY NAME	MANUFACTURER	STYLE/NUMBER	COLOR NUMBER	SIZE
ACOUSTIC CEILING TILE				
ACT-01	ARMSTRONG	DUNE (1852) WITH TEGULAR WITH INTERLUDE 9/16" GRID	WHITE	2' X 2'
ACT-02	ARMSTRONG	OPTIMA HEALTH ZONE LAY-IN WITH SUPERFINE XL 9/16" EXPOSED TEE	WHITE	2' X 2'
ACT-03	ARMSTRONG	ULTIMA LAY-IN WITH 9/16 BEVELED TEGULAR AND SUPRAFINE XL GRID	WHITE	24" X 72"
CARPET				
CPT-01	SHAW CONTRACT	WATERFALL - 5A269	SHINE (69155)	12'
CPT-02A	SHAW CONTRACT	TRYKE NUMBER: F997938	CUSTOM	12'
CPT-02B	SHAW CONTRACT	TRYKE NUMBER: F997938	CUSTOM	12'
CPT-03	SHAW CONTRACT	TRYKE NUMBER: F997934	CUSTOM	12'
CPT-04	EF CONTRACT	BATISTE II	BTT51 - SILK & SEQUINS	12 X 24 TILE
CPT-05	ENCORE HOSPITALITY CARPET	ECO	PRESSED FLINT	12'
CPT-06	MOHAWK GROUP	URBAN SHORES - FLOATING FORMS - BC579	938 - CASCADE	12'
CPT-07A	MOHAWK GROUP	RESTORATIVE WATERS	TBD	
CPT-07B	MOHAWK GROUP	RESTORATIVE WATERS	TBD	
CPT-08A	MOHAWK GROUP	URBAN SHORE - DRIFTING CURRENT BC578	TBD	
CPT-08B	MOHAWK GROUP	URBAN SHORE - DRIFTING CURRENT BC578	TBD	--
CPT-09	SHAW CONTRACT	WATERFALL - 5A269	LUSTER (69170)	
CORNER GUARD				
CG-01	CS ACROVYN	RECESSED CORNER GUARDS	CONTRACTOR TO ASSUME UP TO 3 COLORS	
CG-02	CS ACROVYN	SURFACE MOUNTED	CONTRACTOR TO ASSUME UP TO 3 COLORS	
CG-03	CS ACROVYN	STAINLESS STEEL CORNER GUARDS	TBD	
CG-04	CS ACROVYN	SURFACE MOUNTED	CONTRACTOR TO ASSUME UP TO 3 COLORS	
COVE BASE				
CB-01	SCHLUTER	DILEX - AHK ALUMINUM COVE BASE	SATIN NICKEL ANODIZED ALUMINUM	
CRASH RAIL				
CR-01	CS ACROVYN	SCR/BCR/ECR-48N	TBD	
DECORATIVE CABINET PULL				
CP-01	TBD	ALLOWANCE OF 25\$	TBD	
CP-02	TBD	ALLOWANCE OF 15\$	TBD	
CP-03	TBD	ALLOWANCE OF 10\$	TBD	
CP-04	ALUMINIUM C PULL	TBD	TBD	
DECORATIVE CEILING				
DC-01	DECORATIVE CEILING TILES	FAUX WOOD BEAM	SAND BLAST - PRIMED	
DC-02	RULON INTERNATIONAL	ENDURE LINEAR WOODGRAIN #900	TBD	
DECORATIVE SCREEN				
DS-01	ALLOWANCE \$100 sf	TBD		
DS-02	ALLOWANCE \$50sf	TBD		
FABRIC WRAPPED PANEL				
FWP-01	CARNEGIE FABRICS	LIMESTONE	6170 / 3	
FWP-02	KNOLL TEXTILE	HARDROCK	QUARTZ (W1007/4)	

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FIBERGLASS REINFORCED PLASTIC				
FRP-01	NUDO	FIBERLITE	SMOOTH FINISH - WHITE (151)	PROVIDE FOR PROPER SEAM COVERS AND BASE CAPS
GLASS - DECORATIVE				
GL-01	BENDHEIM	FLUTED TEXTURED ARCHITECTURAL GLASS	PKEC-126	68" x 128"
GL-02	BENDHEIM	FLUTED TEXTURED ARCHITECTURAL GLASS	PKEC-1052	68" x 89"
HANDRAILS				
HR-01	CS ACROVYN	HRW-35	WHITE OAK - STAIN TO MATCH	
HR-02A	CUSTOM BARRES	SISSONE BRACKET FOR BARRE FITNESS	SILVER	CLOSED SADDLE; 2 MOUNTING HOLES
HR-02B	CUSTOM BARRES	BALLET BARRES	WOOD; MAPLE FINISH	1-5/8" DIA.
LEAN RAIL				
LR-01	CS ACROVYN	AW-LR	WHITE OAK - STAIN TO MATCH	
LUXURY VINYL TILE				
LVT-01	SHAW CONTRACT	SOUNDSCAPE - 4063V	63121- SILK	6" x 48"
LVT-02	COBALT SURFACES	KATANGA	CAPETOWN KPS-811	7" x 48"
LVT-03	SHAW CONTRACT	SOLITUDE - 0648V	48120- COTTONWOOD	6" x 48"
LVT-04	AVA FLOR	ALPINE OAK	KHAKI AO2D005L	9" x 48"
LVT-05	SHAW CONTRACT	SOLITUDE	TBD	6" x 48"
METAL				
MT-01	FLAT STOCK		BLACK	
METAL TRANSITION STRIPS				
MTS-01	SCHLUTER	DECO AE100D	SATIN ANODIZED ALUMINUM	
MTS-02	SCHLUTER	SCHIENE AEXXX	SATIN ANODIZED ALUMINUM	
MTS-03	SCHLUTER	SCHIENE AEXXX	SATIN ANODIZED ALUMINUM	
MTS-04	SCHLUTER	SCHIENE AEXXX	SATIN ANODIZED ALUMINUM	
MTS-06	SCHLUTER	RENO -TK	SATIN ANODIZED ALUMINUM	
MTS-07	SCHLUTER	RENO RAMP	SATIN ANODIZED ALUMINUM	
MIRROR				
MR-01	PULP STUDIO	MODERN REFLECTION AM 3006	60" x 120"	
PAINT				
P-01	SHERWIN WILLIAMS	SW 7526	MAISON BLANCHE	EGGSHELL FINISH
P-02	SHERWIN WILLIAMS	SW 6150	UNIVERSAL KHAKI	EGGSHELL FINISH
P-03	SHERWIN WILLIAMS	SW 9143	CADET	EGGSHELL FINISH
P-04	SHERWIN WILLIAMS	SW 6171	CHATROOM	EGGSHELL FINISH
P-05	BENJAMIN MOORE	1630	OCEAN FLOOR	EGGSHELL FINISH
P-06	SHERWIN WILLIAMS	SW 9163	TIN LIZZIE	FLAT
P-07	BENJAMIN MOORE	HC-81	MANCHESTER TAN	EGGSHELL FINISH
P-08	MDC	LIQUAPEARLESCENT PAINT	LP1022/4551	--
P-09	SHERWIN WILLIAMS	TBD		EGGSHELL FINISH
P-BOH	SHERWIN WILLIAMS	TBD		SEMI GLOSS
P-CLG	SHERWIN WILLIAMS	TBD	TBD	FLAT FINISH
P-TRIM	SHERWIN WILLIAMS	TBD	TBD	SATIN FINISH
PLASTIC LAMINATE				
PLAM-01	FORMICA	PECAN WOODLINE	5883-NG	
PLAM-02	FORMICA	BLACK BIRCHPLY	8552-NG	
PLAM-03	WILSONART	SATIN BRUSHED MEDIUM BRONZE ALUM.	6262 (419)	
PLAM-04	FORMICA	BEIGE ELM	05794-NG	
PLAM-05	WILSONART	LOFT OAK	7968K-12	
PLAM-06	WILSONART	SAP WALNUT	8221-38	
PORCELAIN TILE BASE				
PT/B-01	CROSSVILLE	NEST - COVE BASE	JOYOUS OLIVE	6" x12"
PT/B-02	CROSSVILLE	JAVA JOINT - COVE BASE	TWO SUGAR	6" x12"
PORCELAIN TILE FLOOR				
PT/F-01	CROSSVILLE	NEST	JOYOUS OLIVE	3" x 15"
PT/F-02	CROSSVILLE	MULTIPLIER	DARK GREY MATTE HEX MOSAIC	MOSIC
PT/F-03	ERGON	STONETALK	WHITE MARTELLATA - NAT	12" x 24"
PT/F-04	CROSSVILLE	JAVA JOINT	TWO SUGAR	12" x 24"
PT/F-05				
PORCELAIN TILE WALL				
PT/W-01	TILE BAR	BYZANTINE LATTE 3D CERAMIC SUBWAY	LATTE	3" x 9"
PT/W-02	TILE BAR	CHANCE DECO	WHITE	2" x 10"
PT/W-03	CERAMIC TECHNICS	RAVENNA ARTISAN STICKS	WHITE	2" x14"
PT/W-04	TILE BAR	NABI ALULU	GLACIER WHITE	MOSAIC
PT/W-05A	TILE BAR	PAINT	TBD	3" x 16"
PT/W-05B	TILE BAR	PAINT	TBD	3" x 16"
PT/W-06A	CERAMIC TECHNICS	STUDIO ELEMENTS BASIC EVO	TBD	4" x 12"
PT/W-06B	CERAMIC TECHNICS	STUDIO ELEMENTS BASIC EVO	TBD	4" x 12"
PT/W-07	MID AMERICA TILE	BRICK STYLE	BLACK	3" x 10"
PT/W-09	TBD	TBD	--	

SCHEDULE					
KEY NAME	MANUFACTURER	STYLE/NUMBER	COLOR NUMBER	SIZE	COMMENTS
PRE-MANUFACTURER CABINETS					
CAB-01	MERRILLAT CABINETRY	CLASSIC COLLECTION - MAPLE	NIGHTFALL		
CAB-02	MERRILLAT CABINETRY	CLASSIC COLLECTION - MAPLE	GRAPHITE DESERT		
CAB-03	MERRILLAT CABINETRY	CLASSIC COLLECTION - MAPLE	DUSK		
CAB-04	MERRILLAT CABINETRY	--	TBD		
CAB-05	MERRILLAT CABINETRY	--	TBD		
QUARRY TILE					
QT-01	DALTILE	QUARRY TILE	ARID GRAY - 0Q42	6" X 6"	
QUARRY TILE BASE					
QTB-01	DALTILE	QUARRY TILE - COVE BASE (Q-3565)	ARID GRAY	5" X 6"	
QUARTZ COUNTERTOP					
QZR-01	DALTILE	ONE QUARTZ SURFACES	ALMONDINE (NQ36) - POLISHED		
QZR-02	WILSONART	QUARTZ	CALACATTA VOLEGNO (Q4057)		
QZR-03	CORIAN	QUARTZ	VALENTE PEARL		
RUBBER BASE					
RB-01	JOHNSONITE	PERCEPTIONS - RECESS TOELESS 4 /14"	TBD		STRAIGHT TO GO WITH CARPET
RB-02	JOHNSONITE	PERCEPTIONS - RECESS TOE 4 /14"	TBD		COVE BASE TO GO WITH RESILIENT FLOORING
RUBBER TRANSITION STRIP					
RTS-01	JOHNSONITE	CTA-XX-J	TBD		
RTS-02	JOHNSONITE	SLT-XXX-B	TBD		
RTS-03	JOHNSONITE	SSR-XX-B	TBD		
SEALED CONCRETE					
SC-01	TBD	TBD	SATIN FINISH		
SOLID SURFACE COUNTERTOP					
SSP-01	WILSONART	SOLID SURFACE	ANGEL FALLS (9223SS)		
SSP-02					
STONE					
ST-01	TILE BAR	CALYPSO 3D CARVED	BLACK LIMESTONE NERO WITH BRASS INLAY	8" x 16"	
ST-02	STONE SOURCE	GREIGE ONYX	ONYX - POLISHED		
VINYL SHEET					
VS-01	ALTRO	ALTRO WOOD	URBAN CHERRY		
VINYL WALLCOVERING					
VWC-01	PHILLIP JEFFRIES	FADE VINYL CANVAS	7223 SAGE	52"/54"W	
VWC-02	EMMA HAYES	BLOOM ON VINLY	SAGE	51"W	
VWC-03	MDC	RISING TIDE	NOAH (3405RT)	53/54"W	
VWC-04	MDC	LUXE PATINA	SLATE (MCO2298)	54"W	
VWC-05	DE NOVO	INNER REALM	BLUE YONDER (DN2-RLM-16)	52/54"W	
WINDOW TREATMENTS					
WT-DEC-01-06	DECORATIVE WINDOW TREATMENTS PROVIDED BY OTHERS (FF&E)	CONTRACTOR TO PROVIDE BLOCKING IN ALL LOCATIONS			SEE FINISH PLAN FOR LOCATIONS
WT-RS-02	MECHOSHADE ROLLER SHADES (BASIS OF DESIGN) PROVIDED BY OTHERS (FF&E)	MANUAL MECHOSX EXTENDED, CEILING MOUNTED, W/ LIFT ASSIST MECHANISM, W/ MATCHING FASCIA	SOHO, 1100 SERIES, 1% OPENESS, COLOR CROSBY		SEE FINISH PLAN FOR LOCATIONS
WT-RS-03	MECHOSHADE ROLLER SHADES (BASIS OF DESIGN) PROVIDED BY OTHERS (FF&E)	MANUAL MECHOSX EXTENDED, CEILING MOUNTED, W/ LIFT ASSIST MECHANISM, W/ MATCHING FASCIA	SOHO, 1900 SERIES, 5% OPENESS, COLOR CROSBY		SEE FINISH PLAN FOR LOCATIONS
WT-RS-04	MECHOSHADE ROLLER SHADES (BASIS OF DESIGN) PROVIDED BY OTHERS (FF&E)	MANUAL MECHOSX EXTENDED, CEILING MOUNTED, W/ LIFT ASSIST MECHANISM, W/ MATCHING FASCIA	BLACKOUT, 0700 SERIES, OPAQUE, COLOR WHITE		SEE FINISH PLAN FOR LOCATIONS
WOOD BASE					
WB-01	STAINED WOOD BASE	STAIN TO MATCH SAMPLE	POLYURETHANE FINISH	6"	
WB-02	STAINED WOOD BASE	STAIN TO MATCH SAMPLE	POLYURETHANE FINISH	6"	
WB-03	PAINTED WOOD BASE	PAINTED		6"	
WOOD VENEER					
WDV-01	WHITE OAK	STAIN TO MATCH PLAM-01			
WDV-02	WHITE OAK	STAIN TO MATCH PLAM-06			
WDV-03	WHITE OAK	STAIN TO MATCH SAMPLE			

(z) Safety and warning devices.

A complete addressable automatic/manual fire alarm and life safety system shall be provided including pull stations, smoke detectors, flow switches, horns, annunciator panel and control panel for the main building. The life safety systems shall comply with all national and local building codes. When a device is activated, the address and location is annunciated at the annunciator panel and control panel, horns are activated, magnetically held doors shall release, the mechanical system shall shut down, and the elevators shall return to the primary discharge level as a minimum. Remote annunciation at the local fire

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department will be required. Carbon monoxide detectors as required for each open area as per code. A 120-volt smoke/carbon monoxide alarm detector shall be provided in each sleeping areas of each unit. Each shall have auxiliary contacts and interface to the building fire alarm system for alarm notification. Fire alarm in carriage homes shall consist of 120 volt interconnected units for standard dwelling units for smoke, annunciation, and carbon monoxide detection. Each villa will be provided with a point addressable fire alarm system with all devices in the building connected to a transponder panel located in the main utility room. Transponder panels will be connected back to, and monitored by, the main fire alarm panel in the IL/AL/MC building via underground fiber. Each dwelling unit in the Villa will be provided with addressable smoke detectors and low-frequency horns in sleeping areas. Devices will be programmed such that unit smoke detectors trigger a trouble signal at the transponder panel and not a building alarm.

(ac) Further development.

The sponsor does not intend to add additional units to the main building, either above the existing roof, or by altering space within the building.

(ad) Asbestos.

The project is a proposed new development, materials containing asbestos will not be used.

(ae) Lead-based paint.

The project is a proposed new development, there are no existing reports on lead based paint and no lead based paint will be used.





CERTIFICATION BY ENGINEER OR ARCHITECT
PURSUANT TO 13-NYCRR §25.4(c)

Office of the Attorney General
Real Estate Finance Bureau
28 Liberty Street, 21st Floor
New York, New York 10005

Date: April 24, 2026

Re: THE PROVIDENCE, A FRANCISCAN COMMUNITY

The sponsor of the offering plan to create a senior residence retained me/our firm to prepare a report describing the construction and/or renovation of the property (the "Report"). We examined the building plans and specifications that were prepared by us dated April 24, 2026 and prepared the Report dated April 24, 2026, a copy of which is intended to be incorporated into the offering plan so that prospective residents may rely on the Report.

We are a registered architect in the state in which the property is located.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Office of the Attorney General in Part 25 insofar as they are applicable to this Report.

We have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. This certification is made for the benefit of all persons to whom this offer is made.

We certify that the Report:

- (i) sets forth in narrative form the description and/or physical condition of the entire property as it will exist upon completion of renovation and/or construction, provided that renovation and/or construction is in accordance with the plans and specifications that I/we examined;
- (ii) in my/our professional opinion affords potential residents an adequate basis upon which to found their judgment concerning the description and/or physical condition of the property as it will exist upon completion of renovation and/or

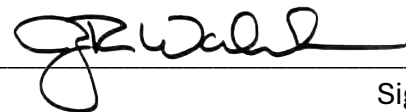
PERKINS — EASTMAN

construction, provided that renovation and/or construction is in accordance with the plans and specifications that I/we examined;

- (iii) does not omit any material fact;
- (iv) does not contain any untrue statement of a material fact;
- (v) does not contain any fraud, deception, concealment, or suppression;
- (vi) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) does not contain any representation or statement which is false, where I/we:
 - a. knew the truth;
 - b. with reasonable effort could have known the truth;
 - c. made no reasonable effort to ascertain the truth; or
 - d. did not have knowledge concerning the representation or statement made.

I/We further certify that I am/we are not owned or controlled by and have no beneficial interest in the sponsor and that my/our compensation for preparing this Report is not contingent on the commencement of operation of the property as a senior residential community or on the profitability of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.

I affirm this 24th day of April, 2026, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Signature

Jerry Walleck, AIA
Name of Individual or Firm

Managing Principal
Title or Position



No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025



SEAL



KEY PLAN

PERKINS EASTMAN
 115 Fifth Avenue
 New York, NY 10003
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 F +1 212 363 7016

Owner:
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 11500 Theresa Dr.
 Lemont, IL 60439
 Telephone: (630) 243-3600

Construction Manager:
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 15 Circle St Rochester, NY 14607

Civil / Site:
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Lighting Consultant:
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 433 State Street, Suite 410 Schenectady, NY 12305
 Telephone: (518) 533-2171

Food Service:
N/A

Planning / Zoning:
N/A

Code Consultant:
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY

PROJECT No: 86241.00

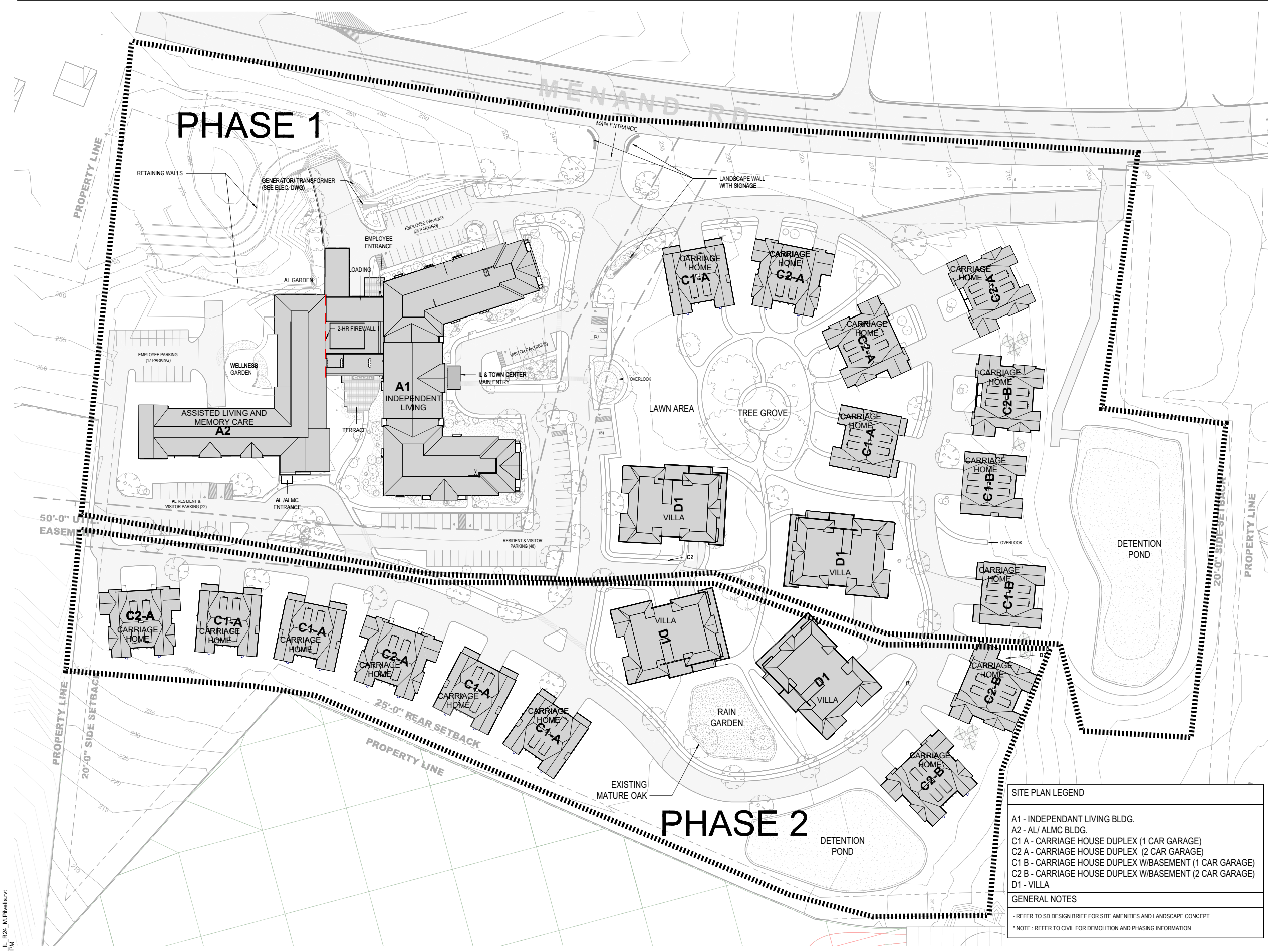
DRAWING TITLE:
PROPOSED SITE PLAN (OVERALL)

SCALE: As indicated

AS-101

SCHEMATIC DESIGN

05-12-2025



SITE PLAN LEGEND	
A1 -	INDEPENDANT LIVING BLDG.
A2 -	AL/ ALMC BLDG.
C1 A -	CARRIAGE HOUSE DUPLEX (1 CAR GARAGE)
C2 A -	CARRIAGE HOUSE DUPLEX (2 CAR GARAGE)
C1 B -	CARRIAGE HOUSE DUPLEX W/BASEMENT (1 CAR GARAGE)
C2 B -	CARRIAGE HOUSE DUPLEX W/BASEMENT (2 CAR GARAGE)
D1 -	VILLA

GENERAL NOTES	
-	REFER TO SD DESIGN BRIEF FOR SITE AMENITIES AND LANDSCAPE CONCEPT
* NOTE:	REFER TO CIVIL FOR DEMOLITION AND PHASING INFORMATION

1 SITE - PROPOSED SITE PLAN (OVERALL)
 1" = 60'-0"

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EXHIBIT "D"

KEYNOTE LEGEND

Key Value	Keynote Text
A-09	EXTERIOR GLASS GUARDRAIL WITH POWDER COATED FRAME TO MATCH WINDOW FINISH
DR-02	
DS-01	PREFINISHED ALUMINUM DOWNSPOUT WITH BOOT, RECTANGULAR PROFILE
EWS-01A	EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED WITH MORTAR O' THIN TECH ELITE PANEL SYSTEM O'2" RIGID INSUL. DRAINAGE MAT O' WEATHER RESISTIVE BARRIER AND SUBSTRATE ON WOOD FRAMING W/ SUPPORTING RELIEVING ANGLE AT LEVEL 3 AND 4
EWS-01B	EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED WITH MORTAR O' THIN TECH ELITE PANEL SYSTEM O'2" RIGID INSUL. DRAINAGE MAT O' WEATHER RESISTIVE BARRIER AND SUBSTRATE ON METAL FRAMING
EWS-02B	EXT. WALL SYSTEM - HORIZONTAL FIBER CEMENT SIDING O' RIGID INSULATION ON WOOD FRAMING
EWS-03B	EXT. WALL SYSTEM - VERTICAL FIBER CEMENT SIDING O' RIGID INSULATION ON WOOD FRAMING
EWS-04B	EXT. WALL SYSTEM - O' RIGID INSULATION ON WOOD FRAMING
EWS-05	EXT. WALL SYSTEM - CAST-IN-PLACE CONCRETE WALL O'2" RIGID INSUL TO OUTSIDE FACE WHERE UNEXPOSED OR STAMPED PROFILE W/ RIGID INSUL WHERE EXPOSED
EWS-07	EXT. WALL SYSTEM - ENGINEERED STONE CLADDING O' RIGID INSUL ON STRUCTURAL WOOD FRAMING
FS-01	FLOOR SYSTEM - 5" CONCRETE SLAB ON GRADE WITH COMPACTED 6" STONE BASE COURSE AND 8" MIN. DRAINAGE LAYER OF CLEAN CRUSHED STONE WITH 4" DIA PERFORATED PVC PIPE AS UNDERSLAB DRAINAGE SYSTEM
FS-02	FLOOR SYSTEM - 12" HOLLOWCORE PRECAST CONCRETE PLANK WITH 3" TOPPING AND 2" RIGID INSULATION OVERBUILD
FS-03	FLOOR SYSTEM - 20" DEEP OPEN WEB WOODTRUSS AT 24" O.C. WITH 3/4" SHEATHING AND 1.5" GYPCRETE TOPPING WITH MAX SPAN OF 25FT FROM DEMISING WALL TO INTERIOR BEARING WALL
FS-05	FLOOR SYSTEM - LONG SPAN COMPOSITE DECK SYSTEM: 4-1/2" LIGHTWEIGHT CONCRETE OVER 6-1/8" COMPOSITE METAL DECK WITH 5/8" TYPE X GYP ON UNDERSIDE LID
MS-01	METAL STUD ROOFTOP MECHANICAL SCREEN FASTENED TO ROOF FRAMING
MTL-01	PREFINISHED 6" ALUMINUM SQUARE PROFILE GUTTER
RS-01	ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION WITH ASPHALT SHINGLES, 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH
RS-02	ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION AND SARNAFIL DECOR PROFILE FINISH
RS-03	ROOF SYSTEM: STRUCTURAL WOOD TRUSS WITH CONTINUOUS RIGID INSULATION WITH PEDestal SYSTEM SUPPORTING A COMPOSITE WOOD DECK FINISH
RS-04	ROOF SYSTEM: STRUCTURAL WOOD TRUSS WITH CONTINUOUS SHEATHING, TYPE X GYP LID AND INSULATION
RS-05	ROOF SYSTEM: STRUCTURAL STEEL TRUSS WITH CONTINUOUS RIGID INSULATION AND TPO TOP FINISH WHERE EXPOSED TO EXTERIOR
RS-06	ROOF SYSTEM: METAL FRAME OVERBUILD TRUSS WITH ASPHALT SHINGLES, 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH



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Telephone: (518) 533-2178
Lighting Consultant:

MATERIALS LEGEND

	ALUMINUM		BATT INSULATION
	CONCRETE		PRECAST
	GLASS		GRAVEL
	RIGID INSULATION		SAND
	BRICK IN SECTION		WOOD - SOLID
	CONCRETE MASONRY UNIT		PLYWOOD
	EARTH		BRICK
	GYPSUM / PLASTER		CULTURED STONE
	STEEL		EXTERIOR COMPOSITE PANEL
	PEA GRAVEL		WOOD RACKING
	STONE		WOOD SHIM



3 EAST - IL ENTRY
1/8" = 1'-0"



2 EAST - IL WING (SOUTH)
1/8" = 1'-0"



1 EAST - IL WING (NORTH)
1/8" = 1'-0"

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PROJECT TITLE:
FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY

PROJECT No: 86241.00
DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE: As indicated

A-201

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
05-12-2025



1 NORTH - IL
1/8" = 1'-0"



2 SOUTH - IL
1/8" = 1'-0"

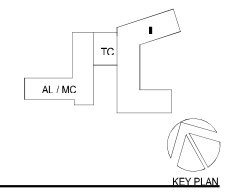
KEYNOTE LEGEND

Key Value	Keynote Text
A-09	EXTERIOR GLASS GUARDRAIL WITH POWDER COATED FRAME TO MATCH WINDOW FINISH
DR-02	
DS-01	PREFINISHED ALUMINUM DOWNSPOUT WITH BOOT, RECTANGULAR PROFILE
EWS-01A	EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED WITH MORTAR O/TIN TECH ELITE PANEL SYSTEM O/2" RIGID INSUL. /DRAINAGE MAT O/WEATHER RESISTIVE BARRIER AND SUBSTRATE ON WOOD FRAMING W/ SUPPORTING RELIEVING ANGLE AT LEVEL 3 AND 4
EWS-01B	EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED WITH MORTAR O/TIN TECH ELITE PANEL SYSTEM O/2" RIGID INSUL. /DRAINAGE MAT O/WEATHER RESISTIVE BARRIER AND SUBSTRATE ON METAL FRAMING
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EWS-05	EXT. WALL SYSTEM - CAST-IN-PLACE CONCRETE WALL O/2" RIGID INSUL. TO OUTSIDE FACE WHERE UNEXPOSED OR STAMPED PROFILE W/RIGID INSUL. WHERE EXPOSED
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MATERIALS LEGEND

	ALUMINUM		BATT INSULATION
	CONCRETE		PRECAST
	GLASS		GRAVEL
	RIGID INSULATION		SAND
	BRICK IN SECTION		WOOD - SOLID
	CONCRETE MASONRY UNIT		PLYWOOD
	EARTH		BRICK
	GYPSUM PLASTER		CULTURED STONE
	STEEL		EXTERIOR COMPOSITE PANEL
	PEA GRAVEL		WOOD CLADDING
	STONE		WOOD SHIM

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025



PERKINS EASTMAN

The Rockery
208 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1 312 755 1200
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Owner:
FRANCISCAN MINISTRIES
11500 Theresa Dr
Lemont, IL 60439
Telephone: (630) 243-3600

Construction Manager:
PIKE
15 Circle St Rochester, NY 14607

Civil / Site:
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18 Locust Street Albany, NY 12203
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Structural:
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Mechanical & Plumbing:
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Electrical:
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Lighting Consultant:
M.E. ENGINEERING, P.C.
433 State Street, Suite 410 Schenectady, NY 12305
Telephone: (518) 533-2174

Food Service:
N/A

Planning / Zoning:
N/A

Code Consultant:
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY

PROJECT No: 26241.00

DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE: As indicated

A-202

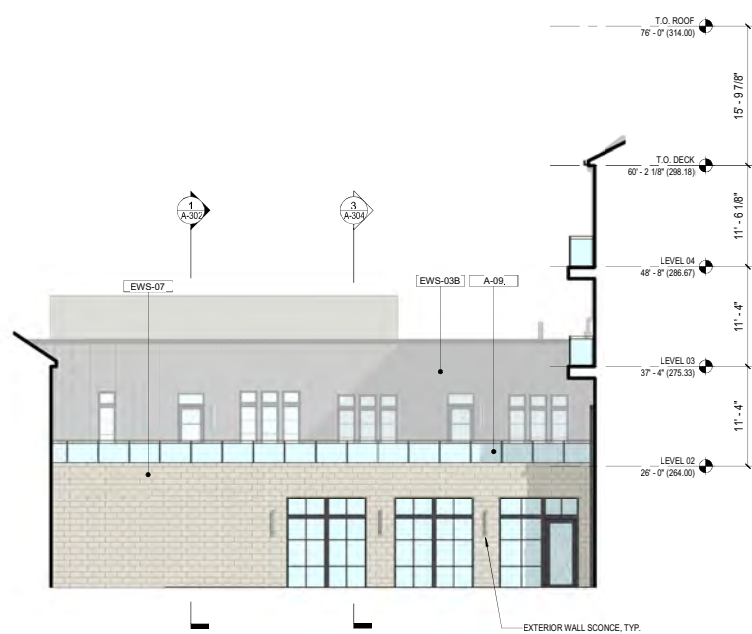
SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
05-12-2025



3 WEST - IL (NORTH)
1/8" = 1'-0"



2 WEST - IL (SOUTH)
1/8" = 1'-0"



1 SOUTH - LOGGIA LINK
1/8" = 1'-0"

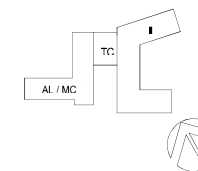
KEYNOTE LEGEND

Key Value	Keynote Text
A-09	EXTERIOR GLASS GUARDRAIL WITH POWDER COATED FRAME TO MATCH WINDOW FINISH
DR-02	
DS-01	PREFINISHED ALUMINUM DOWNSPOUT WITH BOOT; RECTANGULAR PROFILE
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EWS-01B	EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED WITH MORTAR O THIN TECH ELITE PANEL SYSTEM O/2" RIGID INSUL. / DRAINAGE MAT O WEATHER RESISTIVE BARRIER AND SUBSTRATE ON METAL FRAMING
EWS-02B	EXT. WALL SYSTEM - HORIZONTAL FIBER CEMENT SIDING O RIGID INSULATION ON WOOD FRAMING
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EWS-04B	EXT. WALL SYSTEM - O RIGID INSULATION ON WOOD FRAMING
EWS-05	EXT. WALL SYSTEM - CAST-IN-PLACE CONCRETE WALL O/2" RIGID INSUL TO OUTSIDE FACE WHERE UNEXPOSED OR STAMPED PROFILE W/ RIGID INSUL. WHERE EXPOSED
EWS-07	EXT. WALL SYSTEM - ENGINEERED STONE CLADDING O RIGID INSUL. ON STRUCTURAL WOOD FRAMING
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RS-03	ROOF SYSTEM: STRUCTURAL WOOD TRUSS WITH CONTINUOUS RIGID INSULATION WITH PEDESTAL SYSTEM SUPPORTING A COMPOSITE WILD DECK FINISH
RS-04	ROOF SYSTEM: STRUCTURAL WOOD TRUSS WITH CONTINUOUS SHEATHING, TYPE X GYP LID AND INSULATION
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MATERIALS LEGEND

	ALUMINUM		BATT INSULATION
	CONCRETE		PRECAST
	GLASS		GRAVEL
	RIGID INSULATION		SAND
	BRICK IN SECTION		WOOD - SOLID
	CONCRETE MASONRY UNIT		PLYWOOD
	EARTH		BRICK
	GYPSUM / PLASTER		CELLULOSE STONE
	STEEL		EXTERIOR COMPOSITE PANEL
	PEA GRAVEL		WOOD BLOCKING
	STONE		WOOD SHIM

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025



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Food Service:
N/A

Planning / Zoning:
N/A

Code Consultant:
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY

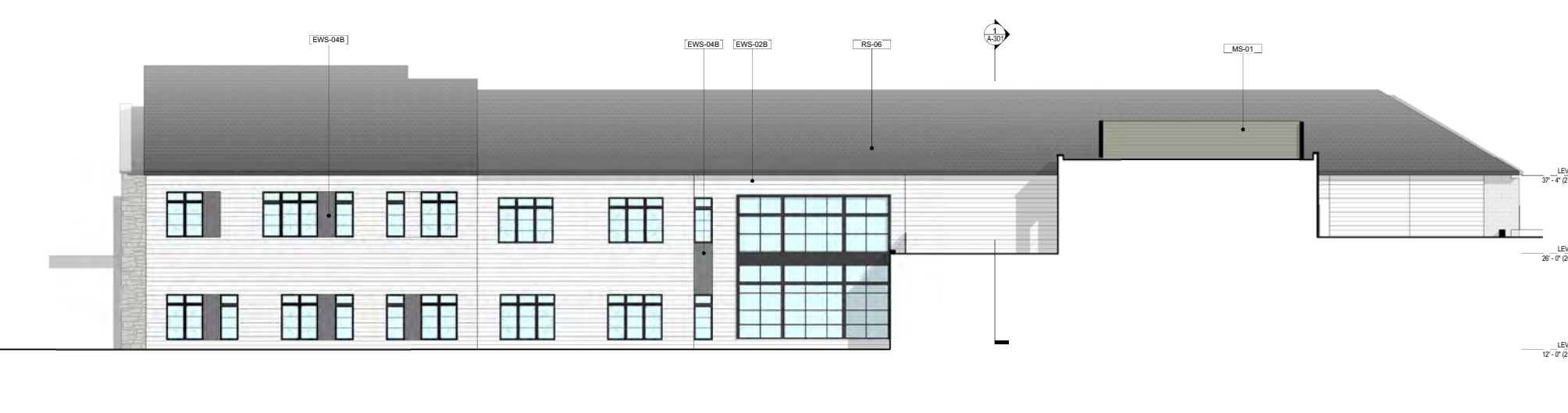
PROJECT No: 86741.00
DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE: As indicated
A-203
SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
05-12-2025

Client: Local186241_IL_PC24_MJPHivells.rvt
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3 WEST - AL
1/8" = 1'-0"



2 EAST - AL
1/8" = 1'-0"



1 SOUTH - AL/MC
1/8" = 1'-0"

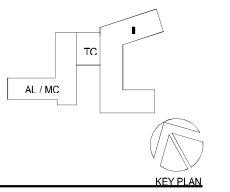
KEYNOTE LEGEND

Key Value	Keynote Text
A-09	EXTERIOR GLASS GUARDRAIL WITH POWDER COATED FRAME TO MATCH WINDOW FINISH
DR-02	DR-02
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EWS-03B	EXT. WALL SYSTEM - VERTICAL FIBER CEMENT SIDING O RIGID INSULATION ON WOOD FRAMING
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FS-01	FLOOR SYSTEM - 5" CONCRETE SLAB ON GRADE WITH COMPACTED 6" STONE BASE COURSE AND 8" MIN. DRAINAGE LAYER OF CLEAN CRUSHED STONE WITH 4" DIA PERFORATED PVC PIPE AS UNDERSLAB DRAINAGE SYSTEM
FS-02	FLOOR SYSTEM - 12" HOLLOWCORE PRECAST CONCRETE PLANK WITH 3" TOPPING AND 2" RIGID INSULATION OVERBUILD
FS-03	FLOOR SYSTEM - 20" DEEP OPEN WEB WOODTRUSS AT 24" O.C. WITH 3/4" SHEATHING AND 1.5" GYPCRETE TOPPING WITH MAX SPAN OF 5FT FROM DEMISING WALL TO INTERIOR BEARING WALL.
FS-05	FLOOR SYSTEM - LONG SPAN COMPOSITE DECK SYSTEM, 4-1/2" LIGHTWEIGHT CONCRETE OVER 6-1/8" COMPOSITE METAL DECK WITH 5/8" TYPE X GYP ON UNDERSIDE LID
MS-01	METAL STUD ROOFTOP MECHANICAL SCREEN FASTENED TO ROOF FRAMING
MTL-01	PREFINISHED 6" ALUMINUM SQUARE PROFILE GUTTER
RS-01	ROOF SYSTEM - WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION WITH ASPHALT SHINGLES, 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH
RS-02	ROOF SYSTEM - WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION AND SARNAFIL DECOR PROFILE FINISH
RS-03	ROOF SYSTEM - STRUCTURAL WOOD TRUSS WITH CONTINUOUS RIGID INSULATION WITH PEDESTAL SYSTEM SUPPORTING A COMPOSITE WOOD DECK FINISH
RS-04	ROOF SYSTEM - STRUCTURAL WOOD TRUSS WITH CONTINUOUS SHEATHING, TYPE X GYP LID AND INSULATION
RS-05	ROOF SYSTEM - STRUCTURAL STEEL TRUSS WITH CONTINUOUS RIGID INSULATION AND TPO TOP FINISH WHERE EXPOSED TO EXTERIOR
RS-06	ROOF SYSTEM - METAL FRAME OVERBUILD TRUSS WITH ASPHALT SHINGLES, 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH

MATERIALS LEGEND

	ALUMINUM		BATT INSULATION
	CONCRETE		PRECAST
	GLASS		GRAVEL
	RIGID INSULATION		SAND
	BRICK IN SECTION		WOOD - SOLID
	CONCRETE MASONRY UNIT		PLYWOOD
	EARTH		BRICK
	GYPSUM / PLASTER		CLAY TURF STONE
	STEEL		EXTERIOR COMPOSITE PANEL
	PEA GRAVEL		WOOD KNOCKING
	STONE		WOOD SHIM

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025



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Lighting Consultant:

Food Service:
N/A

Planning / Zoning:
N/A

Code Consultant:
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY

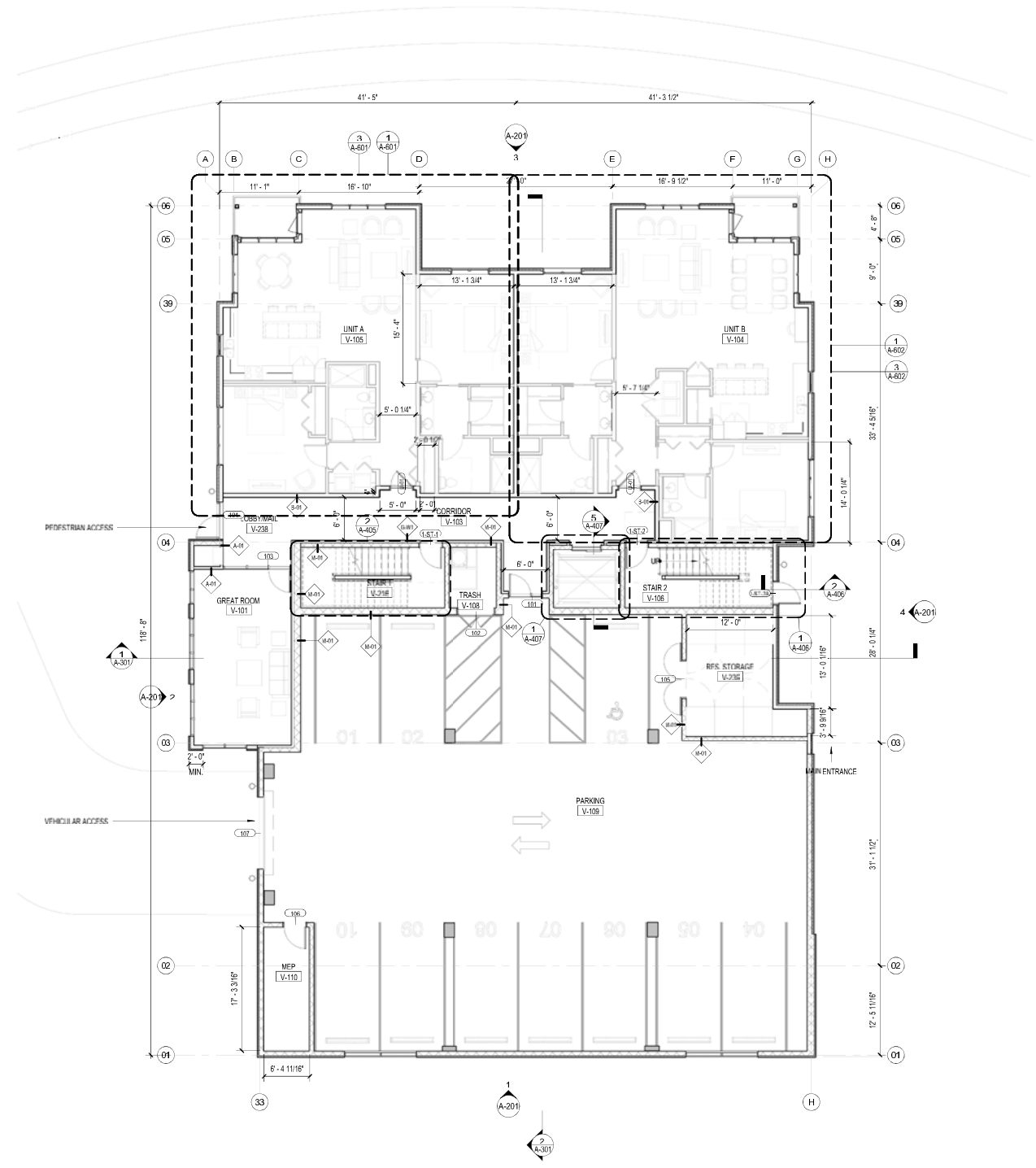
PROJECT No: 26241.00
DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE: As indicated
A-204
SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
05-12-2025

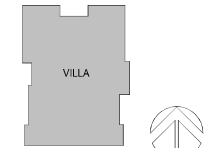
PLAN NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR CMU U.O.N. INTERIOR DIMENSIONS ARE TO THE FACE OF FINISHES.
2. DOOR BUCKS SHALL BE LOCATED 4" FROM ADJACENT FINISHED WALL U.O.N.
3. SEE A-600 SERIES ENLARGED PLANS AND ENLARGED UNIT PLANS FOR WALL TYPES, DIMENSIONS AND NOTES WITHIN ROOMS AND UNITS.
4. DIAGONAL HATCHING INDICATES MILLWORK
5. PROVIDE BLOCKING AS REQUIRED WITHIN THE PARTITIONS TO PROVIDE SUPPORT FOR ALL WALL MOUNTED DEVICES, EQUIPMENT AND MILLWORK. REFER TO G-005 FOR TYPICAL MOUNTING HEIGHTS AND COORDINATE WITH MANUFACTURER SPECIFICATION

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



1 LEVEL 1 - VILLA FLOOR PLAN
1/8" = 1'-0"



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- Food Service:
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Main (239) 449-4444 | Direct
Civil Consultant:
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86741.00
DRAWING TITLE:
LEVEL 1 - VILLA - FLOOR PLAN

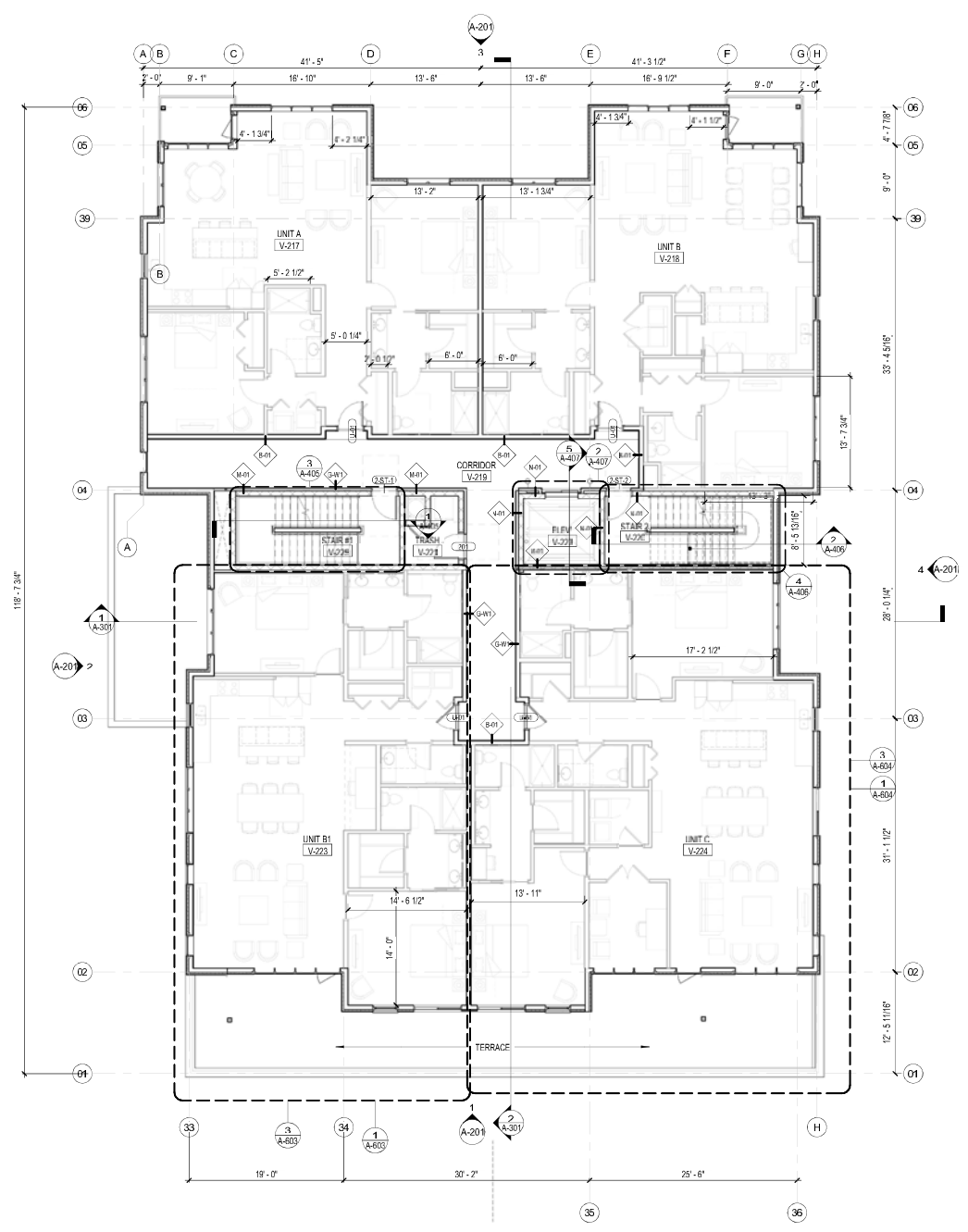
SCALE: As indicated
A-101

ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

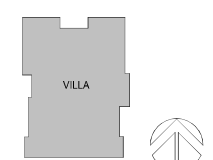
PLAN NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR CMU U.O.N. INTERIOR DIMENSIONS ARE TO THE FACE OF FINISHES.
2. DOOR BUCKS SHALL BE LOCATED 4" FROM ADJACENT FINISHED WALL U.O.N.
3. SEE A-600 SERIES ENLARGED PLANS AND ENLARGED UNIT PLANS FOR WALL TYPES, DIMENSIONS AND NOTES WITHIN ROOMS AND UNITS.
4. DIAGONAL HATCHING INDICATES MILLWORK
5. PROVIDE BLOCKING AS REQUIRED WITHIN THE PARTITIONS TO PROVIDE SUPPORT FOR ALL WALL MOUNTED DEVICES, EQUIPMENT AND MILLWORK. REFER TO G-005 FOR TYPICAL MOUNTING HEIGHTS AND COORDINATE WITH MANUFACTURER SPECIFICATION

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



1 LEVEL 2 - VILLA FLOOR PLAN
1/8" = 1'-0"



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Civil Consultant:
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241.00
DRAWING TITLE:
LEVEL 2 - VILLA FLOOR PLAN

SCALE: As indicated
A-102
ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

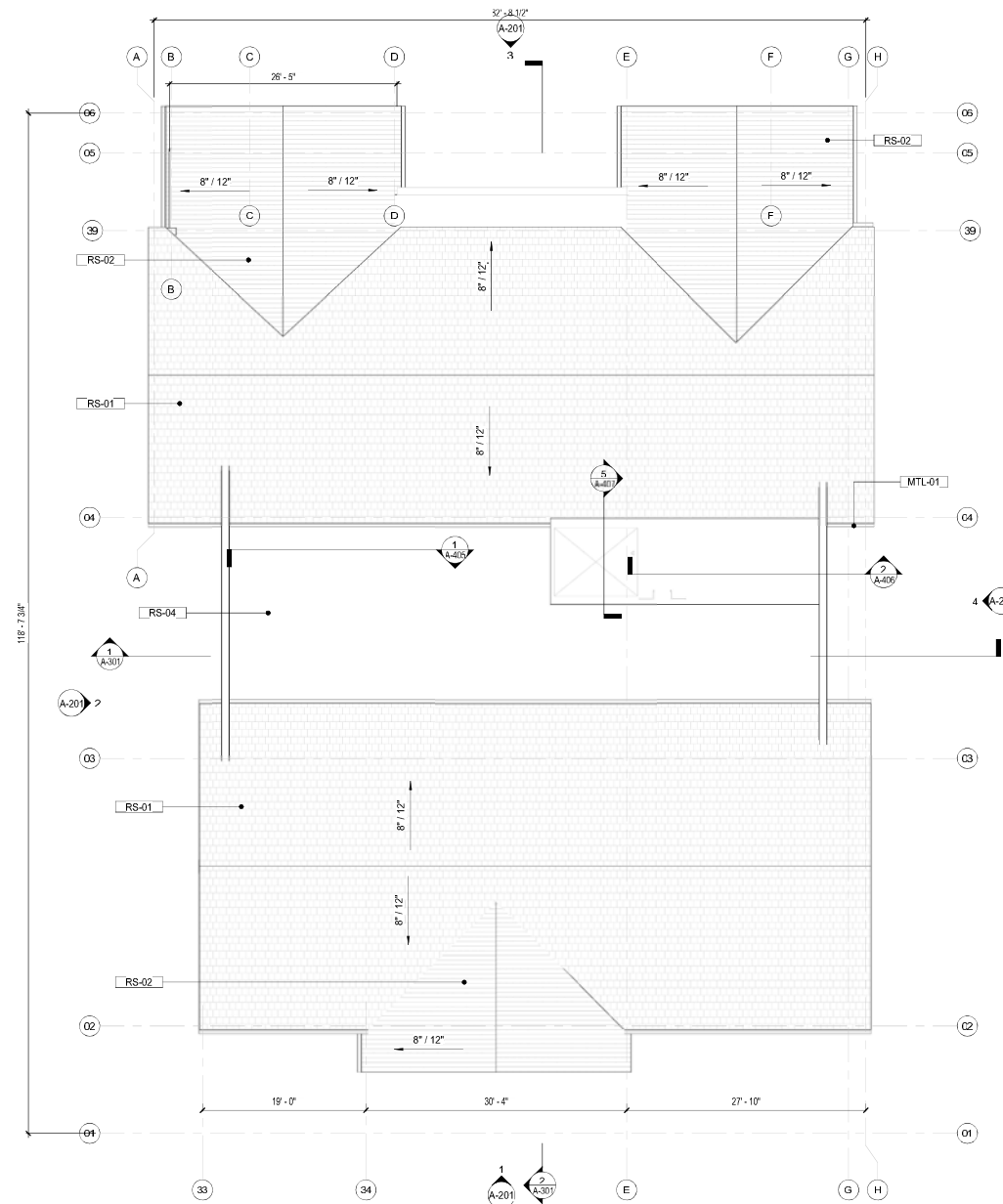
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ROOF PLAN NOTES

1. ALL SLOPED ROOF EDGES TO RECEIVE FASCIA TRIM U.O.N., SEE TRIM TYPES ON A-130
2. ALL LEVEL EDGES OF ROOF TO RECEIVE GUTTERS
3. TPO ROOF PITCH 1/4" PER FOOT MINIMUM, U.O.N.
4. SEE A-589 SERIES FOR TYPICAL ROOF DETAILS
5. PROVIDE SPLASH BLOCK AT ALL DOWNSPOUT OUTLETS
6. PROVIDE DRAFTSTOPPING AT MANSARD ROOFS WHERE INDICATED. IN RESIDENTIAL BUILDINGS, ALLOW DRAFTSTOPPING WITH DEMISING WALL OF UNIT BELOW. TYP. SEE PLAN FOR LOCATIONS.
7. SNOW GUARDS TO BE PROVIDED ON SLOPED ROOFS ABOVE ALL EXTERIOR DOORS, WALKWAYS, AND PATIOS. TYP. SEE PLAN.
8. ALL ROOF VALLEYS TO HAVE ICE AND WATER BARRIER 36" FROM CENTERLINE OF VALLEY EA. SIDE. SEE 11A-550 FOR MORE INFORMATION.

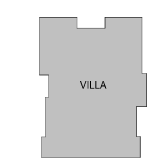
ROOF LEGEND

- ROOF SLOPE DIRECTION
- ▨ PITCHED ROOF
- BUILDING OUTLINE BELOW EXTERIOR FACE OF STUD
- FLAT ROOF
- RD/OD ROOF DRAIN WITH OVERFLOW DRAIN
- DS DOWNSPOUT



1 LEVEL ROOF - VILLA FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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Civil Consultant:
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

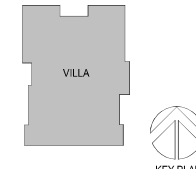
PROJECT No: 86241.00
DRAWING TITLE:
LEVEL ROOF - VILLA FLOOR PLAN

SCALE: As indicated
A-104
ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

KEYNOTE LEGEND	
Key Value	Keynote Text
A-09	EXTERIOR GLASS GUARDRAIL WITH POWDER COATED FRAME TO MATCH WINDOW FINISH
EW-06	EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED ON STRUCTURAL WOOD FRAMING (SEE ASSEMBLY SHEET FOR DTL.)
EWS-01	EXT. WALL SYSTEM - HORIZONTAL FIBER CEMENT SIDING ON WOOD FRAMING (SEE ASSEMBLY SHEET FOR DTL.)
EWS-02	EXT. WALL SYSTEM - PHENOLIC PANEL CLADDING ON WOOD FRAMING (SEE ASSEMBLY SHEET FOR DTL.)
EWS-02C	EXT. WALL SYSTEM - PHENOLIC PANEL CLADDING ON WOOD FRAMING (SEE ASSEMBLY SHEET FOR DTL.)
EWS-04	EXT. WALL SYSTEM - FIBER CEMENT BOARD & BATTEN SIDING ON WOOD FRAMING (SEE ASSEMBLY SHEET FOR DTL.)
EWS-06	EXT. WALL SYSTEM - CAST-IN-PLACE CONCRETE WALL WITH ADHERED STONE WHERE WHERE EXPOSED (SEE ASSEMBLY SHEET FOR DTL.)
EWS-08	EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED ON STRUCTURAL WOOD FRAMING (SEE ASSEMBLY SHEET FOR DTL.)
EWS-11	EXT. WALL SYSTEM - FIBER CEMENT BOARD & BATTEN SIDING ON WOOD FRAMING (SEE ASSEMBLY SHEET FOR DTL.)

KEYNOTE LEGEND	
Key Value	Keynote Text
FS-01	FLOOR SYSTEM - CONCRETE SLAB ON GRADE WITH COMPACTED STONE BASE COURSE AND DRAINAGE LAYER WITH UNDERSLAB DRAINAGE SYSTEM (SEE ASSEMBLY SHEET FOR DTL.)
FS-02	FLOOR SYSTEM - HOLLOWCORE PRECAST CONCRETE PLANK WITH TOPPING AND RIGID INSULATION OVERBUILD (SEE ASSEMBLY SHEET FOR DTL.)
FS-03	FLOOR SYSTEM - OPEN WEB WOODTRUSS WITH SHEATHING AND GYPCRETE TOPPING SPAN FROM DEMISING WALL TO INTERIOR BEARING WALL (SEE ASSEMBLY SHEET FOR DTL.)
MTL-01	PREFINISHED 6" ALUMINUM SQUARE PROFILE GUTTER
MTL-03	PREFINISHED METAL WALL CAP COPING WITH WATERTIGHT SEAL AND CONTINUOUS HIDDEN CLEATS AND SPLICE PLATES
RS-01	ROOF SYSTEM - WOOD TRUSS OVERBUILD WITH ASPHALT SHINGLES, 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH (SEE ASSEMBLY SHEET FOR DTL.)
RS-02	ROOF SYSTEM - WOOD TRUSS OVERBUILD WITH SARNAFIL DECOR PROFILE FINISH (SEE ASSEMBLY SHEET FOR DTL.)
RS-04	ROOF SYSTEM - STRUCTURAL WOOD TRUSS WITH CONTINUOUS SHEATHING, TYPE X GYP LID AND INSULATION (SEE ASSEMBLY SHEET FOR DTL.)
VNT-01	METAL LOUVER SCREEN FOR VENTILATION (PTD TO MATCH KYNAR BLACK COLOR)

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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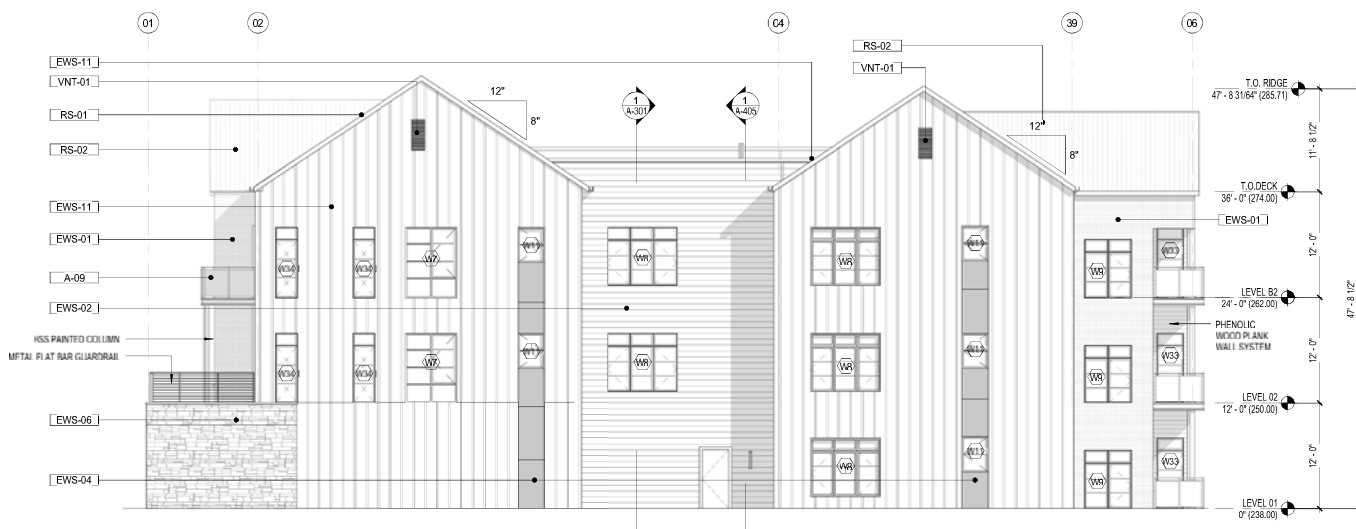
Food Service:

Planning / Zoning:
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Civil Consultant:
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241.00
DRAWING TITLE:
EXTERIOR ELEVATIONS

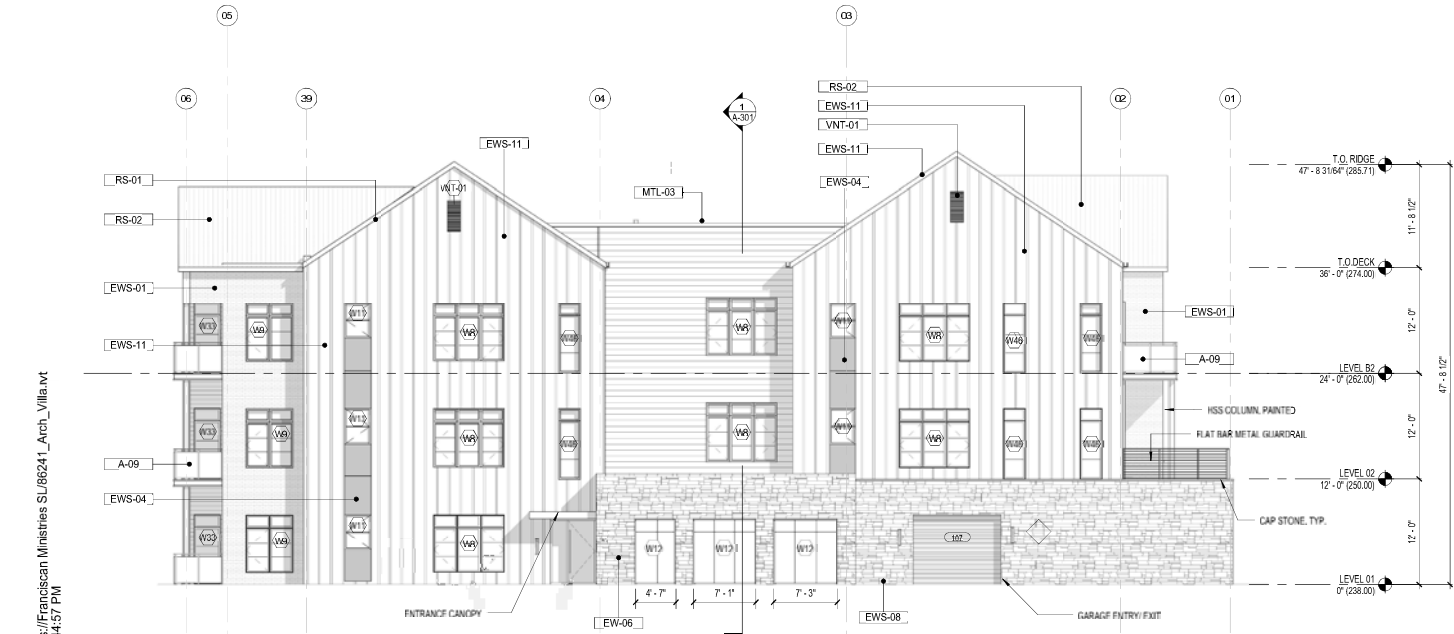
SCALE: 1/8" = 1'-0"
A-201
ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026



4 RIGHT ELEVATION - VILLA
1/8" = 1'-0"



3 FRONT ELEVATION - VILLA
1/8" = 1'-0"



2 LEFT ELEVATION - VILLA
1/8" = 1'-0"

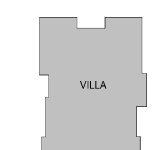


1 REAR ELEVATION - VILLA
1/8" = 1'-0"

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KEYNOTE LEGEND

Key Value	Keynote Text
A-09	EXTERIOR GLASS GUARDRAIL WITH POWDER COATED FRAME TO MATCH WINDOW FINISH
EW-06	EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED ON STRUCTURAL WOOD FRAMING (SEE ASSEMBY SHEET FOR DTL.)
EWS-01	EXT. WALL SYSTEM - HORIZONTAL FIBER CEMENT SIDING ON WOOD FRAMING (SEE ASSEMBY SHEET FOR DTL.)
EWS-02	EXT. WALL SYSTEM - HORIZONTAL FIBER CEMENT SIDING ON WOOD FRAMING (SEE ASSEMBY SHEET FOR DTL.)
EWS-02C	EXT. WALL SYSTEM - PHENOLIC PANEL CLADDING OVER RAINSCREEN SYSTEM ON WOOD FRAMING
EWS-04	EXT. WALL SYSTEM - FIBER CEMENT PANEL ON WOOD FRAMING (SEE ASSEMBY SHEET FOR DTL.)
EWS-06	EXT. WALL SYSTEM - CAST-IN-PLACE CONCRETE WALL WITH ADHERED STONE WHERE WHERE EXPOSED (SEE ASSEMBY SHEET FOR DTL.)
EWS-08	
EWS-11	EXT. WALL SYSTEM - FIBER CEMENT BOARD & BATTEN SIDING ON WOOD FRAMING (SEE ASSEMBY SHEET FOR DTL.)
FS-01	FLOOR SYSTEM - CONCRETE SLAB ON GRADE WITH COMPACTED STONE BASE COURSE AND DRAINAGE LAYER WITH UNDERSLAB DRAINAGE SYSTEM (SEE ASSEMBY SHEET FOR DTL.)
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FS-03	FLOOR SYSTEM - OPEN WEB WOODTRUSS WITH SHEATHING AND GYPPORE TOPPING SPAN FROM DEMISING WALL TO INTERIOR BEARING WALL (SEE ASSEMBY SHEET FOR DTL.)
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VNT-01	METAL LOUVER SCREEN FOR VENTILATION (PTD TO MATCH KYNAR BLACK COLOR)



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Celia Consolante
N/A

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86741.00
DRAWING TITLE:
BUILDING SECTIONS

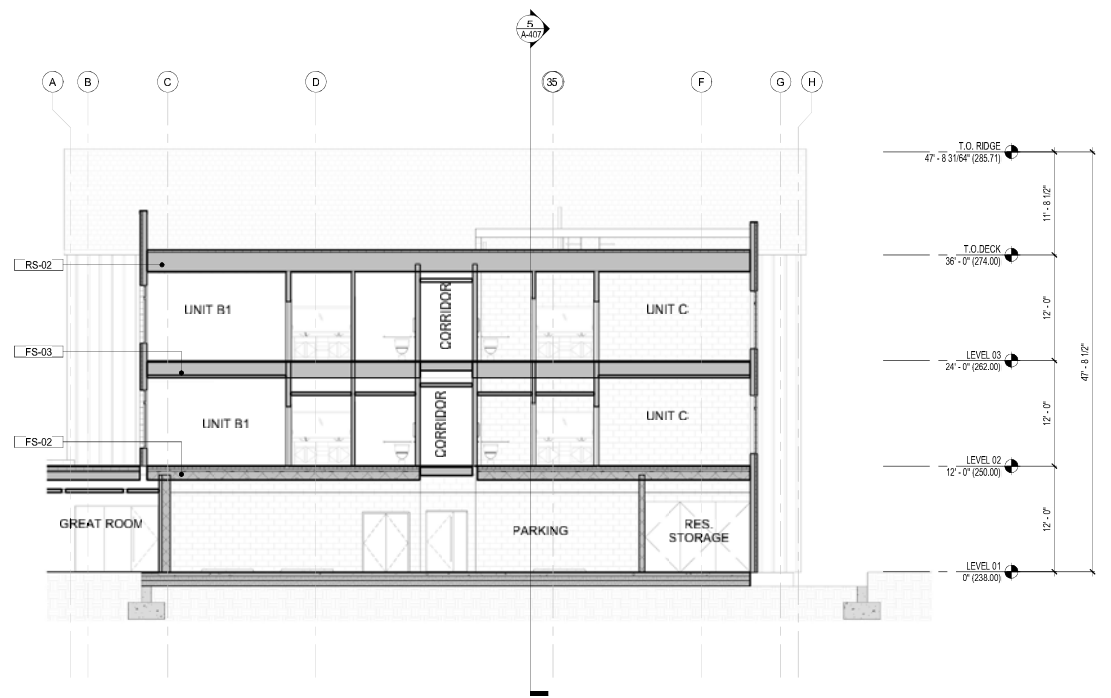
SCALE: 1/8" = 1'-0"

A-301

ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026



2 SECTION - NS
1/8" = 1'-0"



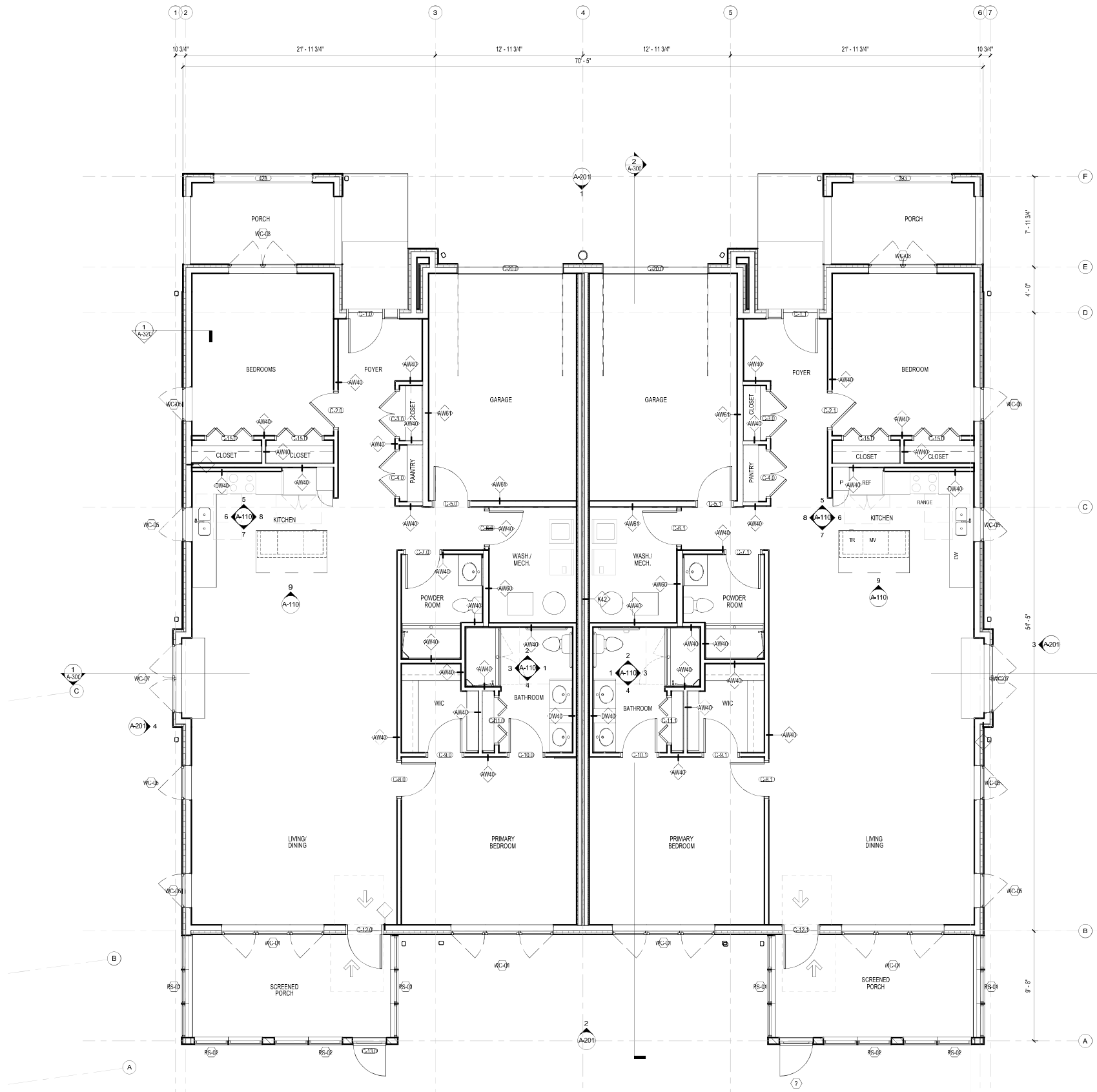
1 SECTION - EW
1/8" = 1'-0"

GENERAL NOTES

1. PROVIDE BLOCKING FOR GRAB BARS AT ALL TOILETS AND SHOWERS IN ALL UNIT TYPES PER ANSI REQUIREMENTS.
2. PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES.
3. REFER TO PROJECT DESCRIPTION FOR PARTITION TYPE CONSTRUCTION.
4. ALL UNIT MECH. ENCLOSURE PARTITIONS AND SOFFIT ENCLOSURES TO BE NON-COMBUSTIBLE FRAMING.
5. REFER TO PLUMBING CUT SHEETS FOR ROUGH-IN DIMENSIONS REQUIRED FOR SHOWER INSERTS.
6. GNB AT UNDERSIDE OF RATED FLOOR/CEILING ASSEMBLY IS CONTINUOUS. LOWER CEILINGS WITHIN COTTAGES ARE SUSPENDED BELOW RATED ASSEMBLY.
7. ALL CEILINGS IN COTTAGES TO BE GNB UNLESS NOTED OTHERWISE.
8. 2% OF UNIT TYPES WILL BE CONVERTED TO A FULLY ACCESSIBLE UNIT. LOCATIONS TO BE DETERMINED AT APPROPRIATE LOCATION.
 - A. ALL COUNTERS IN KITCHEN TO BE LOWERED TO 34" AFF.
 - B. EQ404 RANGE SWITCHED TO EQ402B DROP IN RANGE WITH RANGE PANEL BELOW.
 - C. EQ404A MICROWAVE OVEN REMOVED. PROVIDE UNDER COUNTER DRAWER MICROWAVE EQ403B.
 - D. EQ404A DISHWASHER REDUCE HEIGHT TO ACCOMMODATE 34" COUNTER EQ404B.
 - E. REMOVABLE CABINET AT SINK AND ONE 30" WIDE CABINET TBD.
 - F. LOWER ALL UPPER CABINETS TO ADA REACH RANGE FOR SIDE APPROACH.
 - G. IN BATHROOMS ADD IN ALL NECESSARY GRAB BARS. NOTED IN THE ACCESSORY GROUPS IN THE MASTER SHOWER PLUS TOILET AND HAVE 30" OR MORE OF REMOVABLE CABINETS AT ONE SINK.
9. AT ALL CABINETS MARKED AS REMOVABLE PROVIDE THE FOLLOWING:
 - A. FLOOR FINISH TO EXTEND UNDER ALL CABINETS.
 - B. ALL ADJACENT CABINETS MUST HAVE FINISHED SIDE PANEL TO MATCH EXPOSED CABINET FRAME FINISH.
 - C. PROVIDE ADDITIONAL BLOCKING AND RECESSED SUPPORT BRACKETS IN WALLS TO SUPPORT COUNTERTOPS.
 - D. ALL ADJACENT WALLS PAINTED TO MATCH EXPOSED WALLS AND INSTALL BASE PAINTED TO MATCH.
 - E. PROVIDE FINISHED SIDE PANEL TO MATCH CABINET FRAME FINISH AT EXPOSED SIDE OF DISHWASHER.
10. PROVIDE APRON ON ALL OVER HEAD UPPER CABINETS TO CONCEAL UNDER CABINET LIGHT.
11. PROVIDE FIRE RATED GYP BOX ON BACK SIDE OF ALL SHOWER NICHES WHEN SHOWN IN FIRE RATED WALLS.
12. TRIPLE X IS BASIS OF DESIGN FOR ALL OTHER COTTAGE TYPES. TAKE INTO ACCOUNT DIFFERENT VARIATIONS ACCORDING TO EACH PLANS LAYOUTS.

GENERAL NOTES - PLANS

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY SUBSTANTIVE DISCREPANCIES OR CONFLICTS BETWEEN INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS AND ACTUAL CONDITIONS ENCOUNTERED IN THE FIELD.
2. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS AS PROMULGATED BY AUTHORITIES HAVING JURISDICTION.
3. ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OR FINISHED SURFACE, UNLESS OTHERWISE NOTED.
4. DO NOT SCALE DRAWINGS.
5. NOTES ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
6. PARTITION DIMENSIONS ARE ACTUAL AND ARE GIVEN TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE. SEE PARTITION TYPE SCHEDULE FOR MINIMAL DIMENSIONS.
7. PROVIDE ALL NECESSARY FRAMING, HEADERS, BRACING, BLOCKING AND ANCHORING FOR PARTITIONS, SOFFIT FRAMES AND WALL-MOUNTED EQUIPMENT (INCLUDING HANDRAILS, GRAB BARS, CABINETS AND SHELVES).
8. PROVIDE SILICONE SEALANT JOINT BETWEEN TOILET ROOM ACCESSORIES, PLUMBING FIXTURES, COUNTERTOPS, BACK SPLASHES, WALL SURFACES, AND ANY DISSIMILAR MATERIALS.
9. ALL STRUCTURAL MEMBERS, WALLS, PARTITIONS, FLOORS AND ROOF ASSEMBLIES SHALL BE PROTECTED WITH APPROVED FIRE-RATED SYSTEMS PER REQUIREMENTS SPECIFIED UNDER CODE INFORMATION.
10. THE CONTRACTOR SHALL ENSURE THAT ALL FIRE-RESISTIVE RATING ARE MAINTAINED PER LOCATIONS. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED BY AN APPROVED I.I.I. FIRE STOPPING SYSTEM.
11. SEE SHEET G-102 FOR LOCATIONS AND RATINGS OF FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS.
12. ENSURE CONTINUITY OF AUTOMATIC SPRINKLER SYSTEM THROUGHOUT ALL AREAS OF THE PROJECT. SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH INFORMATION LISTED ON G-101.
13. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS IN ADDITION TO THE ARCHITECTURAL DRAWINGS IN DEFINING THE SCOPE OF WORK. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS, AND THAT IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE PROPER DISSEMINATION OF THIS INFORMATION.
14. ALL INTERIOR WALLS ARE A03 UNO.



1 DUPLEX C1-A - FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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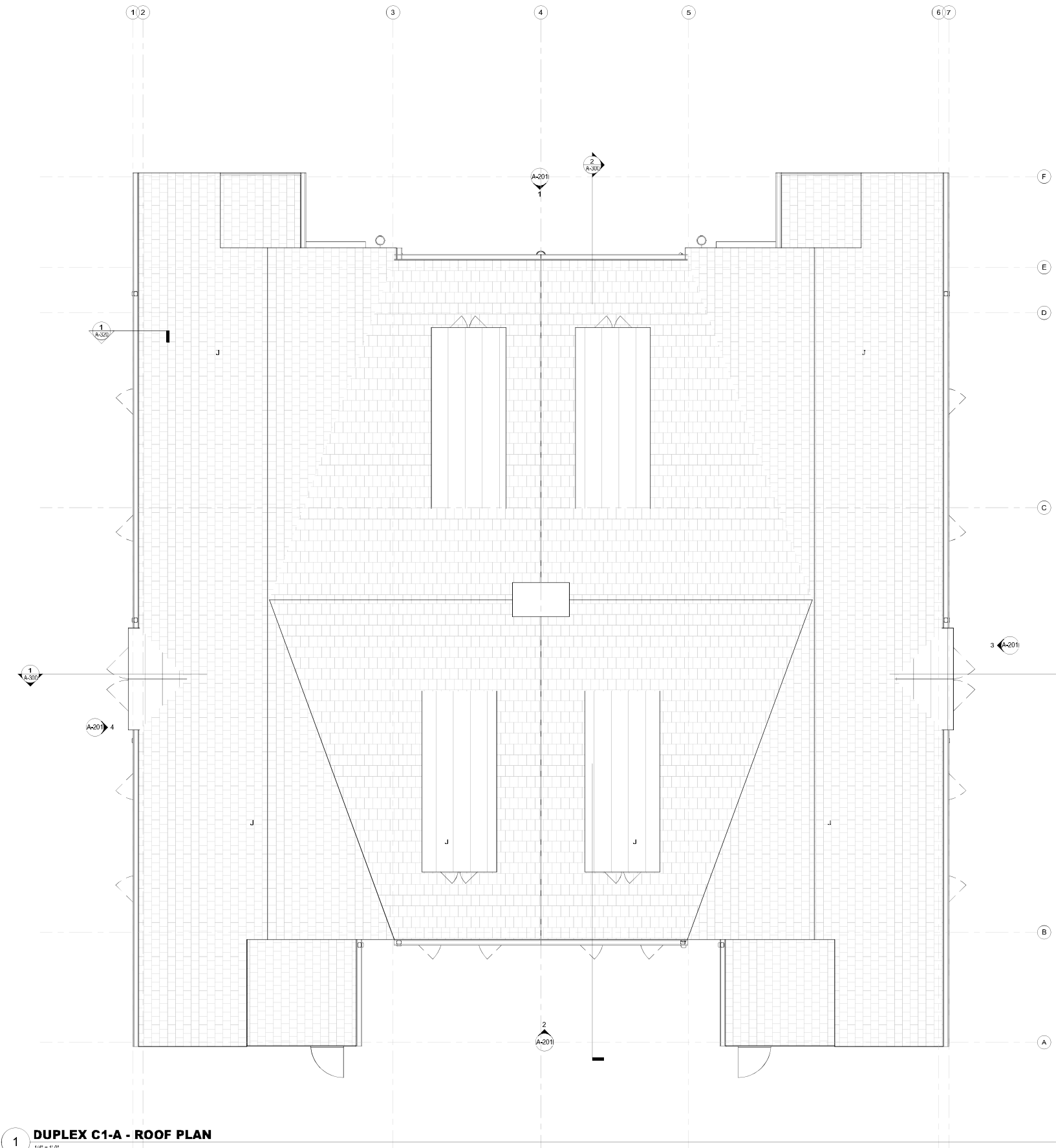
PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
DUPLEX C1-A - FLOOR PLAN

SCALE: As indicated
A-100
ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

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4/24/2026 1:58:29 PM

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



1 DUPLEX C1-A - ROOF PLAN
1/4" = 1'-0"



SEAL



KEY PLAN

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Lighting Consultant:

Food Service:

Planning / Zoning:
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Code Consultant

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241

DRAWING TITLE:
DUPLEX C1-A - ROOF PLAN

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

A-101

ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

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No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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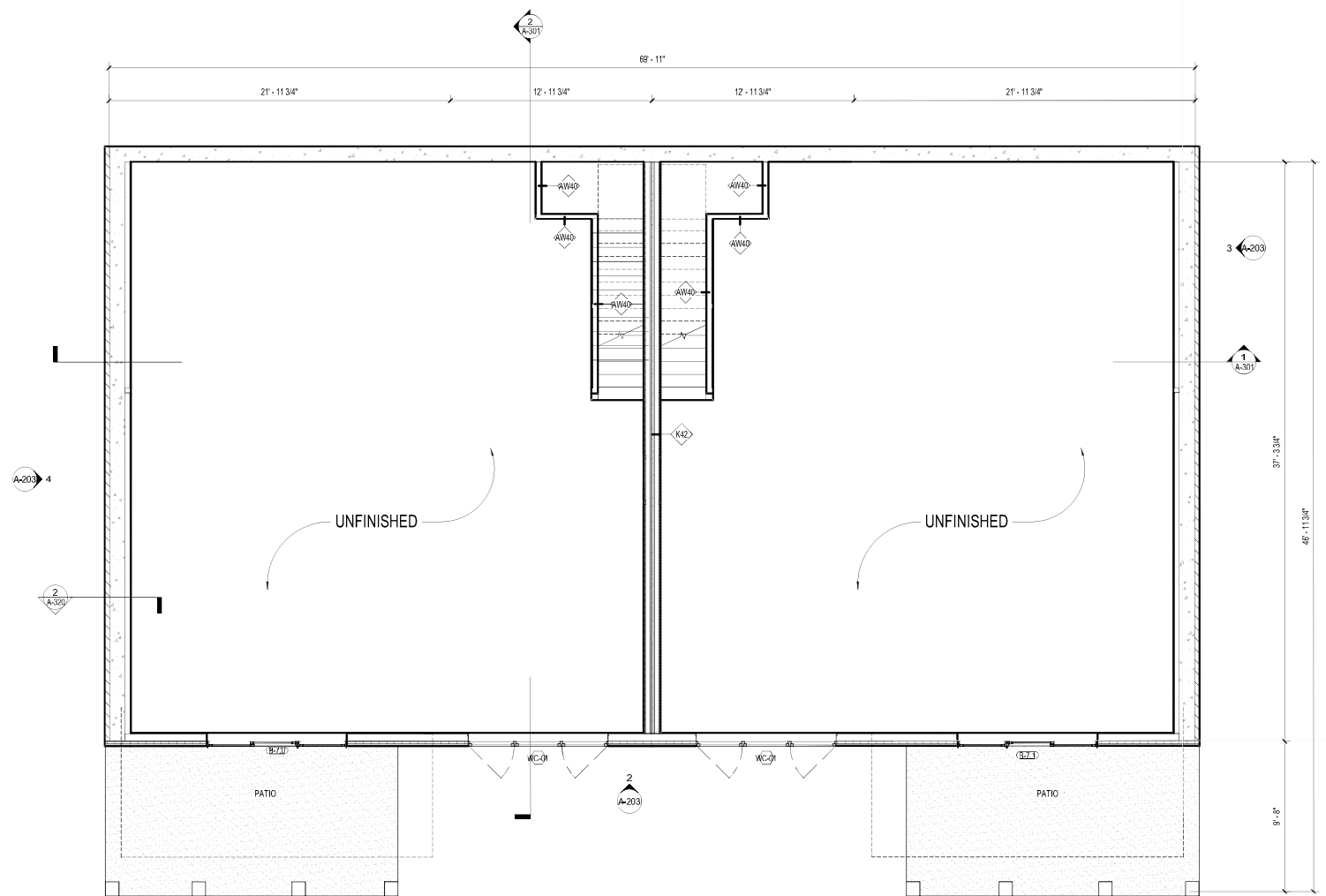
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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
DUPLEX C1-B - BASEMENT PLAN

SCALE: 1/4" = 1'-0"
A-102
ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026



1 DUPLEX C1-B - BASEMENT PLAN
1/4" = 1'-0"

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No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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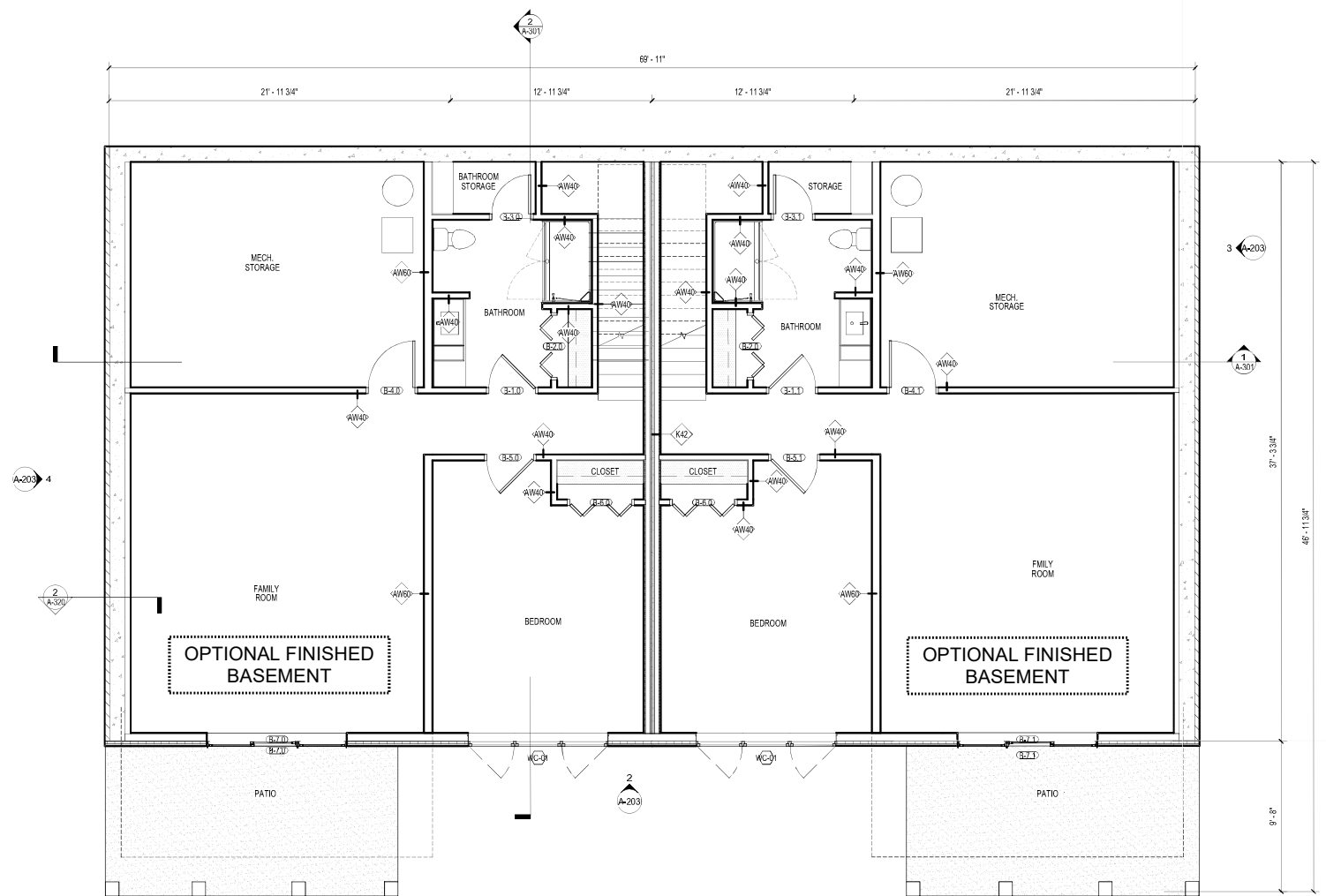
Food Service:

Planning / Zoning:
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 9210 Estero Park Commons Blvd., Units 1-6 Estero, FL 33928
 Main (239) 449-4444 | Direct Code Consultant.

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
 DRAWING TITLE:
DUPLEX C1-A&B - BASEMENT PLAN

SCALE: 1/4" = 1'-0"
A-102.A
 ISSUED FOR DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION
 02-20-2026



1 DUPLEX C1-B - BASEMENT PLAN
 1/4" = 1'-0"

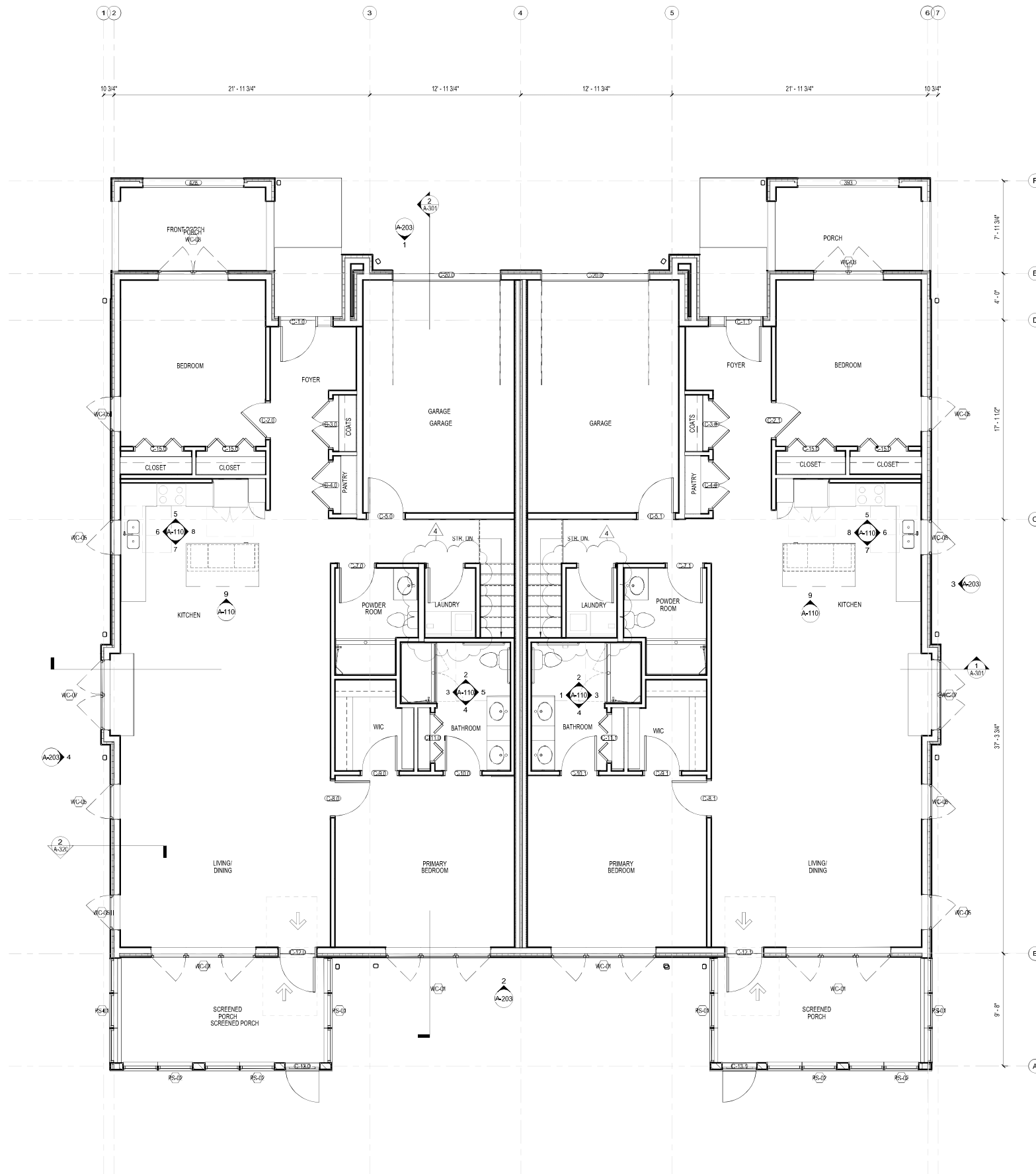
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GENERAL NOTES

1. PROVIDE BLOCKING FOR GRAB BARS AT ALL TOILETS AND SHOWERS IN ALL UNIT TYPES PER ANSI REQUIREMENTS.
2. PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES.
3. REFER TO PROJECT DESCRIPTION FOR PARTITION TYPE CONSTRUCTION.
4. ALL UNIT MECH. ENCLOSURE PARTITIONS AND SOFFIT ENCLOSURES TO BE NON-COMBUSTIBLE FRAMING.
5. REFER TO PLUMBING CUT SHEETS FOR ROUGH-IN DIMENSIONS REQUIRED FOR SHOWER INSERTS.
6. GNB AT UNDERSIDE OF RATED FLOOR/CEILING ASSEMBLY IS CONTINUOUS. LOWER CEILING WITHIN COTTAGES ARE SUSPENDED BELOW RATED ASSEMBLY.
7. ALL CEILING IN COTTAGES TO BE GNB UNLESS NOTED OTHERWISE.
8. 2% OF UNIT TYPES WILL BE CONVERTED TO A FULLY ACCESSIBLE UNIT. LOCATIONS TO BE DETERMINED AT APPROPRIATE LOCATION.
 - A. ALL COUNTERS IN KITCHEN TO BE LOWERED TO 34" AFF.
 - B. EQ404 RANGE SWITCHED TO EQ402B DROP IN RANGE WITH RANGE PANEL BELOW.
 - C. EQ404A MICROWAVE OVEN REMOVED. PROVIDE UNDER COUNTER DRAWER MICROWAVE EQ403B.
 - D. EQ404A DISHWASHER REDUCE HEIGHT TO ACCOMMODATE 34" COUNTER EQ404B.
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10. AT ALL CABINETS MARKED AS REMOVABLE PROVIDE THE FOLLOWING:
 - A. FLOOR FINISH TO EXTEND UNDER ALL CABINETS.
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 - C. PROVIDE ADDITIONAL BLOCKING AND RECESSED SUPPORT BRACKETS IN WALLS TO SUPPORT COUNTERTOPS.
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11. PROVIDE APRON ON ALL OVER HEAD UPPER CABINETS TO CONCEAL UNDER CABINET LIGHT.
12. PROVIDE FIRE RATED GYP BOX ON BACK SIDE OF ALL SHOWER NICHES WHEN SHOWN IN FIRE RATED WALLS.
13. TRIPLE A IS BASIS OF DESIGN FOR ALL OTHER COTTAGE TYPES. TAKE INTO ACCOUNT DIFFERENT VARIATIONS ACCORDING TO EACH PLANS LAYOUTS.

GENERAL NOTES - PLANS

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY SUBSTANTIVE DISCREPANCIES OR CONFLICTS BETWEEN INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS AND ACTUAL CONDITIONS ENCOUNTERED IN THE FIELD.
2. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS AS PROMULGATED BY AUTHORITIES HAVING JURISDICTION.
3. ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OR FINISHED SURFACE, UNLESS OTHERWISE NOTED.
4. DO NOT SCALE DRAWINGS.
5. NOTES ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
6. PARTITION DIMENSIONS ARE ACTUAL AND ARE GIVEN TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE. SEE PARTITION TYPE SCHEDULE FOR MINIMAL DIMENSIONS.
7. PROVIDE ALL NECESSARY FRAMING, HEADERS, BRACING, BLOCKING AND ANCHORING FOR PARTITIONS, SOFFIT FRAMES AND WALL-MOUNTED EQUIPMENT (INCLUDING HANDRAILS, GRAB BARS, CABINETS AND SHELVES).
8. PROVIDE SILICONE SEALANT JOINT BETWEEN TOILET ROOM ACCESSORIES, PLUMBING FIXTURES, COUNTERTOPS, BACK SPLASHES, WALL SURFACES, AND ANY DISSIMILAR MATERIALS.
9. ALL STRUCTURAL MEMBERS, WALLS, PARTITIONS, FLOORS AND ROOF ASSEMBLIES SHALL BE PROTECTED WITH APPROVED FIRE-RATED SYSTEMS PER REQUIREMENTS SPECIFIED UNDER CODE INFORMATION.
10. THE CONTRACTOR SHALL ENSURE THAT ALL FIRE-RESISTIVE RATING ARE MAINTAINED PER LOCATIONS. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED BY AN APPROVED I.I.I. FIRE STOPPING SYSTEM.
11. SEE SHEET G-102 FOR LOCATIONS AND RATINGS OF FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS.
12. ENSURE CONTINUITY OF AUTOMATIC SPRINKLER SYSTEM THROUGHOUT ALL AREAS OF THE PROJECT. SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH INFORMATION LISTED ON G-101.
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14. ALL INTERIOR WALLS ARE A03 UNO.



1 DUPLEX C1-B - FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026
4	REVISION	04-06-2026



SEAL



KEY PLAN

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Code Consultant

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

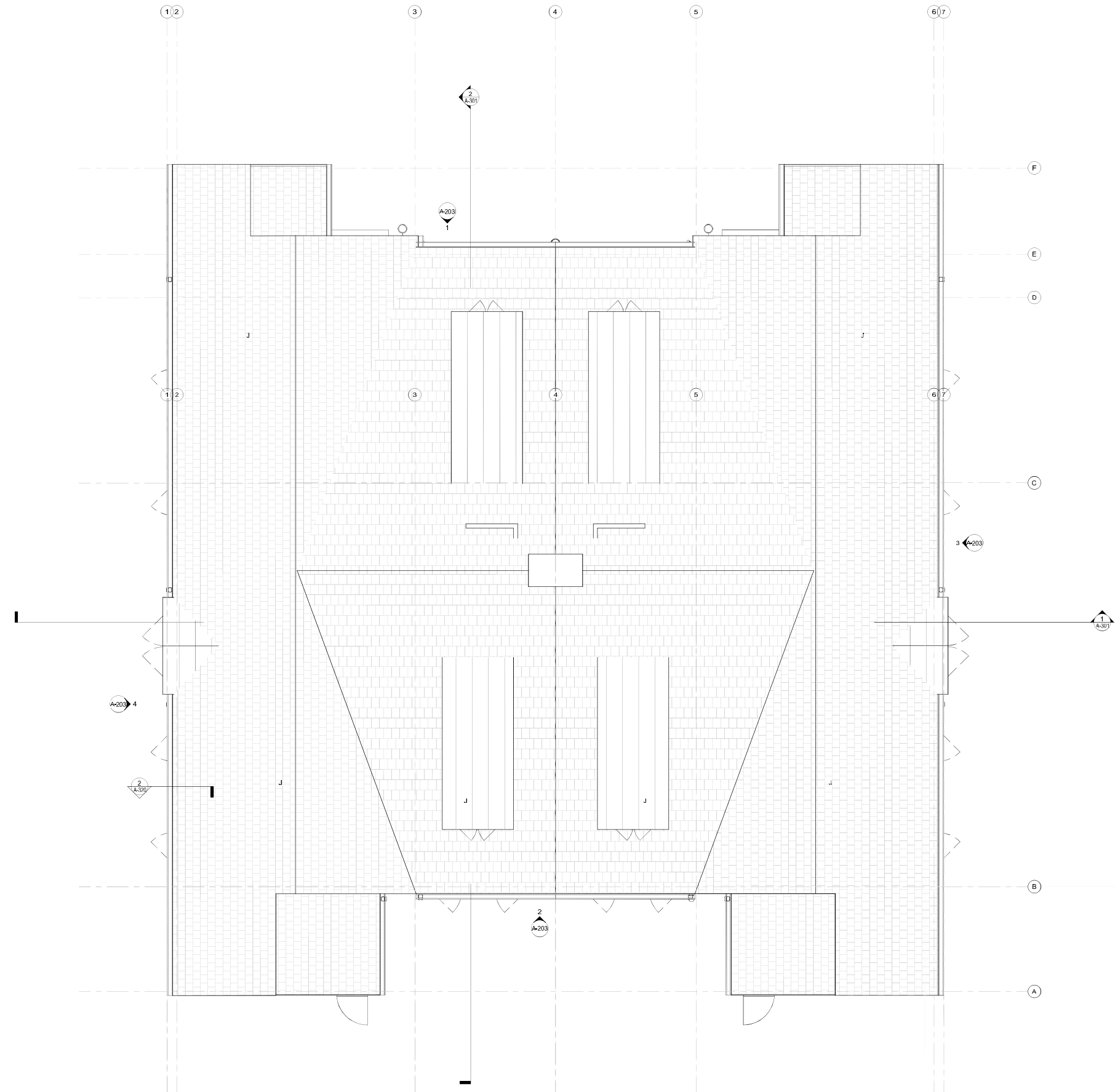
PROJECT No: 86241
DRAWING TITLE:
DUPLEX C1-B - FLOOR PLAN

SCALE: As indicated

A-103

ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



1 **DUPLEX C1-B - ROOF PLAN**
1/4" = 1'-0"



SEAL



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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
DUPLEX C1-B - ROOF PLAN

SCALE: 1/4" = 1'-0"
A-104
ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
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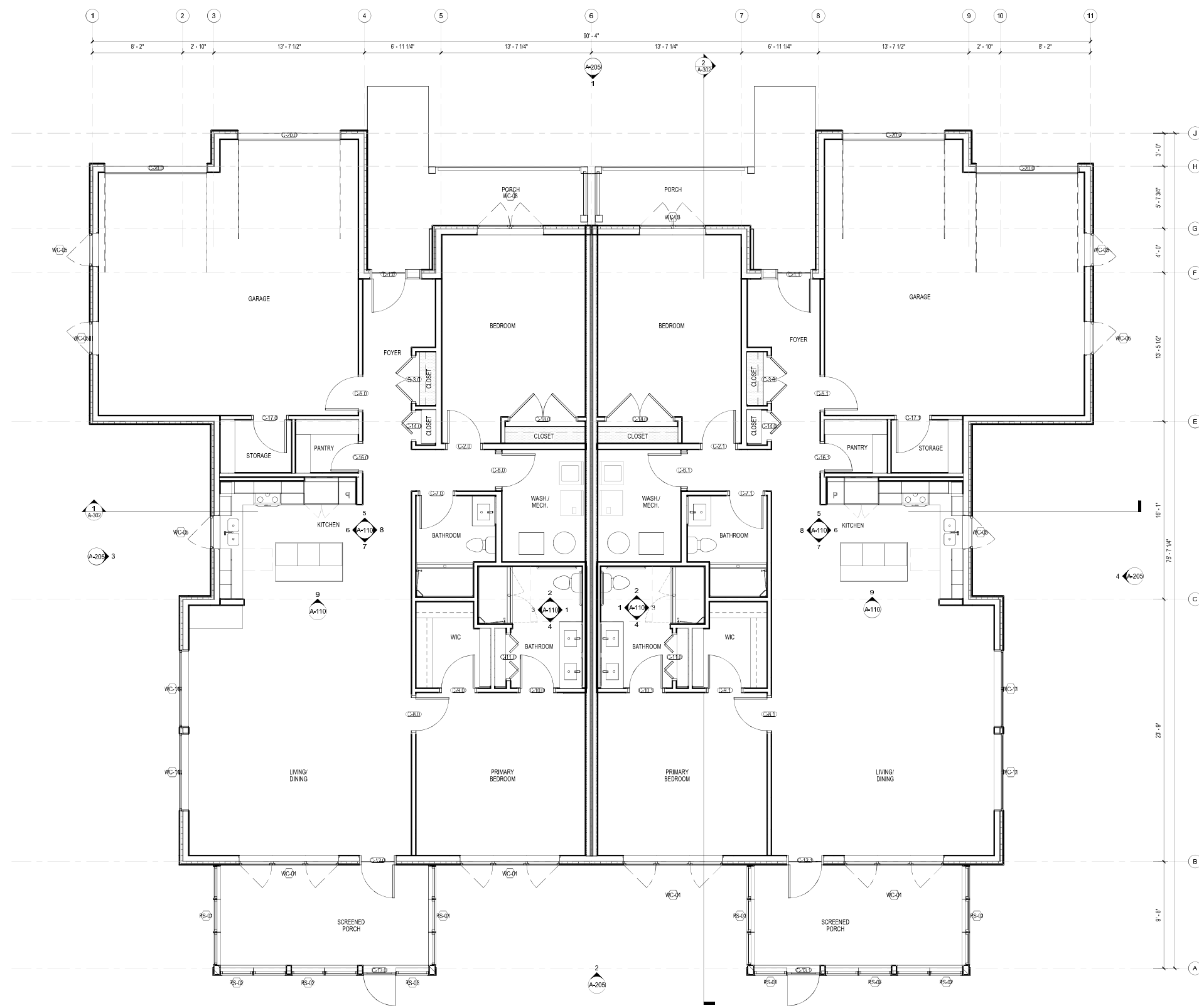
Autodesk: D:\Projects\Franciscan Ministries SL186241_Arch_C1B.rvt
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GENERAL NOTES

1. PROVIDE BLOCKING FOR GRAB BARS AT ALL TOILETS AND SHOWERS IN ALL UNIT TYPES PER ANSI REQUIREMENTS.
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2. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS AS PROMULGATED BY AUTHORITIES HAVING JURISDICTION.
3. ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OR FINISHED SURFACE, UNLESS OTHERWISE NOTED.
4. DO NOT SCALE DRAWINGS.
5. NOTES ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
6. PARTITION DIMENSIONS ARE ACTUAL AND ARE GIVEN TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE. SEE PARTITION TYPE SCHEDULE FOR MINIMAL DIMENSIONS.
7. PROVIDE ALL NECESSARY FRAMING, HEADERS, BRACING, BLOCKING AND ANCHORING FOR PARTITIONS, SOFFIT FRAMES AND WALL-MOUNTED EQUIPMENT (INCLUDING HANDRAILS, GRAB BARS, CABINETS AND SHELVES).
8. PROVIDE SILICONE SEALANT JOINT BETWEEN TOILET ROOM ACCESSORIES, PLUMBING FIXTURES, COUNTERTOPS, BACK SPLASHES, WALL SURFACES, AND ANY DISSIMILAR MATERIALS.
9. ALL STRUCTURAL MEMBERS, WALLS, PARTITIONS, FLOORS AND ROOF ASSEMBLIES SHALL BE PROTECTED WITH APPROVED FIRE-RATED SYSTEMS PER REQUIREMENTS SPECIFIED UNDER CODE INFORMATION.
10. THE CONTRACTOR SHALL ENSURE THAT ALL FIRE-RESISTIVE RATING ARE MAINTAINED PER LOCATIONS. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED BY AN APPROVED I.I. FIRE STOPPING SYSTEM.
11. SEE SHEET G-102 FOR LOCATIONS AND RATINGS OF FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS.
12. ENSURE CONTINUITY OF AUTOMATIC SPRINKLER SYSTEM THROUGHOUT ALL AREAS OF THE PROJECT. SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH INFORMATION LISTED ON G-101.
13. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS IN ADDITION TO THE ARCHITECTURAL DRAWINGS IN DEFINING THE SCOPE OF WORK. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS, AND THAT IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE PROPER DISSEMINATION OF THIS INFORMATION.
14. ALL INTERIOR WALLS ARE A03 UNO.



1 DUPLEX C2-A - FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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Cook Consultant

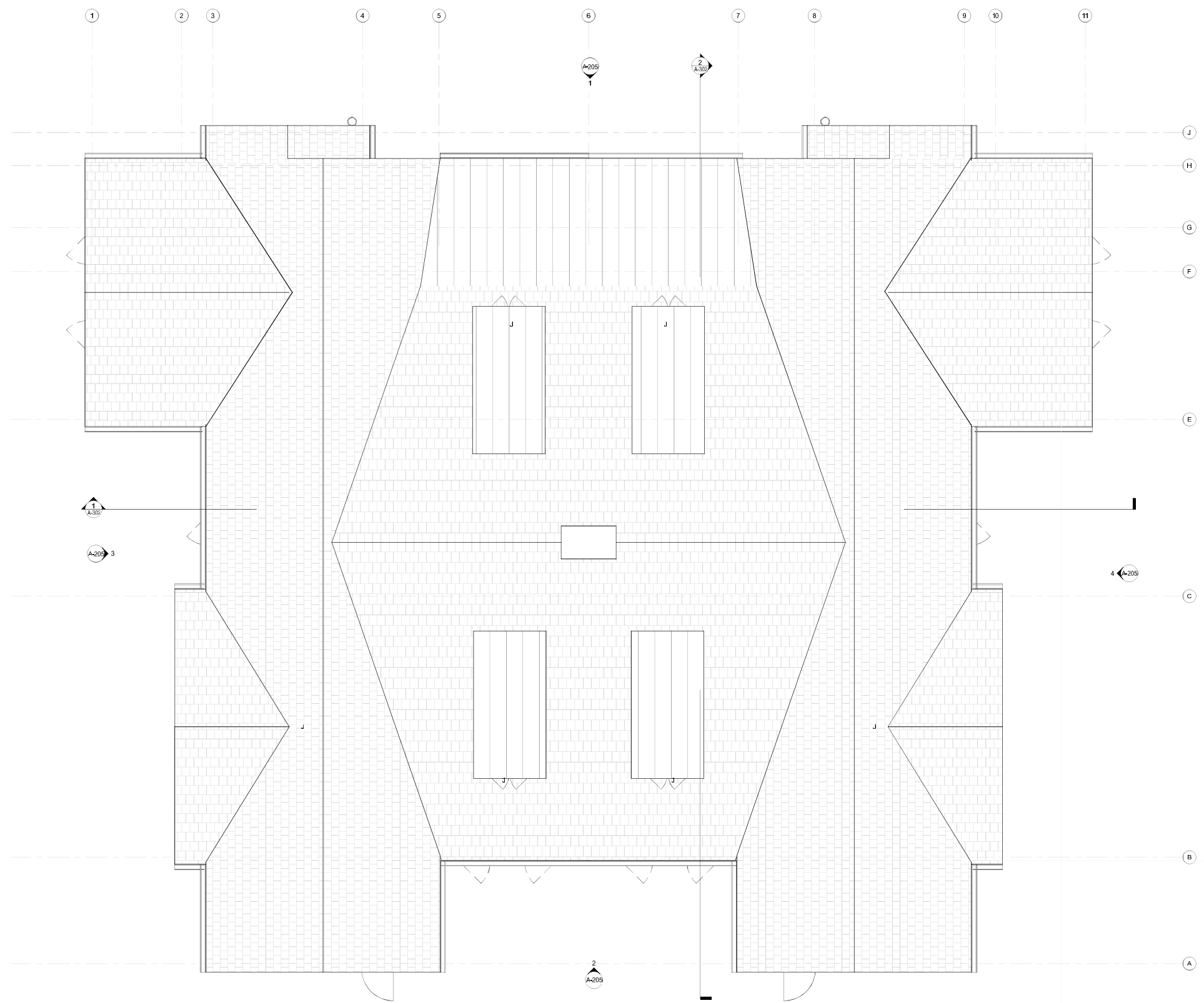
PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
DUPLEX C2-A - FLOOR PLAN

SCALE: As indicated
A-105
ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

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No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
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Planning / Zoning:
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 Code Consultant

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241

DRAWING TITLE:
DUPLEX C2-A - ROOF PLAN

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

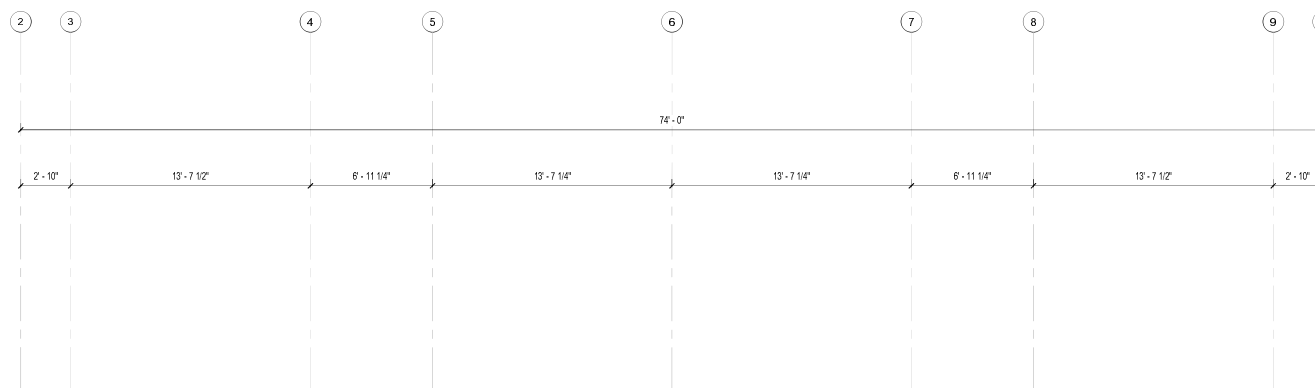
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ISSUED FOR DESIGN DEVELOPMENT
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1 DUPLEX C2-A - ROOF PLAN
 1/4" = 1'-0"

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No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
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3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

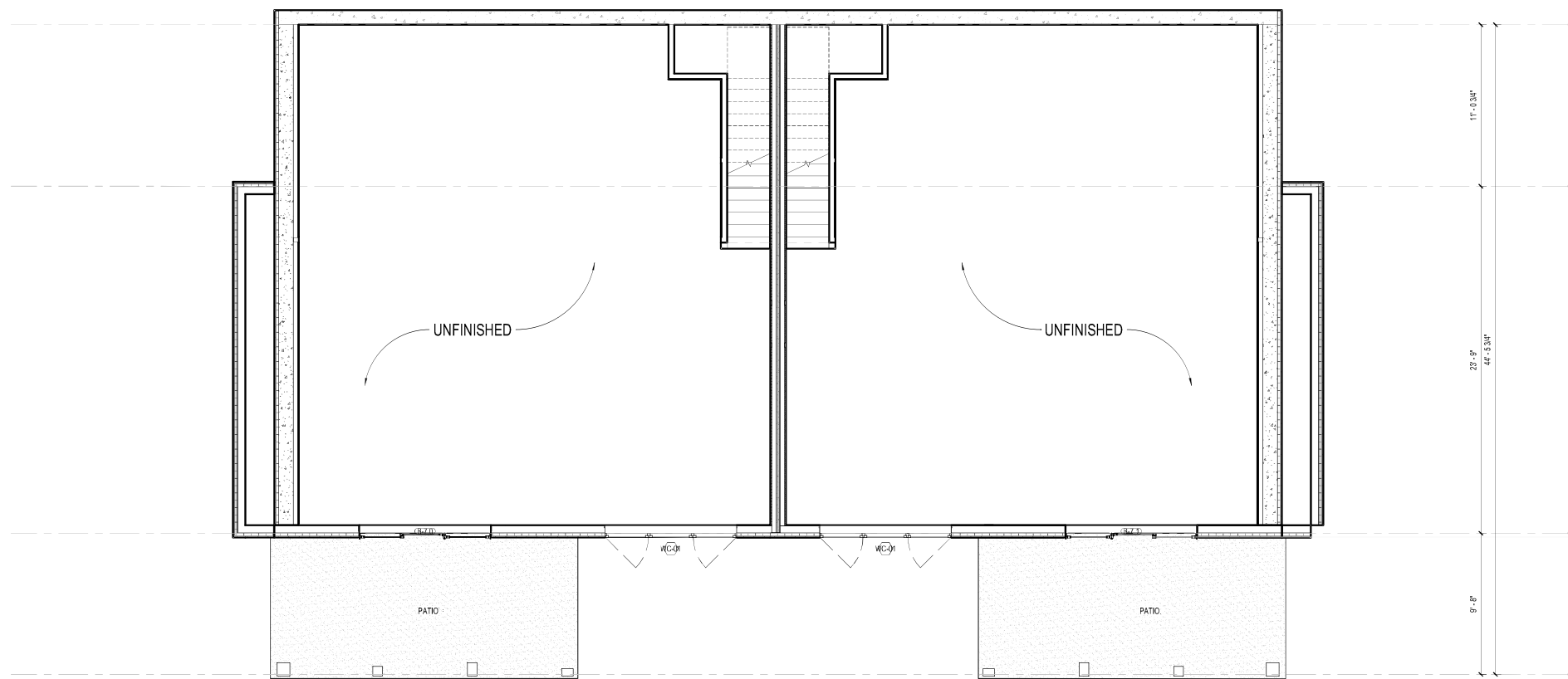
PROJECT No: 86241

DRAWING TITLE:
DUPLEX C2-A&B - BASEMENT PLAN

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

A-107

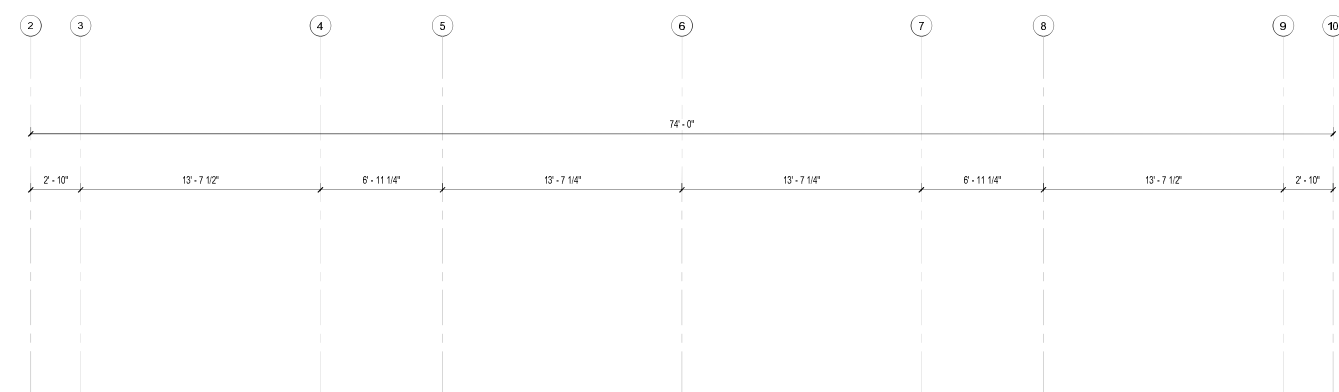
ISSUED FOR DESIGN DEVELOPMENT
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02-20-2026



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1 DUPLEX C2-B - BASEMENT PLAN
1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
DUPLEX C2-B - BASEMENT PLAN

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

A-107.A

ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026



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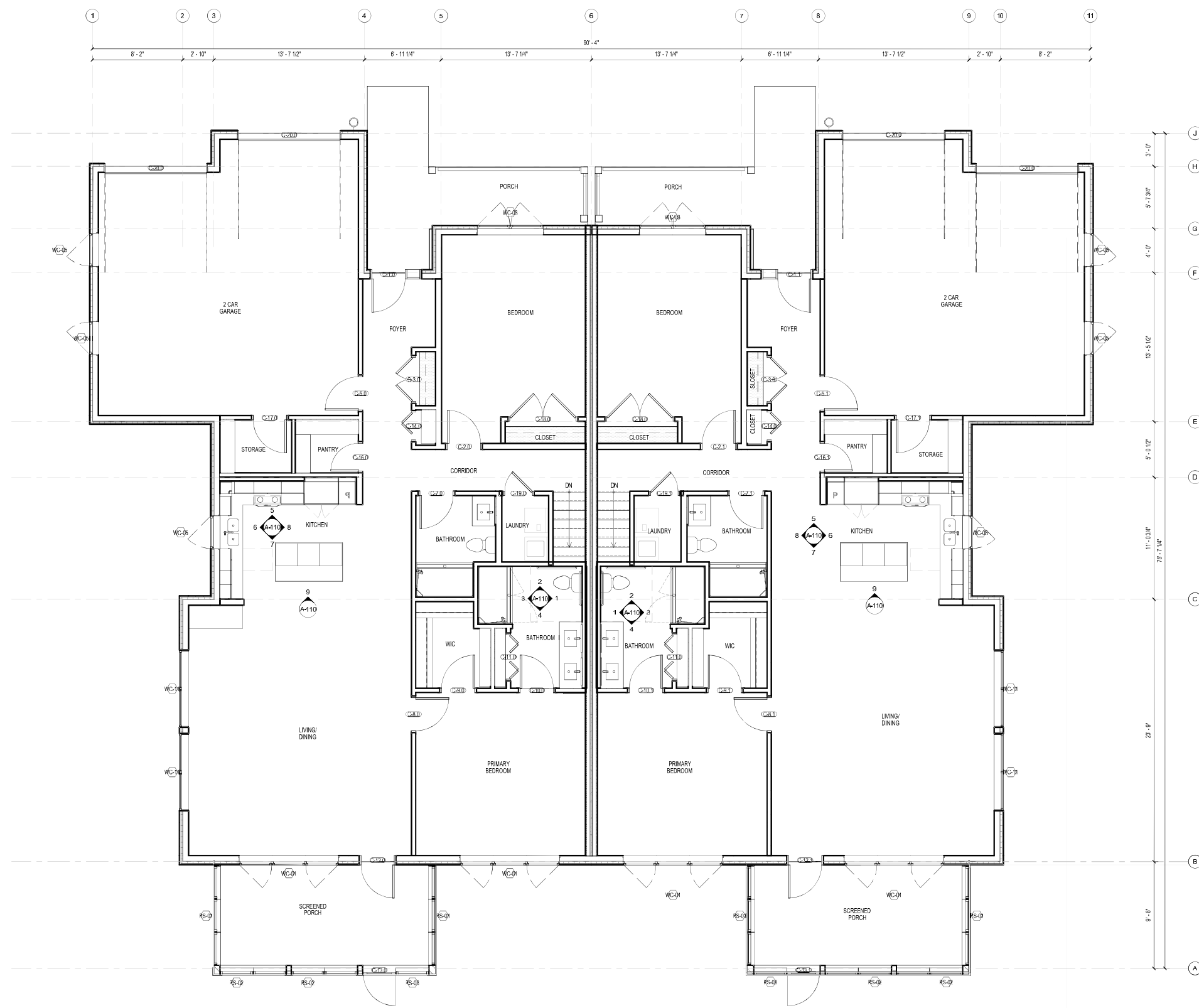
1 DUPLEX C2-B - BASEMENT PLAN
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE BLOCKING FOR GRAB BARS AT ALL TOILETS AND SHOWERS IN ALL UNIT TYPES PER ANSI REQUIREMENTS.
2. PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES.
3. REFER TO PROJECT DESCRIPTION FOR PARTITION TYPE CONSTRUCTION.
4. ALL UNIT MECH. ENCLOSURE PARTITIONS AND SOFFIT ENCLOSURES TO BE NON-COMBUSTIBLE FRAMING.
5. REFER TO PLUMBING CUT SHEETS FOR ROUGH-IN DIMENSIONS REQUIRED FOR SHOWER INSERTS.
6. GWB AT UNDERSIDE OF RATED FLOOR/CILING ASSEMBLY IS CONTINUOUS. LOWER CEILINGS WITHIN COTTAGES ARE SUSPENDED BELOW RATED ASSEMBLY.
7. ALL CEILINGS IN COTTAGES TO BE GWB UNLESS NOTED OTHERWISE.
8. 2% OF UNIT TYPES WILL BE CONVERTED TO A FULLY ACCESSIBLE UNIT. LOCATIONS TO BE DETERMINED AT APPROPRIATE LOCATION.
 - A. ALL COUNTERS IN KITCHEN TO BE LOWERED TO 34" AFF.
 - B. EQ404 RANGE SWITCHED TO EQ402B DROP IN RANGE WITH RANGE PANEL BELOW.
 - C. EQ404A MICROWAVE OVEN REMOVED. PROVIDE UNDER COUNTER DRAIN AND MICROWAVE EQ403B.
 - D. EQ404A DISHWASHER REDUCE HEIGHT TO ACCOMMODATE 34" H COUNTER EQ404B.
 - E. REMOVABLE CABINET AT SINK AND ONE 30" WIDE CABINET TBD.
 - F. LOWER ALL UPPER CABINETS TO ADA REACH RANGE FOR SIDE APPROACH.
9. IN BATHROOMS ADD IN ALL NECESSARY GRAB BARS. NOTED IN THE ACCESSORY GROUPS IN THE MASTER SHOWER PLUS TOILET AND HAVE 30" OR MORE OF REMOVABLE CABINETS AT ONE SINK.
10. AT ALL CABINETS MARKED AS REMOVABLE PROVIDE THE FOLLOWING:
 - A. FLOOR FINISH TO EXTEND UNDER ALL CABINETS.
 - B. ALL ADJACENT CABINETS MUST HAVE FINISHED SIDE PANEL TO MATCH EXPOSED CABINET FRAME FINISH.
 - C. PROVIDE ADDITIONAL BLOCKING AND RECESSED SUPPORT BRACKETS IN WALLS TO SUPPORT COUNTERTOPS.
 - D. ALL ADJACENT WALLS PAINTED TO MATCH EXPOSED WALLS AND INSTALL BASE PAINTED TO MATCH.
 - E. PROVIDE FINISHED SIDE PANEL TO MATCH CABINET FRAME FINISH AT EXPOSED SIDE OF DISHWASHER.
11. PROVIDE APRON ON ALL OVER HEAD UPPER CABINETS TO CONCEAL UNDER CABINET LIGHT.
12. PROVIDE FIRE RATED GYP BOX ON BACK SIDE OF ALL SHOWER NICHES WHEN SHOWN IN FIRE RATED WALLS.
13. TRIPLE X IS BASIS OF DESIGN FOR ALL OTHER COTTAGE TYPES. TAKE INTO ACCOUNT DIFFERENT VARIATIONS ACCORDING TO EACH PLANS LAYOUTS.

GENERAL NOTES - PLANS

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY SUBSTANTIVE DISCREPANCIES OR CONFLICTS BETWEEN INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS AND ACTUAL CONDITIONS ENCOUNTERED IN THE FIELD.
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4. DO NOT SCALE DRAWINGS.
5. NOTES ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
6. PARTITION DIMENSIONS ARE ACTUAL AND ARE GIVEN TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE. SEE PARTITION TYPE SCHEDULE FOR MINIMAL DIMENSIONS.
7. PROVIDE ALL NECESSARY FRAMING, HEADERS, BRACING, BLOCKING AND ANCHORING FOR PARTITIONS, SOFFIT FRAMES AND WALL-MOUNTED EQUIPMENT (INCLUDING HANDRAILS, GRAB BARS, CABINETS AND SHELVES).
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11. SEE SHEET G-102 FOR LOCATIONS AND RATINGS OF FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS.
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14. ALL INTERIOR WALLS ARE A03 UNO.



1 DUPLEX C2-B - FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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Food Service:

Planning / Zoning:
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Code Consultant

PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
DUPLEX C2-B - FLOOR PLAN

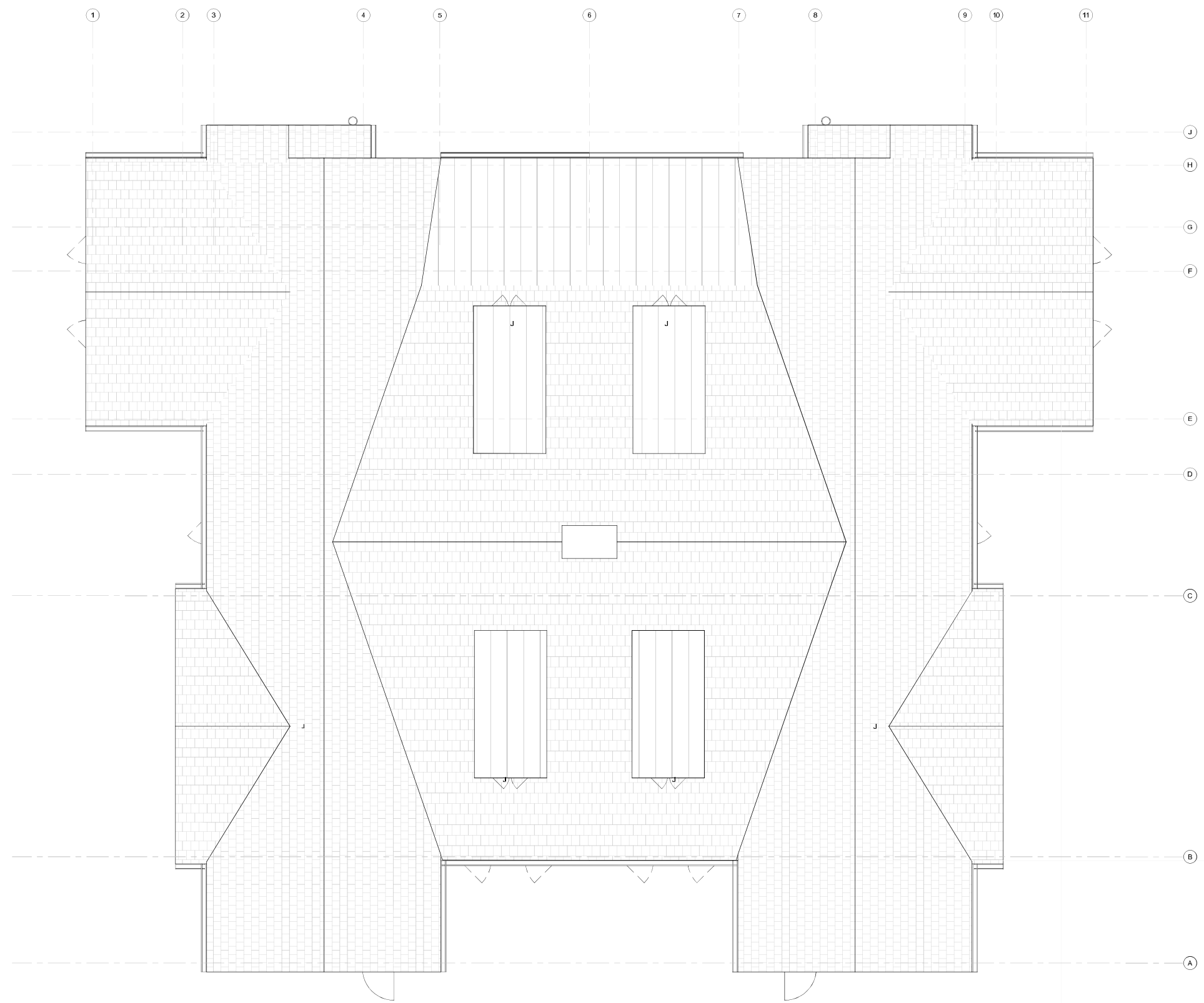
SCALE: As indicated

A-108

ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

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No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
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1 DUPLEX C2-B - ROOF PLAN
1/4" = 1'-0"



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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
DUPLEX C2-B - ROOF PLAN

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

A-109

ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

Autodesk: D:\Franciscan Ministries SL\86241_Arch_CHS.rvt
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1 **DUPLEX C1-B FRONT ELEVATION**
3/16" = 1'-0"



4 **C1-B RIGHT ELEVATION**
3/16" = 1'-0"



2 **C1-B BACK ELEVATION**
3/16" = 1'-0"



3 **DUPLEX C1-B LEFT ELEVATION**
3/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
DS-01	PREFINISHED ALUMINUM DOWNSPOUT WITH BOOT; RECTANGULAR PROFILE
EWS-08B	
EWS-10	
EWS-11	
EWS-12	
MTL-01	PREFINISHED 6" ALUMINUM SQUARE PROFILE GUTTER
MTL-03	
RL-04	EXTERIOR STEEL HANDRAIL WITH POWDER COATED FINISH TO MATCH RL-01. WHERE HANDRAIL IS SUPPORTED BY WALL, PROVIDE WAGNER COMPANIES, MODEL RB14024 HANDRAIL BRACKET, WITH CUSTOM POWDER COATED FINISH TO MATCH RL-01.
RS-01	ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION WITH ASPHALT SHINGLES, 5/8" THICK APA-RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH.
RS-02	ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION AND GYP-SHEATHING, DECOR PROFILE FINISH.

No.	Description	Date
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2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



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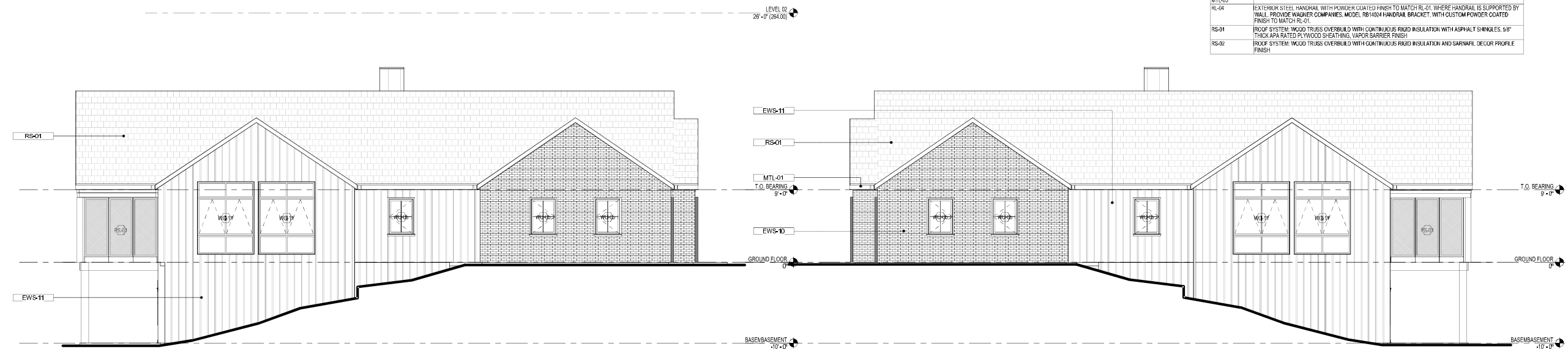
PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
EXTERIOR ELEVATIONS - DUPLEX C1-B

SCALE: 3/16" = 1'-0"
A-203
ISSUED FOR DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
02-20-2026

KEYNOTE LEGEND	
Key Value	Keynote Text
DS-01	REFINISHED ALUMINUM DOWNSPOUT WITH BOOT, RECTANGULAR PROFILE
EWS-06B	
EWS-10	
EWS-11	
EWS-12	
MTL-01	REFINISHED 6" ALUMINUM SQUARE PROFILE GUTTER
MTL-03	
RL-04	EXTERIOR STEEL HANDRAIL WITH POWDER COATED FINISH TO MATCH RL-01, WHERE HANDRAIL IS SUPPORTED BY WALL, PROVIDE WAGNER COMPANIES, MODEL RB1404 HANDRAIL BRACKET, WITH CUSTOM POWDER COATED FINISH TO MATCH RL-01.
RS-01	ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION WITH ASPHALT SHINGLES, 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH
RS-02	ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION AND SARNARIL DECOR PROFILE FINISH

No.	Description	Date
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2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



4 DUPLEX C2-B LEFT ELEVATION
3/16" = 1'-0"

3 DUPLEX C2-B RIGHT ELEVATION
3/16" = 1'-0"



2 DUPLEX C2-B BACK ELEVATION
3/16" = 1'-0"



1 DUPLEX C2-B FRONT ELEVATION
3/16" = 1'-0"



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Landscape
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Lighting Consultant:

Food Service:
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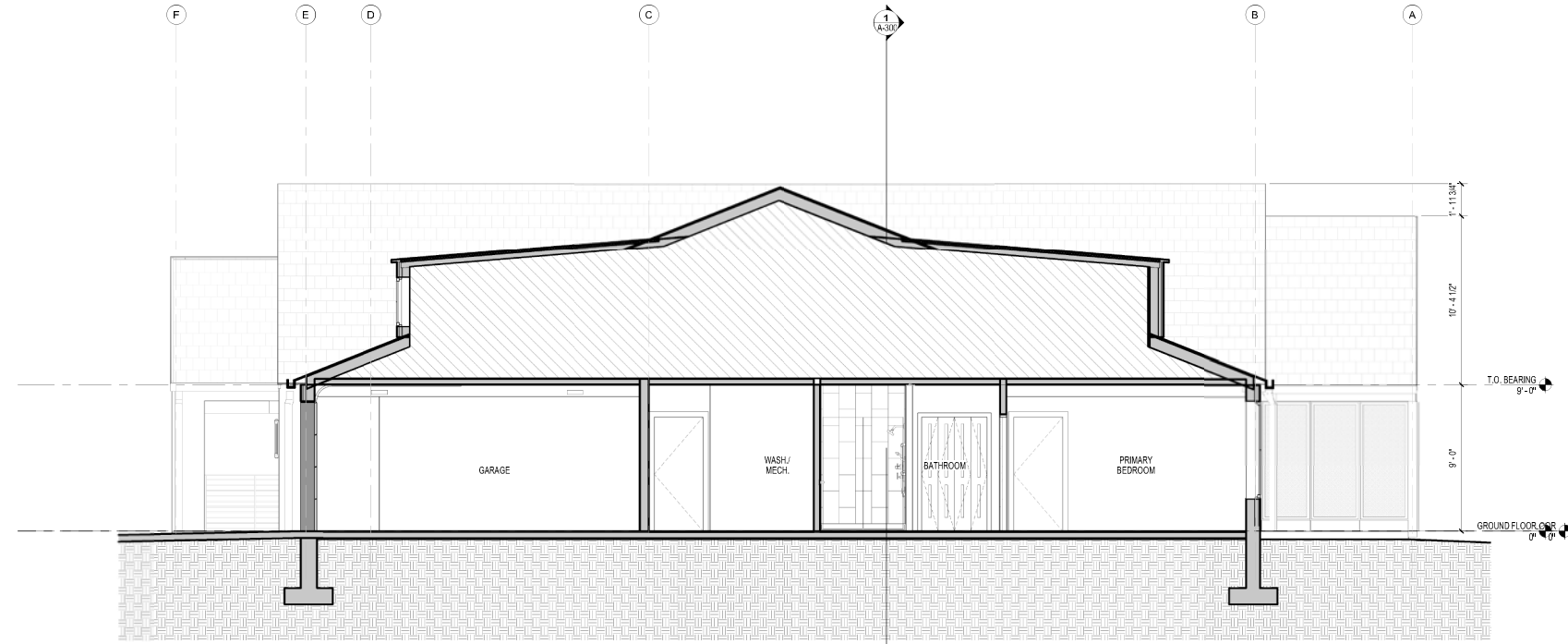
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FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
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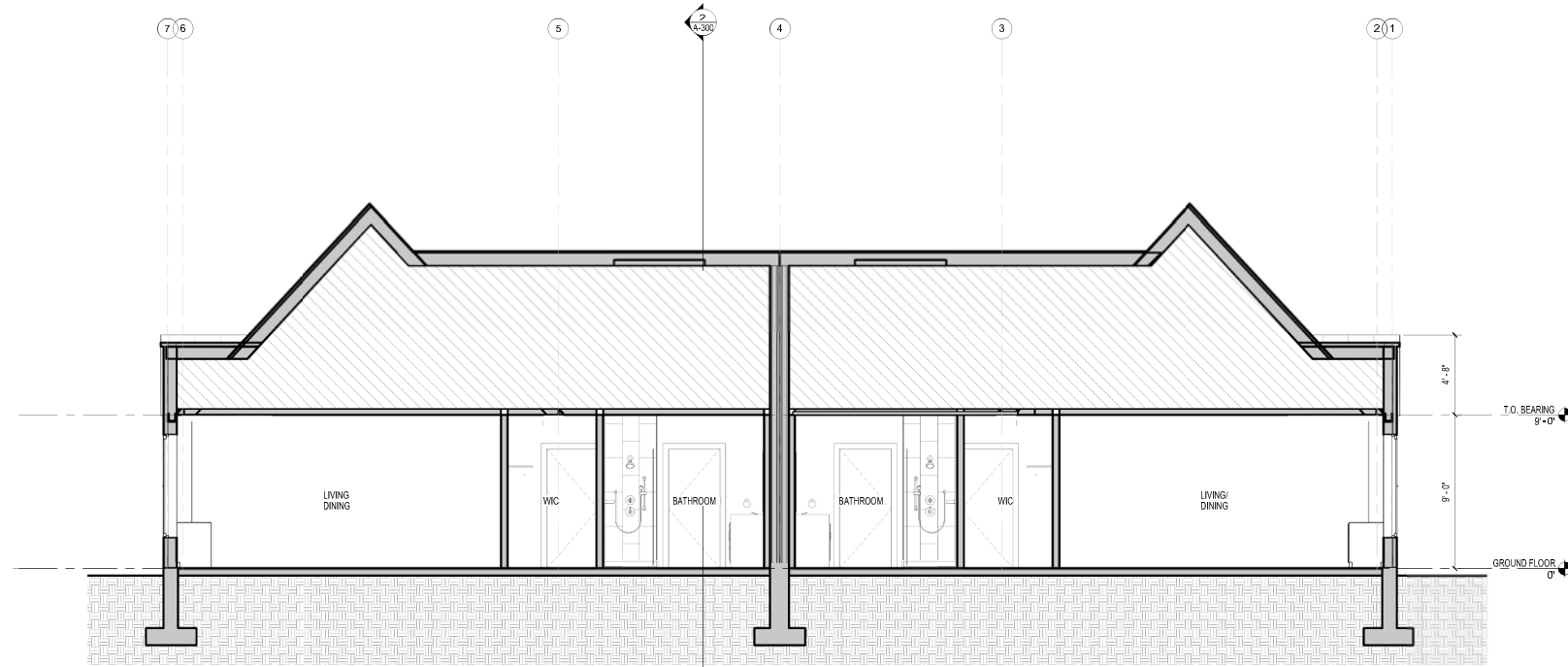
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No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



2 **DUPLEX C1-A - SECTION 2**
1/4" = 1'-0"



1 **DUPLEX C1-A - SECTION 1**
1/4" = 1'-0"



SEAL



KEY PLAN

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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241

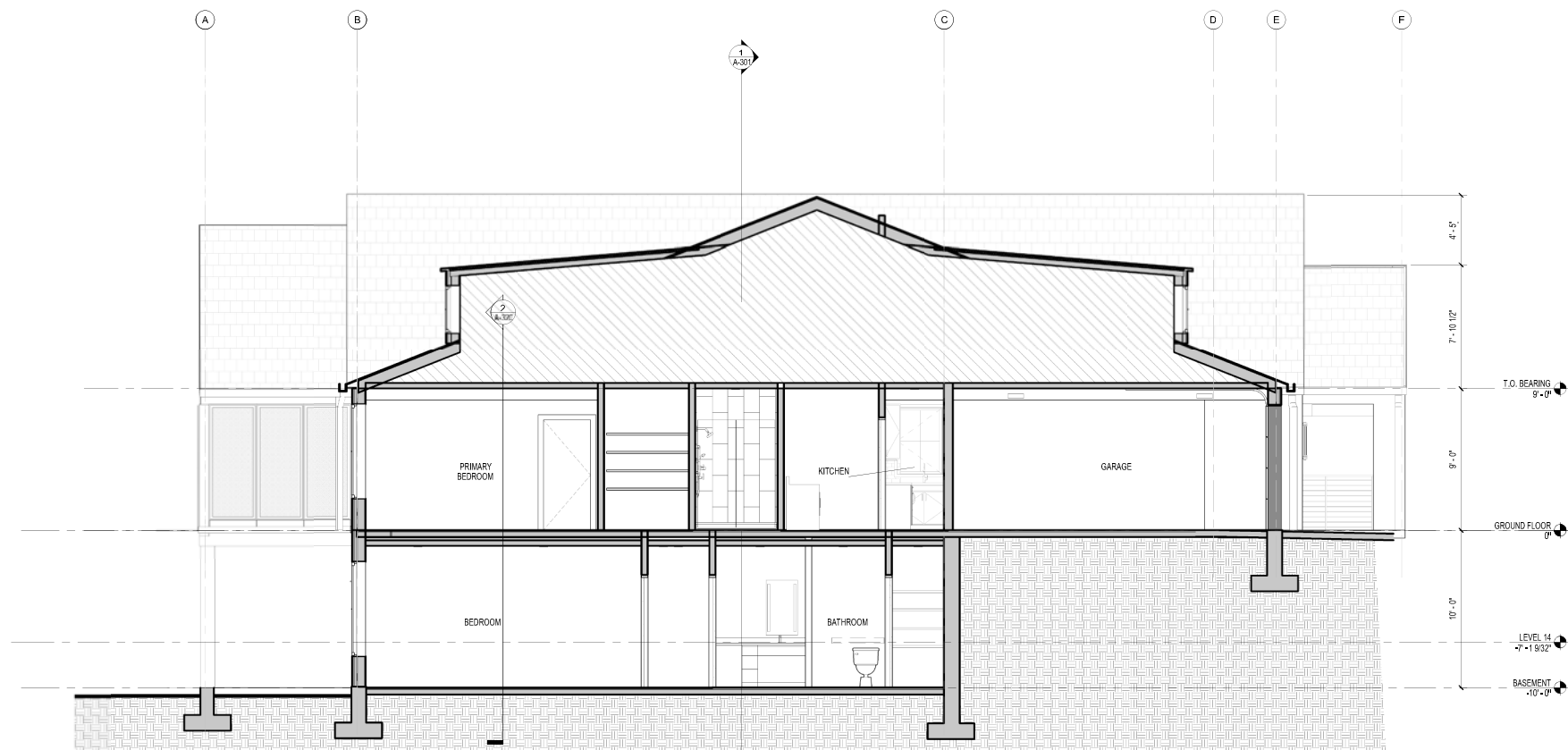
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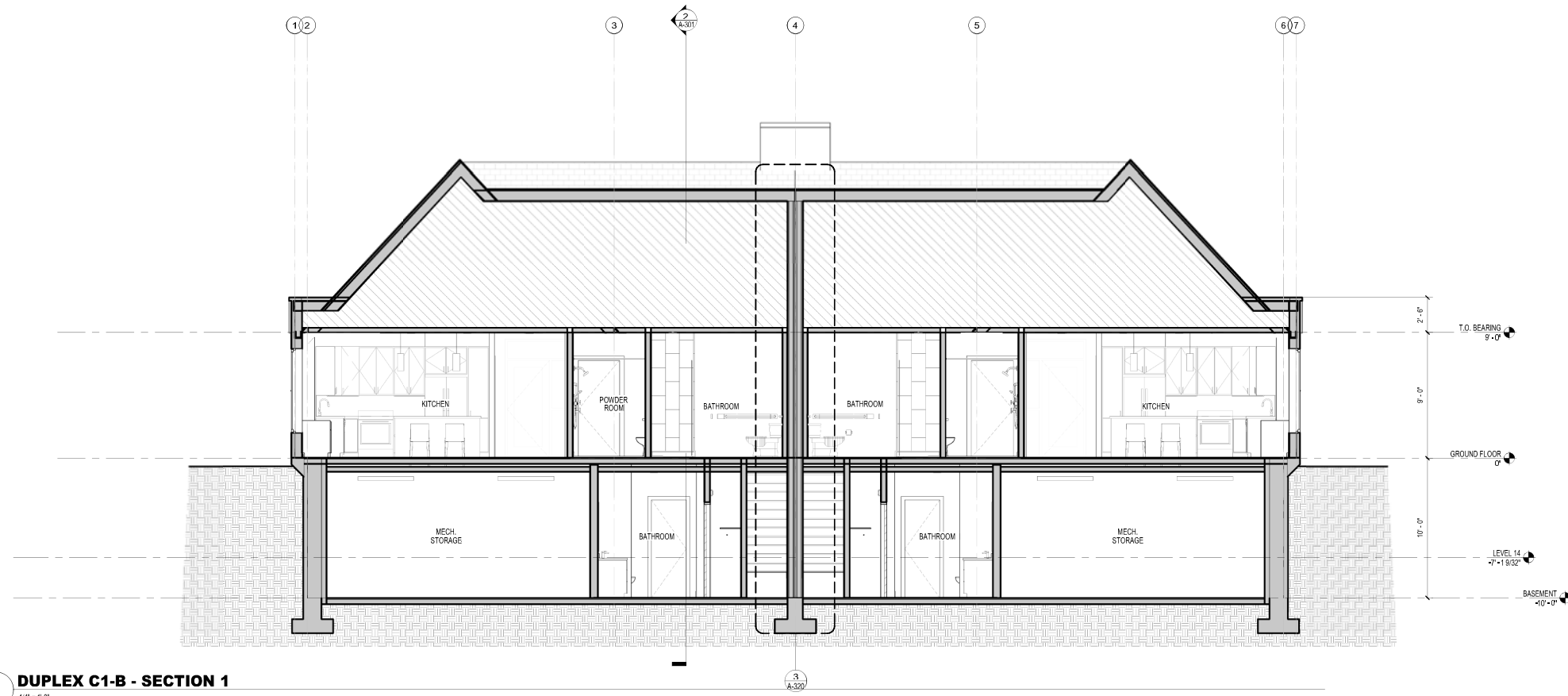
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02-20-2026

No.	Description	Date
1	ISSUED FOR SCHEMATIC DESIGN	05-12-2025
2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



2 **DUPLEX C1-B - SECTION 2**
1/4" = 1'-0"



1 **DUPLEX C1-B - SECTION 1**
1/4" = 1'-0"



SEAL



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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241

DRAWING TITLE:
BUILDING SECTIONS C1-B

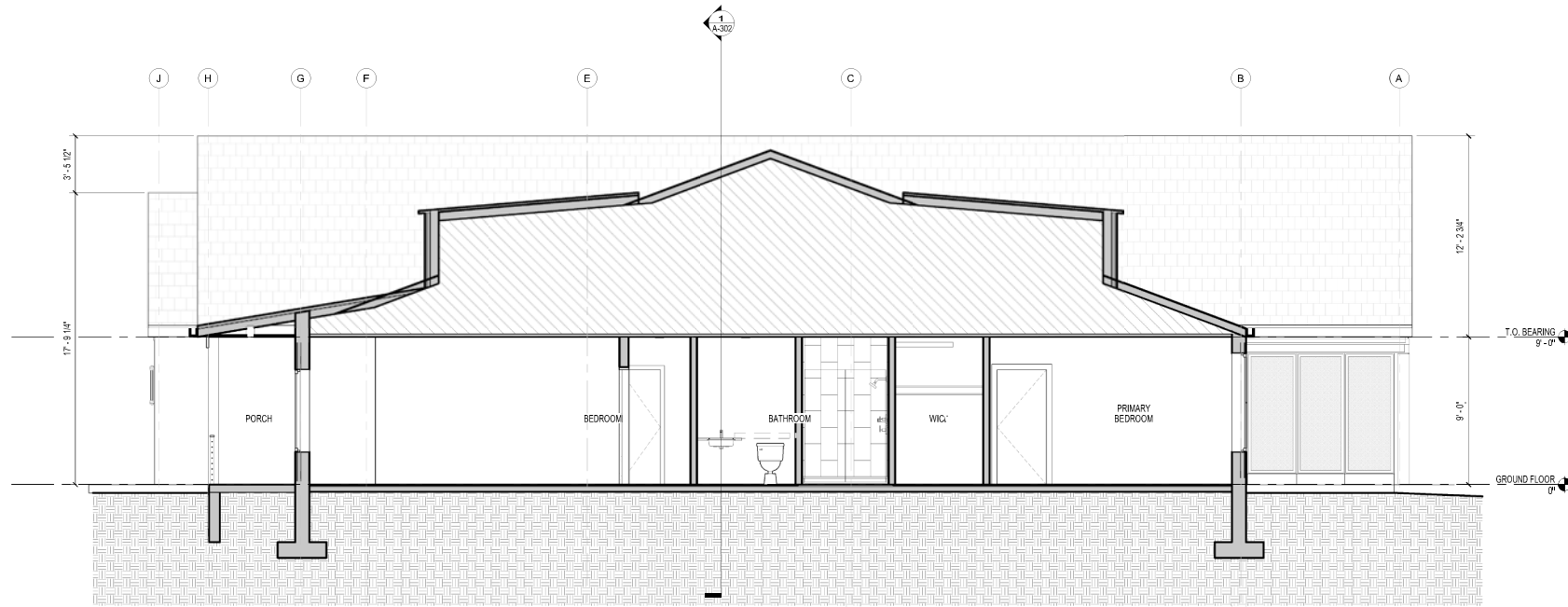
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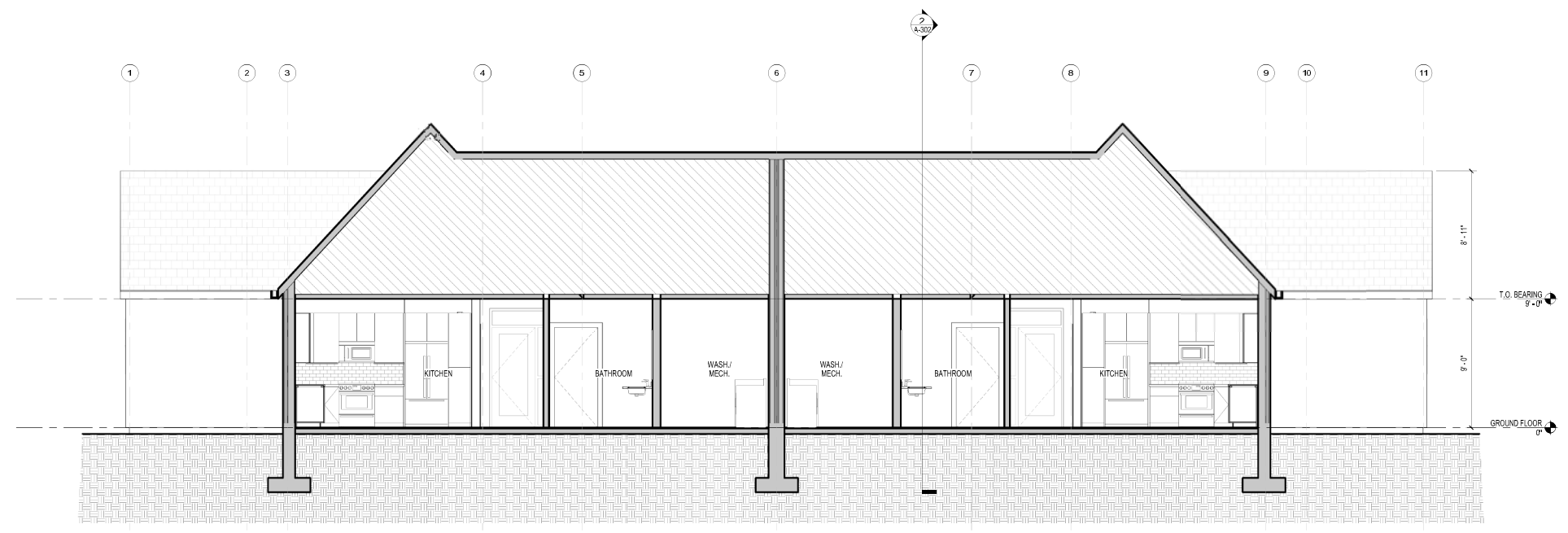
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No.	Description	Date
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2 **DUPLEX C2-A - SECTION 2**
1/4" = 1'-0"



1 **DUPLEX C2-A - SECTION 1**
1/4" = 1'-0"



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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241
DRAWING TITLE:
BUILDING SECTIONS C2-A

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

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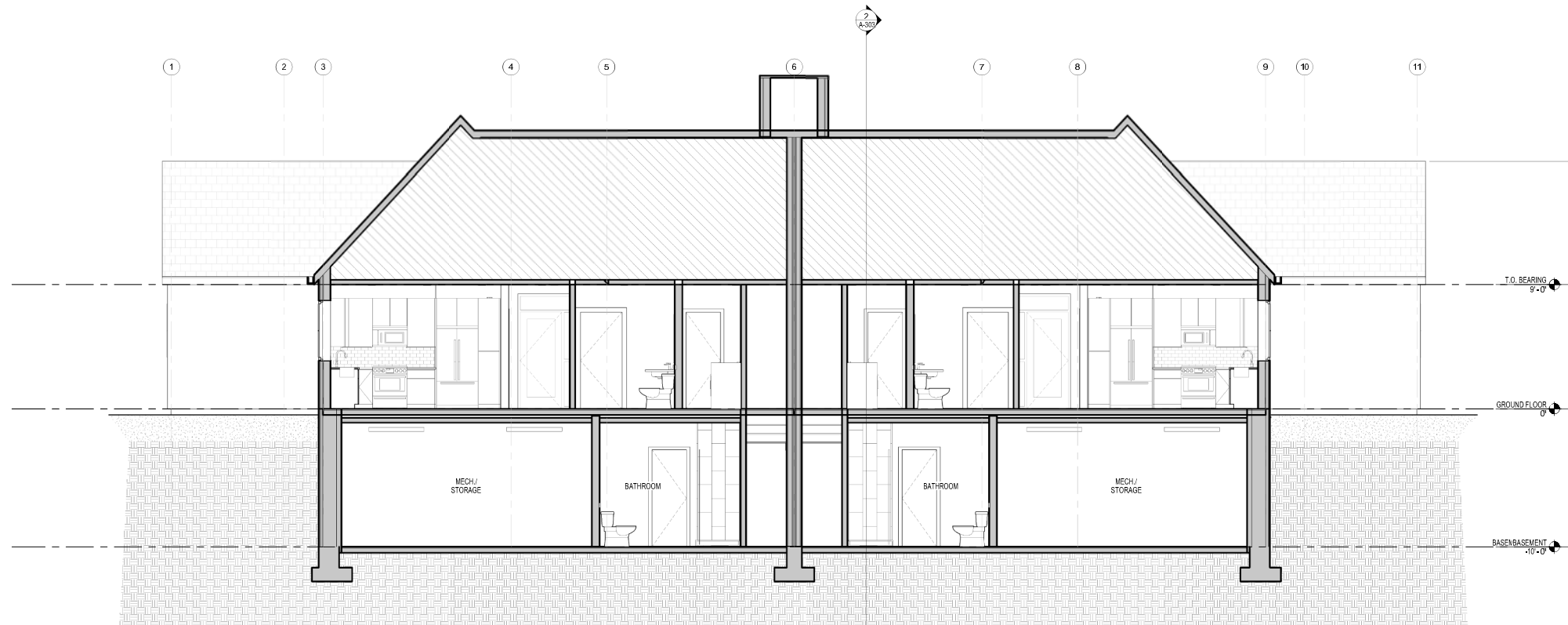
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2	SITE PLAN SUBMISSION	06-17-2025
3	ISSUED FOR DESIGN DEVELOPMENT	02-20-2026



2 **DUPLEX C2-B - SECTION 2**
1/4" = 1'-0"



1 **DUPLEX C2-B - SECTION 1**
1/4" = 1'-0"



SEAL



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PROJECT TITLE:
FRANCISCAN MINISTRIES - THE PROVIDENCE SENIOR LIVING

PROJECT No: 86241

DRAWING TITLE:
BUILDING SECTIONS C2-B

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

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SCHEDULE A-2, Refund Schedule

Residence Type	Entrance Fee	Entrance Fee	Entrance Fee
	0% Refund	50% Refund	80% Refund
Independent Living Apartment (1BR – A)	\$225,170	\$315,238	\$382,789
Independent Living Apartment (1BR – A1)	\$225,170	\$315,238	\$382,789
Independent Living Apartment (1BR – A2)	\$220,110	\$308,154	\$374,187
Independent Living Apartment (1BR – A3)	\$266,250	\$372,750	\$452,625
Independent Living Apartment (1BR w/Den - B)	\$240,000	\$336,000	\$408,000
Independent Living Apartment (2BR – B1)	\$312,500	\$437,500	\$531,250
Independent Living Apartment (1BR/2.5BA– C)	\$332,500	\$465,500	\$565,250
Independent Living Apartment (2BR – C1)	\$325,000	\$455,000	\$552,500
Independent Living Apartment (2BR – C2)	\$287,500	\$402,500	\$488,750
Independent Living Apartment (2BR – C3)	\$296,250	\$414,750	\$503,625
Independent Living Carriage Home (2BR – CH1)	\$402,480	\$563,472	\$684,216
Independent Living Carriage Home (2BR – CH1B)	\$436,020	\$610,428	\$741,234
Independent Living Carriage Home (2BR – CH2)	\$433,200	\$606,480	\$736,440
Independent Living Carriage Home (2BR – CH2B)	\$469,300	\$657,020	\$797,810
Independent Living Villa (2BR – A)	\$362,500	\$507,500	\$616,250
Independent Living Villa (2BR – B)	\$396,250	\$554,750	\$673,625
Independent Living Villa (2BR – B1)	\$422,500	\$591,500	\$718,250
Independent Living Villa (2BR – C)	\$468,750	\$656,250	\$796,875

Entrance Fees are based on current pricing assumptions and are subject to change. Refunds will not be reduced more than the amounts indicated herein. See Section IX of the Plan.

SCHEDULE B

PROJECTED BUDGET FOR FIRST FULL YEAR OF OPERATION For the year April 1, 2029 through March 31, 2030 (Estimated 57% Occupancy at Year-End)

PROJECTED OPERATING REVENUES:	
1	Monthly Fees – Independent Living \$4,283,000
2	Monthly Fees – Assisted Living 1,499,000
3	Monthly Fees – Memory Care 1,990,000
4	Other/Garage 348,000
	TOTAL OPERATING REVENUE \$8,120,000
5	Entrance Fees – Net \$0
6	Investment Earnings \$456,000
PROJECTED OPERATING EXPENSES:	
7	Salaries and Wages – Assisted Living \$591,000
8	Salaries and Wages – Memory Care \$591,000
9	Salaries and Wages - Other \$1,917,000
10	Benefits \$1,033,000
11	Marketing/Sales \$200,000
12	Dining Services \$862,000
13	Resident Services \$399,000
14	Plant & Environmental Services \$1,299,000
15	General & Administration \$191,000
16	Insurance \$400,000
17	Utilities \$500,000
18	Real Estate Taxes \$895,000
19	Health Benefit \$30,000
20	Ground Lease \$92,000
21	Management Fees \$406,000
	TOTAL OPERATING EXPENSES \$9,305,000
	INCOME AVAILABLE FOR DEBT SERVICE (\$730,000)

In the event the actual first year budget differs from the actual commencement of the budget year by six (6) months or more, Sponsor will amend the Plan to include a revised budget. If the amended budget exceeds the budget set forth in this Plan by twenty-five (25%) percent or more, the Sponsor will offer all Prospective Residents the right to rescind their Residence Agreement and have their deposits returned, with interest, if any, within a reasonable period of time that is not less than fifteen (15) days. In addition, in the event the estimated commencement date of the first year of operation of the Residences is delayed by twelve (12) months or more, Prospective Residents will be offered a right of rescission unless the Prospective Resident enters into a Residence Agreement subsequent to an amendment disclosing a revised estimated date of First Occupancy. In such an event the Prospective Resident will be offered a right of rescission by an amendment to the Offering Plan if the estimated date of First Occupancy is delayed by twelve (12) months or more from the estimated date disclosed in the amendment.

*Any deficit for debt service will be funded through construction bond financing.

FOOTNOTES TO SCHEDULE B

1. Independent Living Apartments and Carriage Home Residences Monthly Fees Revenue

Revenues for the Independent Living Apartments, Carriage Home, and Villa Residences for Monthly Fees are based on the fee structure described in Schedule A-1. The projected average occupancy for all Independent Living Apartments and Carriage Home Residences during the initial fill up period is projected to be 40% by the end of the first 8 months; 75% after 18 months; 90% after 24 months. Double occupancy is assumed to be approximately 50% of the Residences. The foregoing projections for occupancy levels have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

Schedule B reflects the total projected operating costs for the overall Providence development and that Monthly Service Fees payable by Residents are not calculated as a direct pro rata share of the Providence operating budget. Instead, each Resident's Monthly Service Fee obligation is determined based on a variety of factors, including prevailing market conditions and the anticipated costs associated with operating the Independent Living portion of the Community. In the event the projected occupancy levels are not attained, the Sponsor will continue to fund all costs associated with operating the Community. In no event will Residents' Monthly Service Fees increase as a result of levels of occupancy lower than projected.

2. Assisted Living Monthly Fees Revenue

The budget includes the cost of operating the Assisted Living Facilities even though a Resident may not be residing there or utilizing the services. Providence will begin operations once all areas of the Community (i.e., Assisted Living/Memory Care Facilities and Independent Living) are operational and therefore, no fees charged to Residents will be used toward operations of undeveloped portions of the Community. Prospective Residents should note that the budget reflects the total projected operating costs for the overall Providence development and that Monthly Service Fees payable by Residents are not calculated as a direct pro rata share of the Providence operating budget. Instead, each Resident's Monthly Service Fee obligation is determined based on a variety of factors, including prevailing market conditions and the anticipated costs associated with operating the Independent Living portion of the Community. As market conditions, including costs to operate the Community, change over time, Sponsor reserves the right to adjust Monthly Service Fees payable by Residents. Sponsor will fund all line items in the budget.

Assisted Living Facility Revenue Monthly Service Fees are based on the fee structure described in Schedule A-1. The projected occupancy for the Assisted

Living Facility after twelve (12) months of operation is approximately 55%. In the event the projected occupancy levels are not attained, the Sponsor will continue to fund all costs associated with operating the Community. In no event will Residents' Monthly Service Fees increase as a result of levels of occupancy lower than projected.

3. Memory Care Facility Monthly Fees Revenue

The budget includes the cost of operating the Assisted Living Facilities even though a Resident may not be residing there or utilizing the services. Providence will begin operations once all areas of the Community (i.e., Assisted Living/Memory Care Facilities and Independent Living) are operational and therefore, no fees charged to Residents will be used toward operations of undeveloped portions of the Community. Prospective Residents should note that the budget reflects the total projected operating costs for the overall Providence development and that Monthly Service Fees payable by Residents are not calculated as a direct pro rata share of the Providence operating budget. Instead, each Resident's Monthly Service Fee obligation is determined based on a variety of factors, including prevailing market conditions and the anticipated costs associated with operating the Independent Living portion of the Community. As market conditions, including costs to operate the Community, change over time, Sponsor reserves the right to adjust Monthly Service Fees payable by Residents. Sponsor will fund all line items in the budget.

Memory Care Facility Revenue Monthly Service Fees are based on the fee structure described in Schedule A-1. The projected occupancy for the Assisted Living Facility after twelve (12) months of operation is approximately 42%. In the event the projected occupancy levels are not attained, the Sponsor will continue to fund all costs associated with operating the Community. In no event will Residents' Monthly Service Fees increase as a result of levels of occupancy lower than projected.

4. Other/Garage Revenue

Other Operating Revenue are estimated to be approximately 2% of monthly service fees for the Community and are derived from additional meals, under building parking, and other ancillary items.

5. Entrance Fees – Net

Entrance Fees - Net is the difference between an Entrance Fee paid on a re-occupied Independent Living Apartment or Carriage Home and the amount of refund due to the prior Resident of that Residence. The projected turnover of Residences and their resulting re-occupancy has been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on historical averages of the difference between an Entrance Fee paid on a re-occupied Independent Living

Apartment or Carriage Home and the amount of refund due to the prior Residence of that Residence at other similar properties operated by GSI and GSI's experience operating similar facilities. No turnover is anticipated during the first year of operation and accordingly, no amount of revenue from these fees is included in the estimated first year budget.

6. Investment Earnings

Investment Income is that income earned on investing the cash balances of the Project. A four percent (4%) interest rate earned has been assumed for investment income.

7. Salaries and Wages: Assisted Living

The budget includes the cost of operating the Assisted Living Facilities even though a Resident may not be residing there or utilizing the services. Providence will begin operations once all areas of the Community (i.e., Assisted Living/Memory Care Facilities and Independent Living) are operational and therefore, no fees charged to Residents will be used toward operations of undeveloped portions of the Community. Prospective Residents should note that the budget reflects the total projected operating costs for the overall Providence development and that Monthly Service Fees payable by Residents are not calculated as a direct pro rata share of the Providence operating budget. Instead, each Resident's Monthly Service Fee obligation is determined based on a variety of factors, including prevailing market conditions and the anticipated costs associated with operating the Independent Living portion of the Community. As market conditions, including costs to operate the Community, change over time, Sponsor reserves the right to adjust Monthly Service Fees payable by Residents. Sponsor will fund all line items in the budget.

Assisted Living Facility Expenses include estimated wages for relevant healthcare and administrative personnel proposed. Also included in this category are all ancillary miscellaneous costs associated with operating a comparable facility and are based on comparable experience operating such facilities.

Estimated Wages for Assisted Living Facility Staff: Wages and Benefits are based on estimated pay ranges for similar positions in the Albany, NY area adjusted for inflation, assuming 4.0% annually. It is assumed that employees will be unionized where required. Benefits include a standard benefit package, such as health and dental insurance, disability, life insurance and all federal and state benefit requirements, such as disability insurance, workers' compensation, unemployment insurance and payroll taxes. These benefits are estimated to be approximately 25% of the annual salaries. "FTEs" are full-time equivalent employees.

Staffing positions and costs for the first year of operation are estimated as follows:

	FTE	Wage	Annual
Healthcare Director	1.00	48.00	99,840
Assisted Living – Licensed	2.81	37.50	219,000
Assisted Living – CNA	7.02	20.00	292,000
Benefits			152,710
TOTAL ASSISTED LIVING:			763,550

Ancillary and miscellaneous costs associated with operating the Assisted Living Facility are estimated to be approximately \$121,000 in 2029 and have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

8. Salaries and Wages: Memory Care Facility

The budget includes the cost of operating the Assisted Living Facilities even though a Resident may not be residing there or utilizing the services. Providence will begin operations once all areas of the Community (i.e., Assisted Living/Memory Care Facilities and Independent Living) are operational and therefore, no fees charged to Residents will be used toward operations of undeveloped portions of the Community. Prospective Residents should note that the budget reflects the total projected operating costs for the overall Providence development and that Monthly Service Fees payable by Residents are not calculated as a direct pro rata share of the Providence operating budget. Instead, each Resident's Monthly Service Fee obligation is determined based on a variety of factors, including prevailing market conditions and the anticipated costs associated with operating the Independent Living portion of the Community. As market conditions, including costs to operate the Community, change over time, Sponsor reserves the right to adjust Monthly Service Fees payable by Residents. Sponsor will fund all line items in the budget.

Memory Care facility Expenses include estimated wages and benefits for relevant healthcare and administrative personnel proposed. Also included in this category are all ancillary miscellaneous costs associated with operating a comparable facility and have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

Estimated Wage and Benefits for Memory Care Facility Staff: Wages and Benefits are based on estimated pay ranges for similar positions in the Albany NY area adjusted for inflation, assuming 4.0% annually. It is assumed that employees will be unionized where required. Benefits include a standard benefit package, such as health and dental insurance, disability, life insurance and all federal and state benefit requirements, such as disability insurance, workers' compensation, unemployment insurance and payroll taxes. These benefits are estimated to be approximately 25% of the annual salaries. "FTEs" are full-time equivalent employees. Staffing positions and costs for the first year of operation are estimated as follows:

	FTE	Wage	Annual
Memory Care - CNA	9.83	20.00	408,800
Administrative	1.00	20.00	41,600
Benefits			112,600
TOTAL ASSISTED LIVING:	21.65	43.91	563,000

Ancillary and miscellaneous costs associated with operating the Memory Care Living Facility are estimated to be approximately \$130,000 in 2029 and have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

9. **Salaries and Wages: Other**

Salary and Wages Other Expenses include estimated wages and benefits for all other overhead departments including Marketing/Sales, Dining, Plant & Environmental, Resident Services, and Administration proposed. Also included in this category are all ancillary miscellaneous costs associated with operating a comparable facility and have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

Estimated Wage and Benefits for all Overhead Facility Staff: Wages and Benefits are based on estimated pay ranges for similar positions in the Albany NY area adjusted for inflation, assuming 4.0% annually. It is assumed that employees will be unionized where required. Benefits include a standard benefit package, such as health and dental insurance, disability, life insurance and all federal and state benefit requirements, such as disability insurance, workers' compensation, unemployment insurance and payroll taxes. These benefits are estimated to be approximately 25% of the annual salaries. "FTEs" are full-time equivalent employees. Staffing positions and costs for the first year of operation are estimated as follows:

	FTE	Wage	Annual
Building Administrator	1.00	52.00	108,160
Receptionists	1.40	20.00	58,240
Marketing	2.00	33.00	133,120
Administrative Assistant	1.40	22.00	64,604
Benefits			90,896
Total Gen. & Administrative	5.80	30.14	454,480
Department Manager & Assist.	1.00	28.50	59,280
General Maintenance	3.00	22.00	137,280
Security			
Benefits			49,140
Total Plant	4.00	23.63	245,700
Department Manager & Assist.	1.00	24.00	49,920
Housekeeping	4.00	20.00	166,400
Laundry	2.00	20.00	83,200
Supervisors			

Benefits			74,880
Total Environmental Services	7.00	20.57	374,400
Department Manager & Assist.	1.00	30.00	62,400
Food Production	5.00	23.00	239,200
Dining Room	7.00	20.00	291,200
Utility Workers	2.00	20.00	83,200
Supervisors		24.00	
Benefits			169,000
Total Food & Bev. Services	15.00	21.67	845,000
Drivers	1.0	20.00	41,600
Fitness	0.5	20.00	20,800
Activities	2.0	20.00	83,200
Other Resident Services	1.0	20.00	41,600
Med Tech			
Benefits			46800
Total Resident Services	4.5	20.00	234,000

Ancillary and miscellaneous costs associated with operating the Overhead departments (i.e., non-staff expenses for Independent Living only for Dining, Plant, Resident Services, Environmental, and Administrative Departments such as supplies, landscaping, events and off-site trips) are estimated to be approximately \$820,000 in 2029 and have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

10. Benefits

Benefits include a standard benefit package, such as health and dental insurance, disability, life insurance and all federal and state benefit requirements, such as disability insurance, workers' compensation, unemployment insurance and payroll taxes. These benefits are estimated to be approximately 25% of the annual salaries, or approximately \$1,033,000 in 2029.

11. Marketing/Sales

Marketing & Sales related expenses are assumed to be approximately \$200,000 in 2029 and will cover items such as advertising, public relations, expenses of the marketing center, collateral advertising materials and other related costs. Services, processes, and costs have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

12. Dining Services

Food and Beverage expenses reflects the raw food and supplies costs to provide 30 meals per month for Independent Living Residents and three meals per day for the residents of the Assisted Living/Memory Care facility. There is also an assumption of 5 guest meals per month for each occupied Independent Living

Apartment.

The cost of providing meals reflects estimated raw food and supplies based on anticipated quality levels and actual costs in similar senior living communities. Other costs associated with food service include printing menus, spoilage and obsolescence of food supplies, equipment, repairs, training, and POS system and other miscellaneous costs. Food services will be managed by the Sponsor and will not be provided by a contractor. Estimated Dining Services costs are estimated to be \$862,000 in 2029 and have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

13. Resident Services

Resident Services Expenses include services related to resident activities, special events, health and wellness, transportation, and concierge services. Estimated costs for providing these services is \$399,000 in 2029 and have been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

14. Plant & Environmental Services

Plant Expenses include costs related to the upkeep of the buildings and Property, including building, housekeeping, and general supplies, equipment replacement and materials, and other miscellaneous items required for the regular upkeep and maintenance of the physical plants of the Community.

Environmental Services Expenses related to all janitorial, housekeeping, and laundry services including general cleaning and upkeep for the Independent Living Apartments, common areas, and the Assisted Living/Memory Care facility. The cost of environmental services related to the Assisted Living/Memory Care facilities are included in the budget, even though a Resident may not be residing in said facilities or utilizing the services provided in said facilities. This line item also includes all supplies and other miscellaneous costs necessary to adequately perform these services, which supplies are estimated to be \$1,299,000 in 2029, based on historical industry information and has been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

15. General and Administrative Expenses

General and Administrative Expenses include various Community-related overhead expenses including office supplies, rental equipment, human resource and staffing related costs, special community events, conferences, and other miscellaneous expenses. The budgeted figure is based on historical industry information and has been estimated by GSI, 1980 112th Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

The cost of general maintenance and repair of the Community, including but not limited to interior repairs, plumbing and electrical repairs and maintenance, is included in the Plant and Environmental Services line item. As a result of the fact that the Community will be new construction it is not anticipated that there will be any need for capital repairs and replacements during the first year of operation and therefore, no expense has been budgeted for the cost of capital repairs and replacements (e.g., roofing, façade, etc.).

16. Insurance

Insurance premiums for property and liability are estimated to be approximately \$307,000 in 2029.

The Sponsor is a member of Caring Communities Property Insurance Group, a member-Owned liability insurance company exclusively serving not-for-profit senior housing and care organizations. Participating members have access to property coverage through Travelers Insurance Company. The coverage limits referenced below represent the property program for the members.

At the First Occupancy Date, Sponsor will have obtained the following insurance coverages, including but not limited to fire and fire and casualty insurance under an agreed amount replacement cost policy and a public liability policy. Coverages assumed at this time are:

Property

Building - \$500,000,000

Business Income \$300,000,000

Earthquake \$25,000,000

Building Ordinance \$10,000,000

Boiler & Machinery \$50,000,000

Special Form

Replacement Cost Valuation with 125% margin clause

Deductible - \$100,000

Named Storm deductible / All Other Wind & Hail Deductible \$100,000

NFIP Flood Coverage:

\$25,000,000 / \$100,000 deductible

Commercial General Liability:

Limit: \$1,000,000 Per Occurrence

\$3,000,000 General Aggregate

\$10,000,000 Auto included

Umbrella Liability: \$10,000,000 limit

Director & Officers: \$1,000,000 limit

The insurance coverage meets the requirements of any mortgagee who holds or will hold a mortgage on the Property.

As a result of the fact that the Residences are owned by the Sponsor and not by the Residents, the fire, casualty and general liability insurance is not on terms that require that each Resident is an additional insured party, or that there will be no cancellation without notice to each Resident, or that a waiver of subrogation, or that a waiver of invalidity because of the acts of the insured and Residents, or that a waiver of pro rata reduction if Residents obtain additional coverage.

Prospective purchasers should look to obtain additional insurance at their own cost to cover such risks as fire and casualty losses to their own personal property, replacement, additions, fixtures and improvements, and liability coverage for occurrences within the Residence or, where applicable, in common areas.

17. Utilities

All utilities, except for telephone, are included in the Monthly Fees. All costs associated with either a land line telephone or cell phone will be billed directly to each Resident by the applicable company and paid by each Resident directly to the telephone company. Utilities included in the estimated figure are basic cable, internet service, heat/air conditioning, gas, electricity, water, sewer, and waste disposal.

18. Real Estate Taxes

The Village of Menands is expected to provide certain services for the Community and in return, the community will pay real estate taxes to the Village. The estimated tax is based upon a Market, Cost or Income approach. The estimated real estate taxes to be paid for the first year of operation have been estimated based on the current tax rate and assessed valuation of the Property.

19. Health Benefit

Upon execution of a Residency Agreement and payment of the applicable Entrance Fees, each Resident will receive a Health Care Benefit to be utilized towards future services in the Assisted Living Center or Health Center, including 10 lifetime days of free health services in the Health Center and a 20% discount of off then applicable fees for residency in Assisted Living or Memory Care Facility. This Health Care Benefit is personal to each Resident, is non-transferable, and terminates upon death of the Resident or leaving the Community. Residents must be at least sixty-two (62) years of age to be eligible for the Health Care Benefit. Costs associated with delivering the Health Care Benefit to eligible Residents are estimated to be \$30,000 in 2029, and have been estimated by GSI, 1980 112th

Ave NE Suite 210, Bellevue, WA 98004, based on their experience operating similar facilities.

20. Ground Lease

The Property on which Providence will be developed is subject to a nine (9) year ground lease (the “Ground Lease”) between Daughters of Charity, Inc., as Landlord, and Sponsor, as Tenant. The Ground Lease requires payments of \$92,000 per year and a final payment of \$10,300,000 (based on initial \$8,000,000 interest free loan and land valued at \$2,300,000).

21. Management Fees

Sponsor has retained Franciscan Sisters of Chicago Service Corporation (“FSCSC”), an Illinois non-profit corporation and a related entity of Sponsor (the “Managing Agent”) to manage the Community. The management fee to FSCSC is estimated to be \$406,000 in 2029. Per the proposed Management Agreement, Sponsor pays a monthly management fee to the Managing Agent of 5.5% of the total gross operating revenue including net Entrance Fees. This estimate is at the prevailing rate for similar services in the area. The basis of the fee, in addition to serving as Managing Agent of Providence, will be recommending and regularly evaluating Providence’s policies and goals, implementation of policy budgets and directives, management of day to day operations, and making recommendations to future operations.

Prospective Residents should note that if Sponsor obtains bond financing, debt service may be an additional line item in the budget. As previously disclosed, the estimated budget for the first year of operation contained herein reflects the total projected operating costs for the overall Providence development. Monthly Service Fees payable by Residents are not calculated as a direct pro rata share of the Providence operating budget. Instead, each Resident’s Monthly Service Fee obligation is determined based on a variety of factors, including prevailing market conditions and the anticipated costs associated with operating the Independent Living portion of the Community.

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CERTIFICATION BY EXPERT ON ADEQUACY OF BUDGET
PURSUANT TO 13-NYCRR §25.4(d)

Office of the Attorney General
Real Estate Finance Bureau
28 Liberty Street, 21st Floor
New York, New York 10005

Date: February 17, 2026

Re: THE PROVIDENCE, A FRANCISCAN COMMUNITY

The sponsor of the senior residence offering plan for the captioned property retained me/our firm to review or prepare Schedule B, containing projections of income and expenses for the first year of operation. My/our experience in this field includes:

Gerontological Services, Inc. (GSI) is a full-service development group wholly owned by Transforming Age (TA), Inc A Washington non-profit senior living organization. GSI has been engaged by Franciscan Communities Inc. II to provide development consulting services in the areas of development, design, finance, regulatory, and sales/ marketing. The principals of GSI have over 200 years of combined experience and been involved with over 100 senior living projects comprised of new and re-developed CCRC's, rental IL/AL/MC and active adult communities with value exceeding over \$4 billion dollars. TA has been managing senior living communities since the inception in 1956. Currently, TA is managing 74 senior living communities.

I/We understand that I am/we are responsible for complying with Article 23-A of General Business Law and the regulations promulgated by the Office of the Attorney General in Part 25 insofar as they are applicable to Schedule B.

I/We have reviewed the Schedule(s) and investigated the facts set forth in the Schedule(s) and the facts underlying it with due diligence in order to form a basis for this certification. I/We also have relied on my/our experience in managing residential buildings.

I/We certify that the projections in Schedule B appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the projected first year of operation as a senior residence.

I/We certify that the Schedule: sets forth in detail the projected income and expenses for the first year of operation as a senior residence;

- (i) affords potential residents an adequate basis upon which to found their judgment concerning the first year of operation;
- (ii) does not omit any material fact;
- (iii) does not contain any untrue statement of a material fact;
- (iv) does not contain any fraud, deception, concealment, or suppression;
- (v) does not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vi) does not contain any representation or statement which is false, where I/we:
 - a. knew the truth;
 - b. with reasonable effort could have known the truth;
 - c. made no reasonable effort to ascertain the truth; or
 - d. did not have knowledge concerning the representation or statement made.

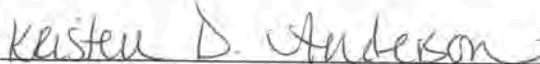
I/We further certify that I am/we are not owned or controlled by the sponsor. I/We understand that a copy of this certification is intended to be incorporated into the offering plan. This statement is not intended as a guarantee or warranty of the income and expenses for the first year of operation. This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made.

I/We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.


Signature

Ted MacBeth
SVP Real Estate Development, GSI

Sworn to before me this
X 17th day of February, 2026


NOTARY PUBLIC

