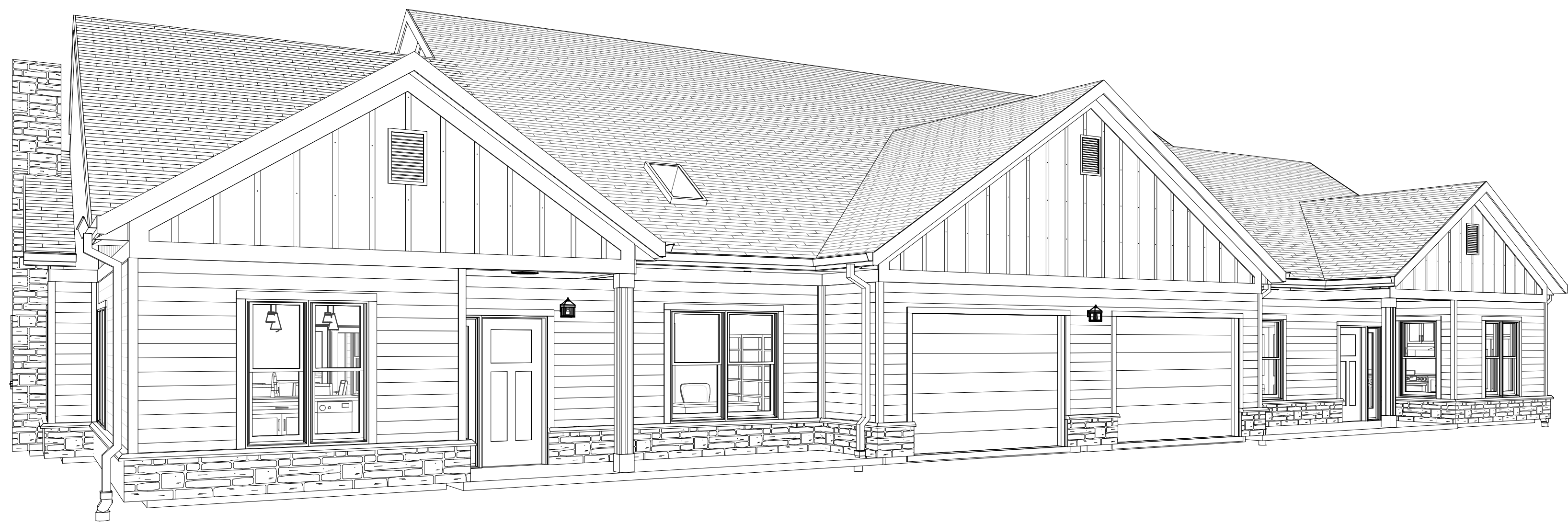




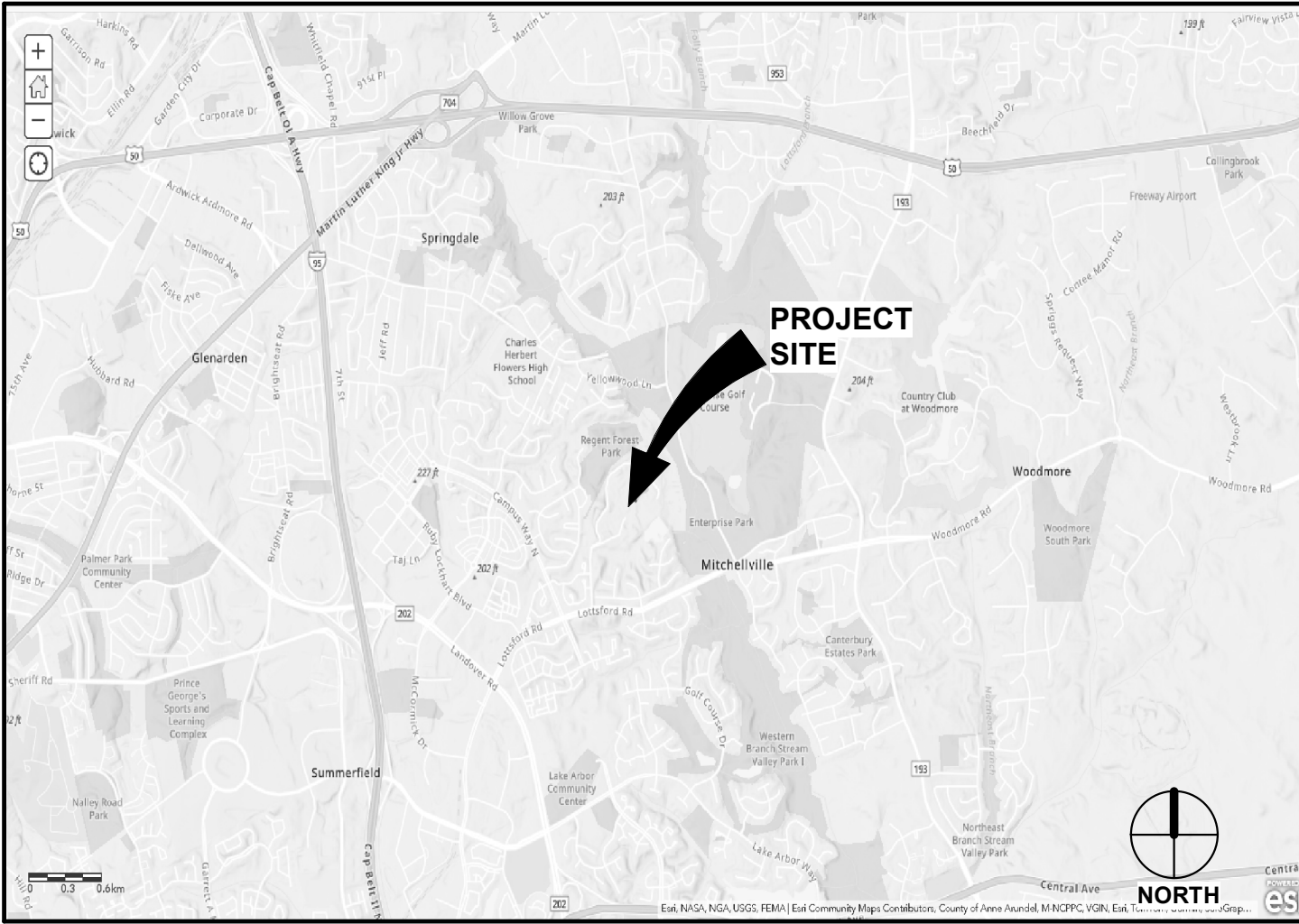
INDEPENDENT LIVING COTTAGES AND VILLAS COLLINGTON

10450 LOTTSFORD ROAD, MITCHELLVILLE, MD 20721

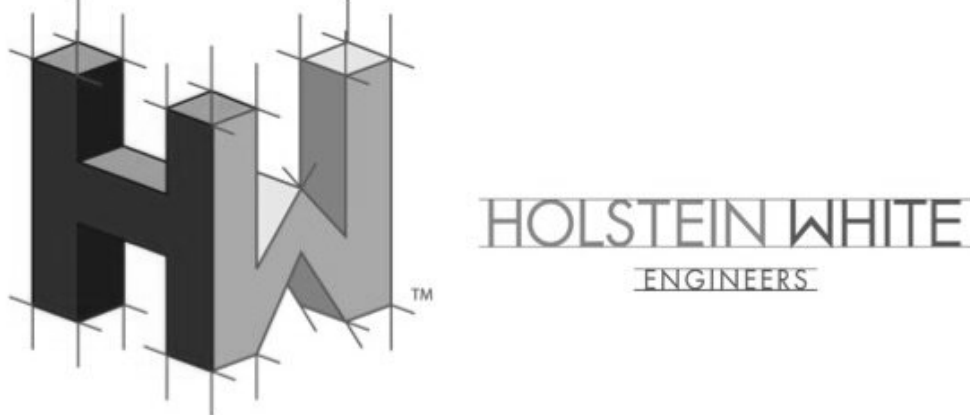
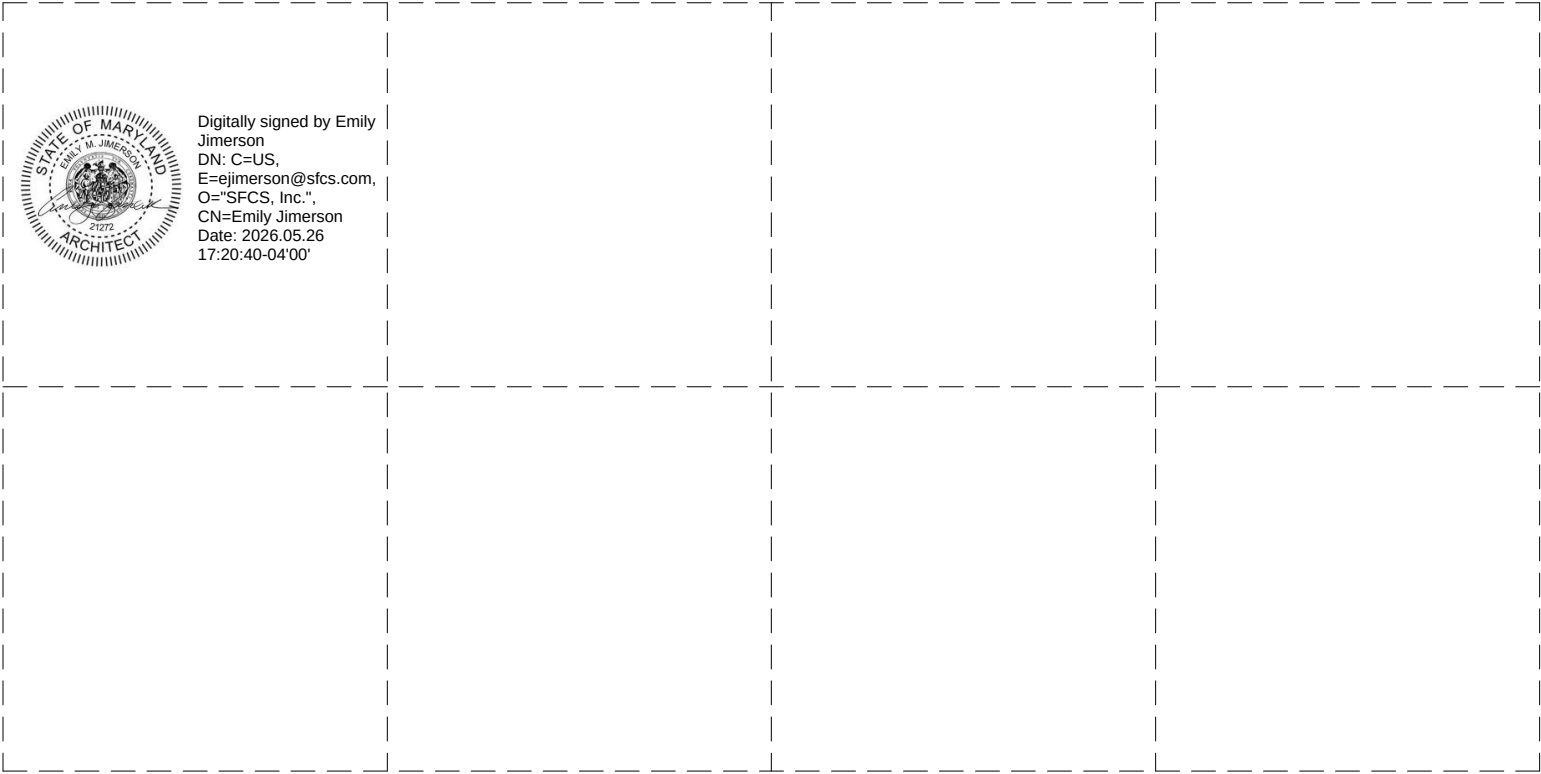
PACKAGE 1 CONSTRUCTION DOCUMENTS

DATE: MAY 26, 2025
COMM. NO. 18135.00

LOCATION MAP



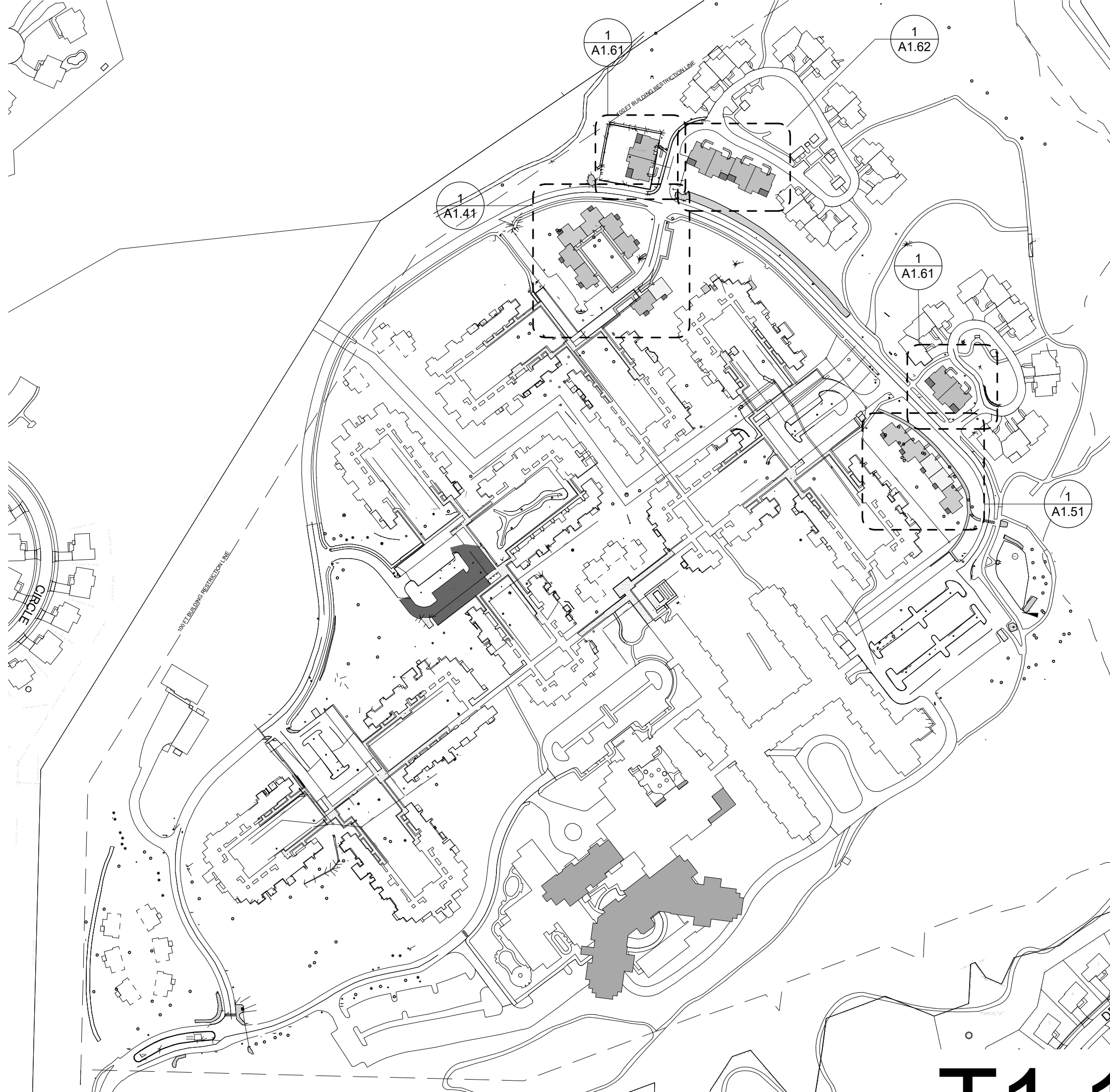
SEALS



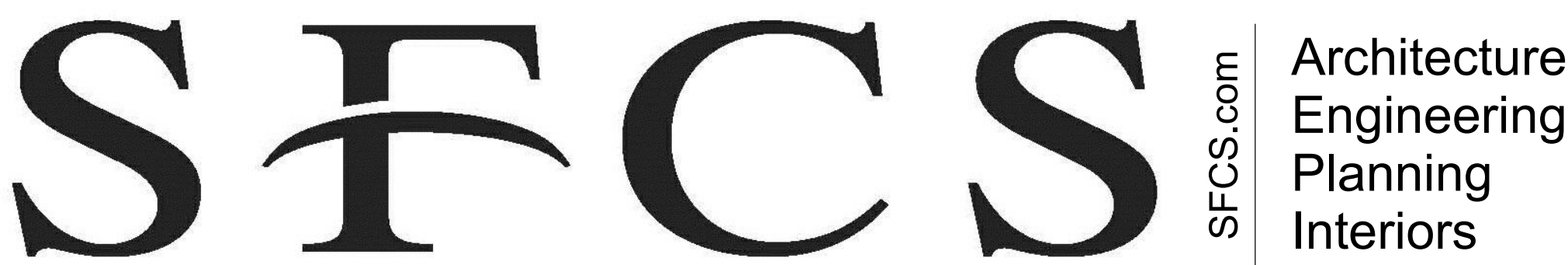
DRAWING INDEX

COVER SHEET	T1.10	COVER SHEET	
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A0.02	FIRE PROTECTION INFORMATION	M-0.1	HAWTHORN PLACE MECHANICAL PLAN
A0.03	SPECIFICATIONS	M-0.2	VILLA (QUAD) MECHANICAL PLAN
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A5.22	BUILDING SECTIONS - COTTAGES	SP1.11	FLOOR PLAN - CEDAR CROSSING - FIRE SUPPRESSION
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A5.24	BUILDING SECTIONS - VILLAS		
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S2.1	FOUNDATION SECTIONS AND DETAILS		
S3.1	FRAMING SECTIONS AND DETAILS		

VICINITY MAP



T1.10



ROANOKE OFFICE (CORPORATE)
305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011-2003
800.873.2788

CHARLOTTE OFFICE
1927 SOUTH TRYON STREET, SUITE 207
CHARLOTTE, NC 28203
704.372.7327

PHILADELPHIA OFFICE
1777 SENTRY PARKWAY WEST
VEVA 17, SUITE 220
BLUE BELL, PA 19422
610.825.1288

LOUISVILLE OFFICE
2115 LEXINGTON ROAD, SUITE 100
LOUISVILLE, KY 40206
502.414.4545

APPROVAL STAMPS

ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT	J.C.	JANITOR CLOSET
ADD	ADDENDUM	LOC	LIMITS OF CONSTRUCTION
AFF	ABOVE FINISH FLOOR	LP	LOW POINT
ALT	ALTERNATE		
ARCH	ARCHITECTURAL	MACH	MACHINE
BLDG	BUILDING	MAINT	MAINTENANCE
BLKG	BLOCKING	MECH	MECHANICAL
BR	BEDROOM	MO	MASONRY OPENING
		MTD	MOUNTED
CG	CORNER GUARD	NA	NOT APPLICABLE
CI	CAST IRON	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT		
CONC	CONCRETE	OC	ON CENTER
CONF	CONFERENCE	OD	OUTSIDE DIAMETER
CONT	CONTINUOUS	OH	OPPOSITE HAND
CONTR	CONTRACTOR	PT	PRESSURE TREATED
CORR	CORRIDOR		
CR	CHAIR RAIL	R	RADIUS
CW	CASEWORK	REFER	REFER
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM	RECP	RECEPTION
DIA	DIAMETER	RES	RESIDENT
DWG	DRAWING	RM	ROOM
		RO	ROUGH OPENING
EB	EXPANSION BOLT	SA	SELF-ADHERING
EJ	EXPANSION JOINT	SCHED	SCHEDULED
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATOR	SPEC	SPECIFICATION
EQ	EXTRUDED POLYSTYRENE	STOR	STORAGE
EQU	EQUAL	STRUCT	STRUCTURAL
EQUIP	EQUIPMENT		
EWIC	ELECTRIC WATER COOLER	TLT	TOILET
EXIST	EXISTING	TJ	TOP OF JOIST
EXT	EXTERIOR	TOM	TOP OF MASONRY
		TOS	TOP OF STEEL
F	FILLER	TOW	TOP OF WALL
FEC	FIRE EXTINGUISHER CABINET	TRN	TRAINING
FL	FLOOR	TYP	TYPICAL
FRT	FIRE RETARDANT TREATED		
FRP	FIBERGLASS REINFORCED POLYESTER	UNO	UNLESS NOTED OTHERWISE
		VEST	VESTIBULE
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GWB	GYPSUM WALL BOARD		
HORZ	HORIZONTAL	W/	WITH
HP	HIGH POINT	WHL CHR	WHEELCHAIR
HR	HOUR	W/O	WITHOUT
HR	HANDRAIL	WRB	WEATHER RESISTANT BARRIER
ID	INSIDE DIAMETER		
IL	INDEPENDENT LIVING		
INT	INTERIOR		
ISOL	ISOLATION		

ENERGY COMPLIANCE - 2021 IRC

TABLE N1102.1.3 (R402.1.3) INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^{b, 1}	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, 2}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE ³	MASS WALL R-VALUE ³	FLOOR R-VALUE	BASEMENT ^{c, 4} WALL R-VALUE	SLAB ⁵ R-VALUE & DEPTH	CRAWL SPACE ^{c, 6} WALL R-VALUE
0	NR	0.75	0.25	30	13 or 08.10ci	3/4	13	0	0	0
1	NR	0.75	0.25	30	13 or 08.10ci	3/4	13	0	0	0
2	0.40	0.65	0.25	49	13 or 08.10ci	4/6	13	0	0	0
3	0.30	0.55	0.25	49	20 or 138.10ci ^b or 08.15ci ^b	8/13	19	5ci or 13 ^f	10ci, 2 ft	5ci or 13 ^f
4 except Marine	0.30	0.55	0.40	60	30 or 208.5ci ^b or 138.10ci ^b or 08.20ci ^b	8/13	19	10ci or 13	10ci, 4 ft	10ci or 13
5 and Marine 4	0.30	0.55	0.40	60	30 or 208.5ci ^b or 138.10ci ^b or 08.20ci ^b	13/17	30	15ci or 19 or 138.5ci	10ci, 4 ft	15ci or 19 or 138.5ci
6	0.30	0.55	NR	60	30 or 208.5ci ^b or 138.10ci ^b or 08.20ci ^b	15/20	30	15ci or 19 or 138.5ci	10ci, 4 ft	15ci or 19 or 138.5ci
7 and 8	0.30	0.55	NR	60	30 or 208.5ci ^b or 138.10ci ^b or 08.20ci ^b	19/21	38	15ci or 19 or 138.5ci	10ci, 4 ft	15ci or 1 9 or 138.5ci

THERMAL ENVELOPE

PRINCE GEORGE'S COUNTY, MD

IRC TABLE N1101.7 CLIMATE ZONE	4A
IRC TABLE N1102.1.3 FENESTRATION U-FACTOR	0.30 MAX
GLAZED FENESTRATION SHGC	0.40 MAX
CEILING R-VALUE	R-60 (EXCEPTION R-49 OVER 100 PERCENT OF THE CEILING PER N1102.2.1)
WOOD FRAME WALL R-VALUE	20 & 5CI
SLAB R-VALUE & DEPTH	10CI, 4 FT

ARCHITECTURAL SYMBOLS

	Dimension Line
	New Construction
	Building Elevation
	Limits Of Construction
	Earth
	Porous Fill (Stone Or Gravel)
	Cast-in-place Concrete
	Brick
	Concrete Masonry Units
	Steel
	Wood Blocking
	Finish Wood
	Plywood
	Batt Insulation
	Rigid Insulation
	Gypsum Wall Board
	Glass
	Sand, Cement, Grout

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

ARCHITECTURAL SHEET NUMBERING

- A0. GENERAL INFORMATION, FIRE PROTECTION PLANS
- AD1. ARCHITECTURAL DEMOLITION
- A1. FLOOR PLANS, ROOF PLAN
- A2. ENLARGED PLANS
- A3. REFLECTED CEILING PLANS
- A4. SCHEDULES
- A5. EXTERIOR ELEVATIONS, BUILDING SECTIONS
- A6. WALL SECTIONS, AND EXTERIOR DETAILS
- A7. INTERIOR DETAILS, ELEVATIONS, SECTIONS
- A8. VERTICAL CIRCULATION
- A9. SPECIAL CONSTRUCTION

NOTE: THESE ARE STANDARD SHEET SERIES NUMBERS AND ALL SHEET SERIES NOTED ON THIS SHEET MAY NOT APPLY.

ARCHITECTURAL SYMBOLS

	North Symbol
	Column Grid Line
	Plan Note
	Partition Information
	Door Information
	Room Information
	Plan & Vertical Section Reference
	Section Detail Reference
	Plan Detail Reference
	Enlarged Plan Reference
	Elevation: Multiple Elevation
	Curtain Wall Type
	Glass Type
	Window Type
	Storefront Type
	Toilet Accessories
	Revision Number
	Supplemental Drawing Reference Number
	Equipment Not In Contract
	Equipment Number
	Matchline
	Center Line
	Plan Spot Elevation

NOTE: THESE ARE STANDARD SYMBOLS AND ALL SYMBOLS NOTED ON THIS SHEET MAY NOT APPLY.

PROJECT DATA

PROJECT DESCRIPTION

THIS PORTION OF THE WORK INCLUDES TWO (2) INDEPENDENT LIVING DISTRICTS - CEDAR CROSSING AND HAWTHORN PLACE CONSIST OF THIRTEEN (13) COTTAGES WHILE DISTRICTS 5000 AND 5100 CONSIST OF EIGHT (8) VILLA HOMES WITH GROUND FLOOR PARKING.

AUTHORITY HAVING JURISDICTION

PRINCE GEORGE'S COUNTY, MARYLAND

HEALTH DEPARTMENT

MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE

APPLICABLE CODES

2021 MARYLAND RESIDENTIAL CODE (MBPS) – INCORPORATING 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) W/COUNTY AMENDMENTS PER SUBTITLE 4, DIV. 1, SUBDIVISION 4.
2021 MARYLAND BUILDING REHABILITATION CODE (COMAR 09.12.58) - INCORPORATING 2021 INTERNATIONAL EXISTING BUILDING CODE W/ AMENDMENTS
2021 MARYLAND ENERGY CODE (MBPS) - INCORPORATING 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ AMENDMENTS
2019 MARYLAND ACCESSIBILITY CODE (MAG) (COMAR TITLE 9.12.53 INCORPORATING 2010 ADA (ADAAG) STANDARDS)
MARYLAND MECHANICAL CODE - INCORPORATING 2021 INTERNATIONAL MECHANICAL CODE (IMC) W/ COUNTY AMENDMENTS PER TITLE 17, SUBDIVISION 3
2021 EDITION WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC) PLUMBING AND FUEL GAS CODE - INCORPORATING 2018 INTERNATIONAL PLUMBING CODE (IPC) & 2018 INTERNATIONAL FUEL GAS CODE)
2020 MARYLAND ELECTRICAL CODE - INCORPORATING 2020 NFPA 70 NATIONAL ELECTRICAL CODE W/AMENDMENTS
2024 MARYLAND FIRE CODE - INCORPORATING 2024 NFPA 1 FIRE CODE W/ AMENDMENTS
2024 MARYLAND LIFE SAFETY CODE - INCORPORATING 2024 NFPA 101 W/ AMENDMENTS AND MODIFIED PER SUBTITLE 11 OF THE PRINCE GEORGE'S COUNTY CODE.
2018 STATE OF MARYLAND FIRE PREVENTION CODE - BASED ON 2018 NFPA 1 FIRE CODE W/ AMENDMENTS (COMAR 29.06.01.03)

SQUARE FOOTAGE

QUANTITY

COTTAGE A:	1,252 SF
COTTAGE B:	1,481 SF
COTTAGE C:	1,695 SF
VILLA:	1,644 SF

21 TOTAL

CODE INFORMATION

BUILDING TYPE ONE- AND TWO- FAMILY DWELLINGS; TOWNHOUSES

IRC P2904.1 FULLY SPRINKLED YES, PER NFPA 13D & NFPA 13R

ATTIC SPRINKLED NO

IRC R301.2.2.7 MAX. NO. OF STORIES 3 STORIES (ACTUAL: 1 STORY)

IRC R302.2.1 DOUBLE WALLS SEPARATING TOWNHOUSES 1 HOUR (TO UNDERSIDE OF ROOF SHEATHING)

IRC R302.3 WALLS SEPARATING ONE- AND TWO-FAMILY DWELLINGS 1 HOUR (TO UNDERSIDE OF ROOF SHEATHING)

IRC R302.5.1 GARAGE OPENINGS DOORS BETWEEN A GARAGE AND RESIDENCE SHALL BE SOLID WOOD OR STEEL DOORS NOT LESS THAN 1-3/8" THICK OR 20-MINUTE FIRE-RATED DOORS & ... SHALL BE PROVIDED WITH A SELF CLOSING DEVICE

IRC R302.6 DWELLING-GARAGE SEPARATION NOT LESS THAN 1/2" GYPSUM BOARD

IRC R302.12 DRAFTSTOPPING NOT REQUIRED

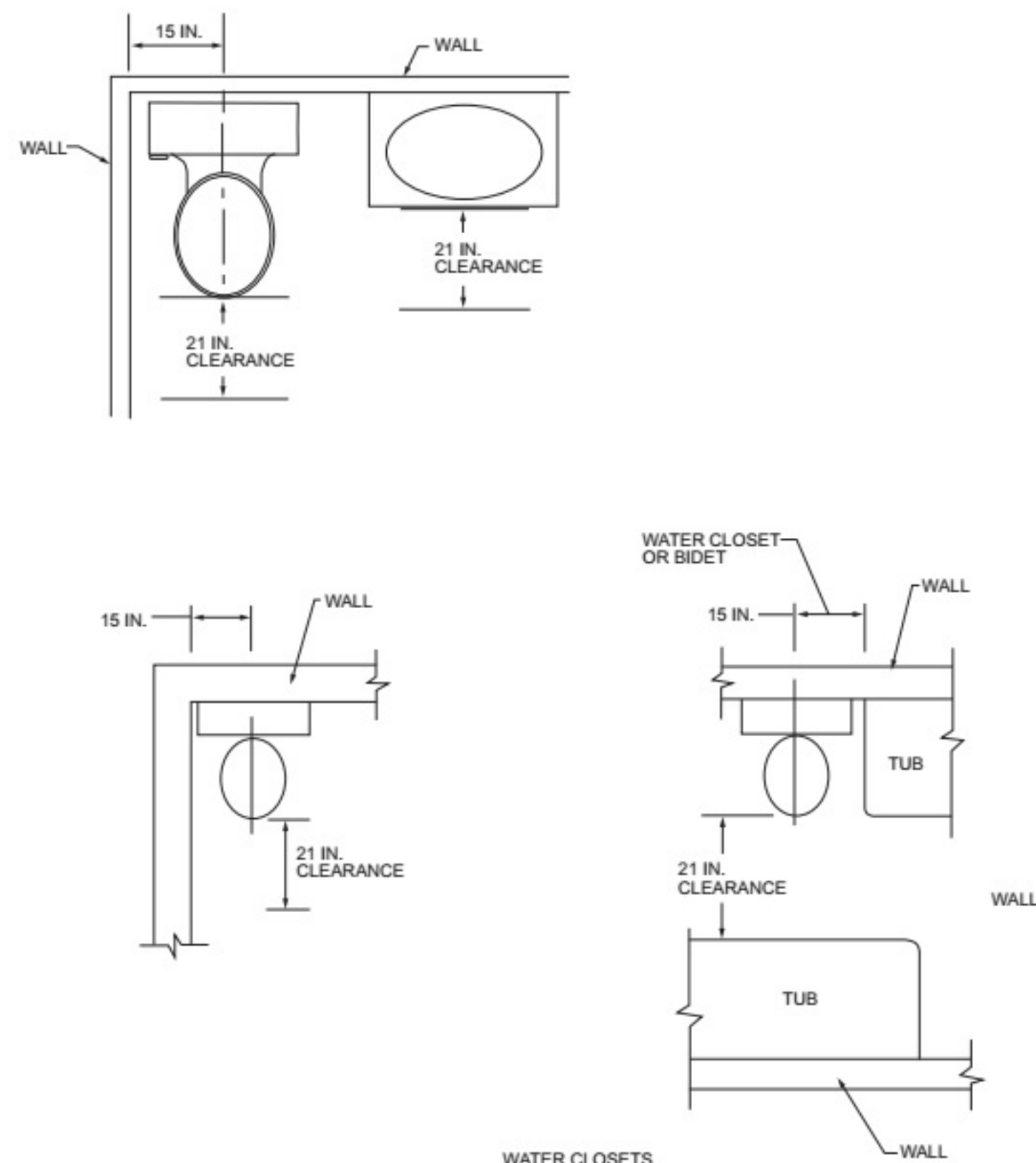
IRC R702.7 VAROR RETARDERS NOT REQUIRED

IRC 807 ATTIC ACCESS ... OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS.

IBC 1108.6.3 GROUP R-3 (DIRECTED FROM IRC) ... WHERE THERE ARE FOUR OR MORE DWELLING UNITS... IN A SINGLE STRUCTURE, EVERY DWELLING UNIT... SHALL BE TYPE B

MINIMUM FIXTURE REQUIREMENTS

R307.1



GENERAL NOTES



Digitally signed by Emily Jimerson
DN: C=US,
E=ejimerson@sfcs.com,
O="SFCS, Inc.",
CN=Emily Jimerson
Date: 2026.05.26
17:23:22-0400'

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed registered architect under the laws of the State of Maryland, License No. 21272, Expiration Date: 9/26/2026

PROJECT TITLE

Collington
A KENDAL AFFILIATE
INDEPENDENT LIVING
CONSTRUCTION DOCUMENTS

SFCS
Architecture
Engineering
Planning
Interiors

SFCS Inc. • 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 • Fax 540.343.6925
www.sfcs.com

DESIGNER : JGB	DRAWN : KAT_NSS
ARCHITECT : KAT_NSS	CHECKED : MTA
ENGINEER : --	APPROVED : JGB

NO.	REVISION DESCRIPTION	DATE
-----	----------------------	------

DRAWING TITLE

PROJECT DATA, SYMBOLS
AND ABBREVIATIONS

DATE: MAY 26, 2026	DRAWING
COMM. NO. 18135.00	A0.01

APPROVAL STAMPS

DIVISION 01 - GENERAL REQUIREMENTS

A. PROJECT FORMS
1. THE GENERAL CONDITIONS FOR PROJECT SHALL BE AIA DOCUMENT A201-2017 GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION.

B. SUMMARY OF THE WORK
1. NEW CONSTRUCTION OF TWENTY (20) ONE STORY, TWO BEDROOM WOOD FRAMED COTTAGES. COTTAGE UNITS ARE CONNECTED TO FORM A MULTI-UNIT BUILDING AT TWO LOCATIONS ON THE CAMPUS. CEDAR CROSSING CONTAINS ONE DUPLEX AND ONE SIX-UNIT BUILDING. "HAWTHORNE PLACE" CONTAINS ONE FIVE-UNIT BUILDING.
2. NEW CONSTRUCTION OF EIGHT (8) ONE STORY, TWO BEDROOM WOOD FRAMED VILAS WITH ATTACHED GARAGE TO COMPLETE TWO EXISTING VILAS NEIGHBORHOODS ON THE CAMPUS. "DISTRICT 5000" INCLUDES ONE DUPLEX BUILDING, AND ONE FOUR-UNIT BUILDING. "DISTRICT 5100" INCLUDES ONE DUPLEX BUILDING.
3. WORK SHALL BE SCHEDULED TO MINIMIZE DISRUPTION TO RESIDENTS AND TO ALLOW SAFE AND CONVENIENT RESIDENT AND STAFF CIRCULATION THROUGH AND AROUND CONSTRUCTION OPERATIONS.
4. WORK HOURS: WORK CREATING NOISE SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 5:00 PM UNLESS APPROVED IN ADVANCE BY THE OWNER.

C. OCCUPIED SITE
1. THE CAMPUS AND ADJACENT BUILDINGS AND RESIDENTS WILL BE FULLY OCCUPIED AND OPERATIONAL THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH OWNER OPERATIONS TO SCHEDULE ALL ASPECTS OF THE WORK TO MINIMIZE DISRUPTION TO THE RESIDENTS AND TO ALLOW SAFE AND CONVENIENT RESIDENT AND STAFF CIRCULATION THROUGH AND AROUND CONSTRUCTION OPERATIONS AND SITES.
2. CONTRACTOR SHALL PROVIDE MINIMUM 72 NOTICE TO THE OWNER OF DISRUPTION TO EXISTING UTILITY SERVICE, OR ROAD CLOSURES, ETC. THAT WOULD ALTER THE USUAL AND CUSTOMARY OPERATIONS OF THE OWNER AND RESIDENTS.

D. SUBSTITUTIONS
1. ARCHITECT WILL CONSIDER CONTRACTOR'S REQUEST FOR SUBSTITUTION DUE TO CHANGED PROJECT CONDITIONS, SUCH AS UNAVAILABILITY OF PRODUCT, REGULATORY CHANGES OR UNAVAILABILITY OF REQUIRED WARRANTY TERMS.
2. SUBSTITUTIONS FOR CONVENIENCE NOT ALLOWED.

E. CHANGE PROCEDURES
1. CHANGE IN THE SCOPE OF WORK WILL BE AUTHORIZED BY ISSUANCE OF A FORM G101 "CHANGE ORDER" SIGNED BY THE OWNER, ARCHITECT & CONTRACTOR.

F. SCHEDULE OF VALUES
1. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF VALUES WITH LINE ITEMS ALLOCATED TO THE VARIOUS PORTIONS OF THE WORK ON AN EXISTING COTD AS SOON AS POSSIBLE, BUT NO LATER THAN SEVEN DAYS BEFORE THE DATE SCHEDULED FOR SUBMITTAL OF FINAL APPLICATION FOR PAYMENT.
2. THE CONTRACTOR SHALL SUBMIT APPLICATIONS FOR PAYMENT ON A FORM G102 IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS.

G. PROJECT MANAGEMENT
1. THE CONTRACTOR SHALL SCHEDULE MONTHLY PROGRESS MEETINGS WITH THE OWNER AND ARCHITECT IN COORDINATION WITH REVIEW OF THE APPLICATION FOR PAYMENT.
2. THE CONTRACTOR SHALL PROVIDE DAILY AND WEEKLY PROGRESS REPORTS INCLUDING A WEEKLY "LOOK AHEAD" SCHEDULE. THIS SHALL BE SUBMITTED THROUGH ARCHITECT'S NEWFORMA ONLINE SOFTWARE PROGRAM.

H. SUBMITTAL PROCEDURES
1. SUBMIT AN ELECTRONIC COPY EACH OF PRODUCT DATA (PD) AND SHOP DRAWINGS (SD) FOR ALL MATERIALS SPECIFIED BELOW AS INDICATED BY SYMBOLS THROUGH ARCHITECT'S NEWFORMA ONLINE SOFTWARE PROGRAM. PROVIDE ONE OF EACH OF ACTUAL FINISH SAMPLES (FS) WHERE INDICATED. CONTRACTOR SHALL SUBMIT COLOR SAMPLES FOR SELECTION AS SOON AS POSSIBLE. COLOR SAMPLES SHALL BE RETAINED UNTIL ALL ARE REQUIRED FOR SELECTION OF ALL COLORS BY THE ARCHITECT AT ONE TIME.

I. QUALITY REQUIREMENTS
1. THE OWNER WILL EMPLOY A TESTING AGENCY TO PERFORM REQUIRED SPECIAL INSPECTIONS INCLUDING SOIL BEARING, CONCRETE, MASONRY AND REINFORCEMENT, AND AS INDICATED BY STRUCTURAL SPECIFICATIONS.

J. TEMPORARY FACILITIES AND CONTROLS
1. TEMPORARY UTILITIES: THE CONTRACTOR MAY USE THE OWNER'S UTILITIES AS APPROVED BY THE OWNER.
2. OFFICE SPACE: THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN OFFICE SPACE. COORDINATE LOCATION OF OFFICE FACILITIES, AND OF ON-SITE CONSTRUCTION AND STORAGE TRAILERS WITH THE OWNER.
3. SANITATION: CONTRACTOR SHALL PROVIDE ON-SITE PORTABLE TOILETS FOR WORKERS.
4. PARKING: CONTRACTOR SHALL COORDINATE ON-SITE PARKING LOCATION WITH OWNER. IF TEMPORARY PARKING LOTS ARE NEEDED AND APPROVED BY THE OWNER, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONSTRUCTING THE LOT AND RESTORING THE SITE TO ITS CONDITION PRIOR TO CONSTRUCTION.
5. BARRIERS: THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN SUITABLE FENCES AND BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY TO HAZARDOUS AREAS, TO PROVIDE FOR PUBLIC SAFETY, AND TO PROTECT THE WORK, AND EXISTING FACILITIES, TREES AND PLANTS FROM CONSTRUCTION OPERATIONS. REMOVE WHEN NO LONGER NEEDED, OR AT COMPLETION OF WORK.

K. PROJECT RECORD DOCUMENTS
1. THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF CONTRACT DOCUMENTS TO INDICATE THE "AS BUILT" CONDITIONS.
2. COMPLETE TWO COPIES OF PRODUCT DATA, WARRANTIES AND OPERATING AND MAINTENANCE INSTRUCTIONS IN MANUALS APPROPRIATE FOR OWNER'S MAINTENANCE AND OPERATOR PERSONNEL.
3. DELIVER EXTRA MATERIALS TO OWNER AS DESCRIBED IN SPECIFICATIONS, IDENTIFIED WITH APPROPRIATE LABELS, TO LOCATION INDICATED BY OWNER.

L. DEMONSTRATION AND TRAINING
1. INSTRUCT OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEMS AND EQUIPMENT.

DIVISION 03 - CONCRETE

A. REFER TO STRUCTURAL SPECIFICATIONS.

B. UNDERLAYS: VAPOR BARRIER, 15 MIL CLASS "A" VAPOR BARRIER, TAPE AND SEAL ALL JOINTS, PERIMETER AND PENETRATIONS. BASIS OF DESIGN: STEGO WRAP.

DIVISION 04 - MASONRY

A. MASONRY CONSTRUCTION SHALL COMPLY WITH PROVISIONS OF AIA S201-11 AND AIA S201-11.1.
1. CONCRETE UNIT MASONRY: REFER TO STRUCTURAL SPECIFICATIONS.
2. ADHERED MANUFACTURED STONE MASONRY VENEER (PD, FS)
3. PROVIDE MANUFACTURED STONE MASONRY ADHERED TO WOOD FRAMING AND SHEATHING AS SHOWN IN THE DRAWINGS.
4. PROVIDE PRODUCTS BY QUALITY STONE VENEER "COBBLESTONE" STYLE. INCLUDE ALL REQUIRED TRIM ACCESSORIES.
5. INCLUDING CORNERS, UTILITY BOXES AND WINDOUT SILLS.
6. COLOR: BASE OF DESIGN: BULL RUN. FINAL COLOR SELECTION TBD FROM MANUFACTURER'S FULL RANGE OF OPTIONS.
7. MANUFACTURED VENEER SHALL BE IN COMPLIANCE WITH ASTM C1178 AND INSTALLED PER NORM ADHERED MANUFACTURED STONE VENEER INSTALLATION GUIDELINES.
8. LATHING: MESH TO BE LATHING 25 LB. 6-80 GALVANIZED DIAMOND MESH LATH WITH INTEGRAL POLYMER DRAINAGE MESH OR EQUAL.
9. WEAP SCREEN: PRE-MANUFACTURED, NON-CORROSIVE FLASHING AT EXPOSED BASE OF WALLS TO DIRECT MOISTURE AWAY FROM FOUNDATIONS.
10. MORTAR FOR SCRATCH COAT OVER METAL LATH: TYPE N OR S MORTAR COMPLYING WITH ASTM C270 OR ASTM C174.
11. LATEX-MODIFIED PORTLAND CEMENT SETTING MORTAR: ANSI A118.4 OR A118.5, PROPORTION 3:1:10 AND MAX PORTLAND CEMENT, AGGREGATE, AND LATEX ADDITIVE TO COMPLY WITH LATEX-ADDITIVE MANUFACTURER'S WRITTEN INSTRUCTIONS.
12. CEMENT-FASTENED BOND COAT: MIX EITHER NEAT CEMENT AND WATER OR CEMENT, SAND, AND WATER TO A CONSISTENCY SIMILAR TO THAT OF THICK CREAM.
13. FOR LATEX-MODIFIED PORTLAND CEMENT, SETTING-BED MORTAR, SUBSTITUTE LATEX ADDITIVE FOR PART OR ALL OF WATER, ACCORDING TO LATEX-ADDITIVE MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 05 - METALS

REFER TO STRUCTURAL SPECIFICATIONS.

DIVISION 06 - WOOD, PLASTICS, & COMPOSITES

A. ROUGH CARPENTRY
1. PROVIDE WOOD FOR SUPPORT OR ATTACHMENT OF OTHER WORK INCLUDING SUPPORT BUCKS, BUCKS, WALERS, BLOCKING, FLOORING, GROUNDS, STRIPPING AND SIMILAR MEMBERS.
2. FASTENERS AND ANCHORS: PROVIDE WALLS, SCREENS AND OTHER ANCHORS WITH STEEL, TYPE, MATERIAL, AND FINISH SUITABLE FOR INTENDED USE AND REQUIRED TO PROVIDE SECURE ATTACHMENT, CONCEALED WHERE POSSIBLE. FASTENERS TO BE GALVANIZED FASTENERS FOR WORK EXPOSED TO WEATHER. FASTENERS TO COMPLY WITH ASTM A153.
3. SEE STRUCTURAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

B. SHEATHING: REFER TO STRUCTURAL SPECIFICATIONS.

C. PREPARED WOOD TRUSSES: REFER TO STRUCTURAL SPECIFICATIONS.

D. EXTERIOR ARCHITECTURAL WOODWORK (PD, SD)
1. CELLULAR PVC TRIM: SIZES INDICATED ON DRAWINGS. PROVIDE MANUFACTURER'S RECOMMENDED FASTENERS AND FOLLOW WRITTEN INSTALLATION INSTRUCTIONS.
2. EXTERIOR ARCHITECTURAL WOODWORK (PD, SD)
a. INTERIOR TRIM: PRIMED MDF FOR FELD PAINTING.
b. ALL WOODWORK SHALL BE CLASSIFIED AS CUSTOM GRADE ACCORDING TO AIA STANDARDS.
c. ALL INTERIOR RUNNING TRIM SHALL BE SEALED AND PAINTED.
d. REFER TO INTERIOR DRAWINGS FOR TRIM PRODUCT & PROFILES.
e. REFER TO GENERAL NOTES ON DRAWINGS FOR ADDITIONAL INSTALLATION INSTRUCTIONS.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

A. INSULATION (PD, FS)
1. GLASS-FIBER BATT INSULATION:
a. EXTERIOR & INTERIOR GARAGE WALLS: R-21, 5-1/2 INCH WRAFT FACED BATT INSULATION AT 2X8 WALLS.
b. ATTICS: R-48, NOMINAL 1/2-INCH HATCH FACED BATT INSULATION, PROVIDE EAVE VENTILATION THROUGH AT EAVES.
c. INTERIOR WALL: ACQUITY INSULATION, 1/2-INCH UNFACED BATT INSULATION.
d. FIBER PERFORMANCE CHARACTERISTICS: MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDEXES OF 25 AND 50 RESPECTIVELY PER ASTM E84, PASSING ASTM E84 FOR COMBUSTION CHARACTERISTICS.
e. PROVIDE PRODUCTS BY CERTANTED, JOHNS MANVILLE OR OWENS-CORNING.
2. EXTRUDED POLYSTYRENE FOAM/ACRILIC SHEET:
a. PERIMETER FOUNDATION INSULATION: R-10, 2-INCH THICK EXTRUDED POLYSTYRENE TYPE IV, 25 PSI MINIMUM COMPRESSIVE STRENGTH.
b. EXTERIOR WALLS WITH STONE MASONRY VENEER: R-4, 3/4 INCH EXTRUDED POLYSTYRENE TYPE IV, 25 PSI MINIMUM COMPRESSIVE STRENGTH.
c. FIBER PERFORMANCE CHARACTERISTICS: MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDEXES OF 25 AND 450 RESPECTIVELY PER ASTM E84, PASSING ASTM E84 FOR COMBUSTION CHARACTERISTICS.
d. PROVIDE PRODUCTS BY CERTANTED, JOHNS MANVILLE OR OWENS-CORNING.

B. WEATHER BARRIERS (PD, SD)
1. HEAVY-DUTY POLYETHYLENE NON-PERFORATED, BREATHABLE POLYETHYLENE SHEET FOR USE AS WEATHER BARRIER ON EXTERIOR WALLS.
a. SEAM TAPE: PRESSURE-SENSITIVE PLASTIC TAPE RECOMMENDED BY BUILDING-WRAP MANUFACTURER FOR SEALING JOINTS AND PENETRATIONS IN BUILDING WRAP.
b. FASTENERS: MANUFACTURER'S RECOMMENDED FASTENERS WITH PLASTIC CAPS.
c. SEALANTS: PROVIDE ELASTOMERIC POLYMER SEALANT TO MAINTAIN WATER-TIGHT JOINTS.
d. FLASHING: FLEXIBLE MEMBRANE FLASHING AS RECOMMENDED BY BUILDING-WRAP MANUFACTURER FOR WINDOW AND DOOR OPENINGS AND PENETRATIONS.
e. PROVIDE PRODUCTS BY DUPONT, TYVEK COMMERCIAL WRAP.

C. ASPHALT SHINGLES (PD, FS)
1. LAMINATED STRIP ASPHALT SHINGLES, MINERAL GRANULE SURFACE AND SELF-SEALING.
a. ALGAE RESISTANCE: GRANULES TREATED TO RESIST ALGAE DISCOLORATION.
b. HPF AND RIDGE SHINGLES: MANUFACTURER'S STANDARD UNITS TO MATCH ASPHALT SHINGLES.
c. PROVIDE CLOSED-OUT VALUES.
d. PROVIDE PRODUCTS BY GAF, TIMBERLINE HD SHINGLES. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS TO MATCH CAMPUS STANDARD.
2. SYNTHETIC UNDERLAYER: POLYPROPYLENE FABRIC FOR USE AS ROOF UNDERLAYMENT.
a. PROVIDE PRODUCTS BY GAF, TAPER-PAW ROOF DECK PROTECTION, OR EQUAL.
3. EAVE AND WATER LEAK BARRIER: 60 MIL SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET TO BE USED AS INDICATED ON THE DRAWINGS IN THE FOLLOWING NOTES:
a. EAVES: EXTEND FROM EDGES OF EAVES 24 INCHES BEYOND INTERIOR FACE OF EXTERIOR WALL.
b. VALLEYS: EXTEND FROM LOWEST TO HIGHEST POINT 18 INCHES ON EACH SIDE OF VALLEY.
c. RAKES: 36" WIDTH FROM ROOF EDGE.
d. PROVIDE PRODUCTS BY GAF, STORMGUARD LEAK BARRIER, OR EQUAL.
4. RIDGE VENT: UV-STABILIZED PLASTIC RIDGE VENT FOR USE UNDER RIDGE SHINGLES.
a. PROVIDE PRODUCTS BY GAF, CORONA RIDGE VENT.
5. SOFFIT: VINYL SOFFITS PROVIDING 10 SQ. IN. PER SQ. FT. NET FREE VENT AREA SIMILAR OR EQUAL TO CERTAINTED MIVENT 5-1/2" VINYL SOFFIT.
6. VENT PIPE FLASHING: BLACK PLASTIC SELF-FLASHING WITH BLACK RUBBER COMPRESSION BOOT.
7. FIBER-CEMENT SIDING AND SOFFITS (PD)
a. LATHING: 5/8 INCH THICK BY 1/4 INCH WIDE PLANKS FOR 7 INCH EXPOSURE.
b. PROVIDE PRODUCTS BY JAMES HARDIE, HARDIEPLANK, SELECT CEDARNAILL.
c. LATHING: 5/8 INCH THICK BY 1/4 INCH WIDE PLANKS FOR 7 INCH EXPOSURE.
d. PANEL: 5/8 INCH THICK BY 1/4 INCH WIDE PLANKS FOR 7 INCH EXPOSURE.
e. PROVIDE PRODUCTS BY JAMES HARDIE, HARDIEPLANK, SELECT CEDARNAILL.
f. FINISH: MANUFACTURER'S COLORLESS TECHNOLOGY FACTORY PAINTED FINISH.
g. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

D. VINYL BEADED SOFFITS (PD)
1. BEADED PITCH CEILINGS: VINYL BEADED SOFFIT, TRIPLE 2 INCH SLAT, SMOOTH FINISH, MINIMUM 0.38 INCH THICKNESS.
a. PROVIDE PRODUCTS BY CERTANTED, PLY GEM OR ROYAL BUILDING PRODUCTS.
b. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

F. SHEET METAL FLASHING AND TRIM (PD, SD)
1. FORMED METAL ROOF-DRAINAGE SYSTEM
a. GUTTERS: 1/2 INCH ALUMINUM 1 INCH WIDE, K STYLE GUTTERS ANCHORED WITH GUTTER STRAPS SPACED NOT MORE THAN 24 INCHES O.C.
b. DOWNSPUTS: 1/2 INCH ALUMINUM 1 INCH BY 1 INCH RECTANGULAR DOWNSPUTS. PROVIDE PRECAST CONCRETE SPLASHBLOCKS.
c. FINISH: PROVIDE MANUFACTURER'S BASED ON FINISH.
d. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
2. ROOFING FLASHING
a. ONE EAVE: EAVE RAKE AND STEP FLASHING: 0.024 INCH, PRE-PANDED ALUMINUM.
b. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

G. JOINT SEALANTS (PD)
1. EXTERIOR SEALANT: ONE PART POLYURETHANE, NON-SAG, NON-TRAFIC-USE, CONFORMING TO ASTM C820 TYPE 3, GRADE NS, CLASS 2.
a. PROVIDE PRODUCTS BY BASF, SOWELASTIC TX1, PECORA, DYNATROL XL OR TREMCO, DYNOMIC.
b. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
2. INTERIOR SEALANT: ACRYLIC LATEX, ASTM C824, TYPE 0F, GRADE NS.
a. PROVIDE PRODUCTS BY BASF, SOWELASTIC, PECORA, AC208 OR TREMCO, TREMEX 804.
b. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
3. BACK-UP MATERIALS, FILTERS, AND JOINT PACKING: AS RECOMMENDED FOR AND COMPATIBLE WITH EACH CAULKING AND SEALANT USED.

DIVISION 08 - OPENINGS

A. EXTERIOR DOORS (PD)
1. EXTERIOR MAIN ENTRY DOOR: PRE-FINISHED ALUMINUM CLAD WOOD ANDERSEN RESIDENTIAL ENTRY DOORS WITH INSULATED GLAZING, AND SMART LOCK (SEEN BELOW) AND PRIMED PINE INTERIOR. PANEL STYLE TO BE SIMILAR TO ANDERSEN FARMHOUSE DOOR STYLE 800 WITH FULL GLASS Sidelight.
a. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
b. AT LOCATIONS WHERE THE 5/8 INCH IS NOT REQUIRED FOR SILL, PROVIDE MANUFACTURER'S ACCESSIBLE SILL TYPE.
c. EXTERIOR PATIO DOORS: PRE-FINISHED VINYL CLAD WOOD DOORS WITH CLEAR LOW-E INSULATED GLAZING AND Sidelights IN CONFIGURATION INDICATED ON DRAWINGS.
d. PROVIDE ANDERSEN 400 SERIES VINYL CLAD WOOD DOORS WITH LOW-E GLAZING, LEVER HANDLE LOCKING HARDWARE, AND PRIMED PINE INTERIOR. EXTERIOR COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLOR OPTIONS. DOOR SHALL INCLUDE MANUFACTURER'S STANDARD HINGES, SILL AND WEATHERSTRIPPING, AND LOCKSET AS SPECIFIED BELOW BELOW FOR LOCKSET. PROVIDE INTEGRAL BLINDS AS A STANDARD AT PATIO DOORS.
e. FINISH: FACTORY PAINTED FINISH.
f. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
g. AT LOCATIONS WHERE THE 5/8 INCH IS NOT REQUIRED FOR SILL, PROVIDE MANUFACTURER'S ACCESSIBLE SILL TYPE.
h. PROVIDE MANUFACTURER'S STANDARD BUILT-IN BLINDS.
3. GARAGE ENTRY DOOR: PRE-HUNG INSULATED STEEL DOOR.
a. PROVIDE PRODUCTS BY THERMA-TU DOORS, PROFILES STEEL, MODEL 2090.
b. FINISH: FACTORY STAINED OR PAINTED FINISH.
c. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.

B. INTERIOR DOORS (PD)
1. INTERIOR DOORS AT GARAGE: PRE-HUNG, INSULATED FIBERGLASS, 20 MILE PRE-PAINTED DOOR AND FRAME.
a. PROVIDE PRODUCTS BY THERMA-TU DOORS, PROFILES STEEL DOOR, MODEL CVY650.
b. FINISH: FACTORY PAINTED FINISH.
c. COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS.
2. INTERIOR DOORS: PRE-HUNG, HOLLOW CORE MOULD DOOR DOORS IN PROFILE INDICATED ON THE DRAWINGS.
a. THICKNESS: 1-3/8 INCHES.
b. FINISH: FACTORY PRIME FOR FELD PAINTING.
c. PROVIDE PRODUCTS BY FELD WOOD, COMBINATION SMOOTH ALL PANEL DOOR, W/NAUF OR EQUAL BY MASONITE.

C. ATTIC ACCESS DOORS (PD)
1. ACCESS DOORS: FLUSH METAL, CEILING ACCESS DOOR WITH CONCEALED FLANGES FOR GYPSUM BOARD INSTALLATION IN SIZE INDICATED ON THE DRAWINGS.
2. LATCH: CAM LATCH, SCREENED/OPERATED.
3. FINISH: FACTORY PRIME FOR FELD PAINTING, PAINTED TO MATCH ADJACENT SURFACE.

D. EXTERIOR OVERHEAD GARAGE DOORS (PD, SD) INSULATED STEEL, SECTIONAL OVERHEAD DOOR WITH ELECTRIC MOTOR OPERATION.
1. PROVIDE PRODUCTS BY OVERHEAD DOOR, THERMACORE V10 PANEL, MODEL 162 WITH STOCKTON 1 1/2 E-FLUTE DOUBLE WINDOWS AND TWO Pairs OF DECORATIVE PULL HANDLES.
a. GLASS TYPE: CLEAR INSULATED.
b. FINISH: FACTORY TWO COAT BASED ON POLYESTER.
c. COLOR: AS SELECTED FROM MANUFACTURER'S STANDARD COLORS.
2. ELECTRIC OPERATOR: DOOR MANUFACTURER'S DC POWERED, BELT DRIVE OPERATOR, SIZED PER DOOR WEIGHT WITH W/PI CAPABILITY.
E. VINYL WINDOWS (PD, SD) DOUBLE-HUNG AND CASEMENT VINYL WINDOWS IN SIZES AND PROFILES INDICATED ON DRAWINGS. PROVIDE MANUFACTURER'S STANDARD HARDWARE, WEATHERSTRIPPING AND SCREENS.
1. BASE OF DESIGN: ANDERSEN 400 SERIES VINYL CLAD WOOD TILT-HIGH DOUBLE-HUNG WINDOWS. ALSO PROVIDED UNITS AT VARIOUS LOCATIONS. PROVIDE DOUBLE PANE ARGON FILLED LOW-E GLASS WITH U-VALUE PERFORMANCE OF 0.27 U-Factor AND SHG PERFORMANCE OF 0.25.
2. PROVIDE WINDOW SASHES AT SINGLE-HUNG WINDOWS.
3. VINYL COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS (SUBMIT ALL WHITE OPTIONS).

F. HARDWARE (PD)
1. EXTERIOR MAIN ENTRY DOOR: SMART LOCK: PROVIDE PRODUCTS OPERATED BY CARD/BADGE BY THE FOLLOWING:
a. SCHLAGE: LEVER LOCK - LEGEND, MERRID LEVER GREENWICH TRM, 019 SATIN NICKEL FINISH (UPGRADE FINISH 62 MATTE BLACK).
2. EXTERIOR PATIO DOOR: LOCKSET: ANDERSEN NEWBURY - THERMALLY BROKEN ACCESSIBLE THRESHOLD, WEATHERSTRIPPING, HINGES BY PATIO DOOR MANUFACTURER.
3. GARAGE ENTRY DOOR: LOCKSET: SCHLAGE MERRID LEVER GREENWICH TRM KEYED ENTRY LOCK.
4. INTERIOR LEVER SETS: SCHLAGE MERRID LEVER, STANDARD TRM DOOR LEVERS, FUNCTION AS INDICATED ON DOOR SCHEDULE.
5. DOOR DOORS: JOHNSON HARDWARE POKET DR. SET 1070710, FLUSH PULLS (BACK TO BACK MTD) ROOMWOOD RM202, EDGE PLATE ROOMWOOD RM202.
6. WALL MOUNT 24 INCH JOHNSON HARDWARE 2090002 TRACT KIT W/ 209 205 SOT CLOS KIT, 209 FASCO BRACKET SET 205 TRACK STOPS, & #12 WALL MOUNT DR. GUIDE, PULLS: ROOMWOOD RM1355S (BACK TO BACK MTD).
7. FINISH: STANDARD DOOR AND CABINET HARDWARE SHALL BE SATIN NICKEL RM1355S (BACK TO BACK MTD). RESIDENT UPGRADE FINISH SHALL BE MATTE BLACK UNLESS NOTED OTHERWISE.

DIVISION 09 - FINISHES

A. GYPSUM WALLBOARD (PD)
1. MINIMUM COMPLIANCE STANDARDS: ALL WORK SHALL CONFORM TO ANSI 9.1 AND THE GYPSUM ASSOCIATION SPECIFICATIONS UNLESS MORE RESTRICTIVE REQUIREMENTS ARE INDICATED.
a. PROVIDE 1/2 INCH REGULAR GYPSUM BOARD AT ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
b. PROVIDE 1/2 INCH MOISTURE-RESISTANT WALLBOARD AT ALL BATHROOMS ON WALLS NOT REQUIRING CERAMIC TILE FINISH.
c. PROVIDE 5/8 INCH TYPE X GWB ON GARAGE SIDE OF ALL WALLS AND CEILINGS THAT SEPARATE GARAGE AND OCCUPIED SPACE.
d. PROVIDE 1/2 INCH CEILING DRYWALL AT ALL INTERIOR CEILINGS UNLESS NOTED OTHERWISE.
e. PROVIDE PRODUCTS BY GEORGIA-PACIFIC, NATIONAL GYPSUM OR EQUAL.
2. ALL GYPSUM BOARD WALLS ARE TO BE TAPED AND FLOATED SMOOTH TO CREATE A UNIFORM FLAT PLANE WITH JOINTS UNDETECTABLE WHEN PAINTED. LEVEL FINISH: KNICKS, SCRATCHES, OUT OF LEVEL OR PLUMB, OR DETECTABLE JOINTS ARE UNACCEPTABLE AND MUST BE CORRECTED. MAXIMUM DEVIATION FROM PLUMB IS 3/16 INCH MAXIMUM OUT OF SQUARE IS 3/16 INCH IN 16 INCHES.

B. CERAMIC TILING (PD, FS)
1. PROVIDE CERAMIC TILE AND GROUT PRODUCTS INDICATED IN FINISH LEGEND ON DRAWINGS.
2. PROVIDE PRODUCTS BY GEORGIA-PACIFIC, NATIONAL GYPSUM OR EQUAL.
3. PROVIDE PREPARED WATERPROOFING KIT INCLUDING SHOWER TRAY, SHOWER CURB AND WATERPROOF MEMBRANE AT TILE SHOWERS.
4. PROVIDE PRODUCTS BY SCHLUTER, KERDI-SHOWER KIT. SEE PLUMBING DRAWINGS FOR SCHLUTER SHOWER DRAIN.
5. PROVIDE PREPARED WATERPROOFING KIT INCLUDING SHOWER TRAY, SHOWER CURB AND WATERPROOF MEMBRANE AT TILE SHOWERS.
6. PROVIDE PRODUCTS BY SCHLUTER, KERDI-SHOWER KIT.
7. INSTALLATION METHOD:
a. INTERIOR FLOOR INSTALLATIONS: CONCRETE SUB-FLOOR, TON-FIBER THINSET MORTAR ON UNCOUPLING MEMBRANE.
b. INTERIOR FLOOR INSTALLATIONS: FLYWOOD SUB-FLOOR, TON-FIBER THINSET MORTAR ON UNCOUPLING MEMBRANE.
c. INTERIOR WALL INSTALLATIONS: WOOD STUDS, TON-W/AC, THINSET MORTAR ON CEMENTITIOUS BACKER UNITS OVER WATERPROOF MEMBRANE AT WET AREAS.
8. RESILIENT TILE FLOORING (PD, FS)
1. PROVIDE LUXURY VINYL TILE PRODUCTS INDICATED IN FINISH LEGEND ON DRAWINGS.
2. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. RESILIENT TILE FLOORING (PD, FS)
1. PROVIDE LUXURY VINYL TILE PRODUCTS INDICATED IN FINISH LEGEND ON DRAWINGS.
2. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. INTERIOR PAINTING (PD, FS)
1. PROVIDE PAINT PRODUCTS AS INDICATED IN FINISH LEGEND ON DRAWINGS.
2. PROVIDE PAINT SHEETS AS INDICATED IN FINISH LEGEND ON DRAWINGS.
3. PERFORM SURFACE PREPARATION, MASKING AND OTHER PROTECTION MEASURES AS REQUIRED. PAINT GYPSUM WALLBOARD AS INDICATED ON THE DRAWINGS. PROVIDE ALL PAINT AND FINISH MATERIAL, SURFACE PREPARATION MATERIAL, DROP CLOTHS AND OTHER REQUIRED PROTECTION DEVICES. PERFORM ALL CLEANUP AND REMOVAL OF PROTECTION MATERIALS.
4. NUMBER OF COATS: A MINIMUM OF ONE PRIMER AND TWO FINISH COATS ARE REQUIRED.

DIVISION 10 - SPECIALTIES

A. TOILET ACCESSORIES (PD)
1. PROVIDE TOILET ACCESSORIES AS INDICATED IN ACCESSORIES SCHEDULE ON DRAWINGS. FINISH SHALL BE CHROME UNLESS NOTED OTHERWISE. UPGRADE FINISH: BLACK.

B. FIRE EXTINGUISHERS (PD)
1. PROVIDE ONE 2-A, 10-B,C, 2-1/2 POUND MULTIPURPOSE DRY-CHEMICAL, IN STEEL CONTAINER FIRE EXTINGUISHER WITH MOUNTING BRACKET.
2. PROVIDE FRAMELESS GLASS SHOWER ENCLOSURES AT TILE SHOWERS BY AGAILE, ESTATE COLLECTION.
3. GLAZING: 3/8 INCH CLEAR SAFETY GLASS.
4. HANDLE: 1 INCH DIP L.
5. FINISH: STANDARD - BRUSHED NICKEL, RESIDENT UPGRADE - BLACK.

C. PREMANUFACTURED INTERIOR PREFAB.
1. INTERIOR PREFAB.
a. PROVIDE SINGLE SLOPED ELECTRIC PRELACE BY SIMPLIFIRE, INCEPTION 36 MODEL, FOLD FRONT, BLACK.
b. MANTLE AND SURROUND: WESCOT MANTLE KIT.
c. CLOSET AND UTILITY SHELVING (PD, SD)
1. PRODUCT: CLOSET HANG, SHELF TRACK EVO SYSTEM, OR EQUAL.
2. SHELVES: 58 INCH MELAMINE WOOD, 1/4" DEPTH, UN.O. W/ PVC EDGE BANDING AT OUT EDGES, WHITE FINISH.
3. ADJUSTABLE SHELF: HANG TRACK EVO ARROWHEAD SYSTEM.
a. EPOXY COATED HOT ROLLED SHEET METAL HANG TRACK W/ TRACK COVER, WHITE FINISH.
b. SLOTTED STANDARD HANG: FROM HANG TRACK A 24" O.C. MAX. AND 4" MAX. FROM END OF SHELF; WHITE FINISH.
c. EPOXY COATED SHEET METAL SHELF SUPPORT BRACKET, WHITE FINISH.
d. CLOTHES ROD TO BE SUPER SLIDE, WITH MATCHING SHELF BRACKET TO SUPPORT CLOTHES ROD; WHITE FINISH.

DIVISION 11 - EQUIPMENT

A. RESIDENTIAL APPLANCES (PD): SEE EQUIPMENT SCHEDULE ON DRAWINGS FOR APPLANCE MODEL NUMBERS.
1. PROVIDE ELECTRICAL CORDS WITH ALL APPLANCES. COORDINATE PLUG TYPES WITH ELECTRICAL RECEPTACLES.
2. PROVIDE TUBING AND HOSES FOR APPLANCES REQUIRING WATER CONNECTIONS.
3. PROVIDE ATRACTIVATED SINKTOP SWITCH BUTTON IN COUNTERTOP TO OPERATE GARBAGE DISPOSAL IN LIEU OF WALL SWITCH.
4. FINISH: STANDARD - SATIN NICKEL, RESIDENT UPGRADE - BLACK.

DIVISION 12 - FURNISHINGS

A. HORIZONTAL LOUVER BLINDS (PD, FS) UPGRADE
1. FAUX WOOD HORIZONTAL LOUVER BLINDS IN LOCATIONS INDICATED ON DRAWINGS. 2 INCH SLAT WIDTH. MOUNTING BETWEEN (INSE) JAMS.
a. PROVIDE PRODUCTS AS INDICATED IN FINISH LEGEND ON DRAWINGS.
B. RESIDENTIAL CASEWORK (PD, FS)
1. KITCHEN CABINETS & CABINET HARDWARE: PREPARED/CURED WOOD CABINET UNITS.
a. PROVIDE PRODUCTS AS INDICATED IN FINISH LEGEND ON DRAWINGS.
2. BATH VANITIES & CABINET HARDWARE: PREPARED/CURED WOOD CABINET UNITS.
a. PROVIDE PRODUCTS AS INDICATED IN FINISH LEGEND ON DRAWINGS.
3. PRODUCT TO INCLUDE THE FOLLOWING AS A STANDARD: SOFT CLOSING, LAZY SUSAN, (W) OF PULL OUT TRAYS, PULL OUT TRASH CAN, COUNTERTOPS (PD, FS)
1. COUNTERTOPS: PROVIDE STONE COUNTERTOPS AND SPLASHES AT KITCHEN CABINETS AS INDICATED ON INTERIOR PLANS & ELEVATIONS. STONE SHALL BE 3 CM MATERIAL WITH UNDERMOUNT BOWLS. REINFORCE CABINETS AS REQUIRED TO SUPPORT COUNTERTOPS.
a. STANDARD COUNTERTOPS: QUARTZ IN COLORS AS INDICATED IN FINISH LEGEND ON DRAWINGS.
2. COUNTERTOPS: PROVIDE QUARTZ COUNTERTOPS AND BACKSPLASH WITH UNDERMOUNT PORCELAIN BOWL SINKS AT BATHROOM CABINETS AS INDICATED ON INTERIOR PLANS.
SEE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DISCIPLINES FOR ADDITIONAL SPECIFICATIONS.

Specifications

SimpliFire Fire Made Simple

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

INCEPTION 36"
Electric Fireplace

ACTUAL DIMENSIONS	FRONT WIDTH	HEIGHT	DEPTH	VENDING AREA	BTUS
41-1/4" (1048)	35-3/4" (908)	8-7/8" (225)	34-1/2" (876)	120x55" (3048x1395)	24000-10,000

Side View

Front View

Top View

Basic Corner Installation

Electrical Connection Requirements

Product Listing Codes

US CSA 22.2 No. 46-13
INTERNATIONAL CSA 22.2 No. 46-13

SimpliFire Fire Made Simple

SimpleFire - A Brand of Harsco & Harsco Technologies
7001 2100 Street West, Lafayette, LA 70504
888-427-7973 / 504-985-6000 / info@simplefire.com

Specifications

SimpliFire Fire Made Simple

WESCOT MANTLE KIT
For 36" Inception Electric Fireplace

ACTUAL DIMENSIONS	TOP WIDTH	BASE WIDTH	UNIT HEIGHT	TOP DEPTH	BASE DEPTH
61-7/8" (1571mm)	54" (1372mm)	49-5/8" (1260mm)	14-7/17" (367mm)	11-1/4" (286mm)	

Front View

Side View

Electrical Outlet Locations

Product Listing Codes

US CSA 22.2 No. 46-13
INTERNATIONAL CSA 22.2 No. 46-13

SimpliFire Fire Made Simple

SimpleFire - A Brand of Harsco & Harsco Technologies
7001 2100 Street West, Lafayette, LA 70504
888-427-7973 / 504-985-6000 / info@simplefire.com

GENERAL NOTES

NOTE 1: (PD) PROVIDE PRODUCT DATA
(SD) PROVIDE SHOP DRAWINGS
(FS) PROVIDE FINISH SAMPLE

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Date: 2026.05.26
17:23:31-0400

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed registered architect under the laws of the State of Maryland, License No. 21722, Expiration Date: 9/26/2028

PROJECT TITLE

Collington
A KENDAL AFFILIATE

INDEPENDENT LIVING CONSTRUCTION DOCUMENTS

SFCS Architecture Engineering Planning Interiors

SFCS Inc. • 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 • Fax 540.343.6925
www.sfcs.com

DESIGNER - JGB
ARCHITECT - KAT, NS
ENGINEER - JGB

NO. **REVISION DESCRIPTION** **DATE**

DRAWING TITLE

SPECIFICATIONS

DATE MAY 26, 2026
COMM. NO. 18135.00

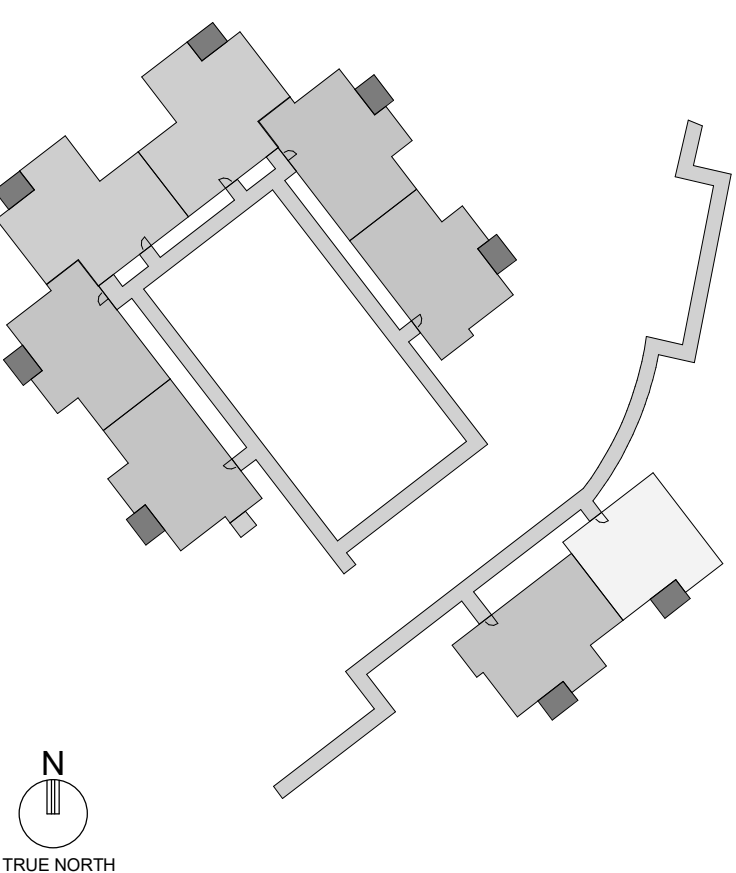
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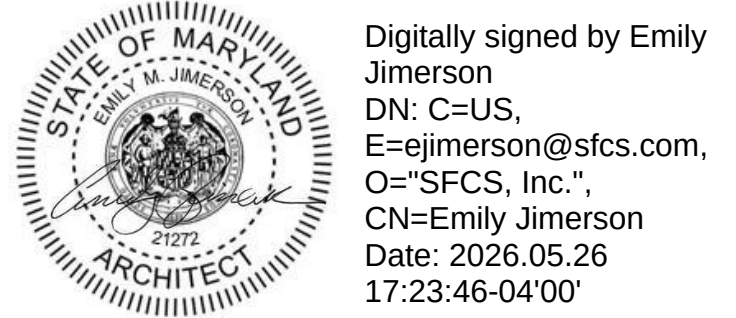
APPROVAL STAMPS

KEYPLAN



GENERAL NOTES

- IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN FIELD CONDITIONS AND DRAWINGS.
- DIMENSIONS SHOWN ARE TO EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.
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- WHERE GMB CONTROL JOINTS ARE NEEDED TO COMPLY WITH SPECIFIED REQUIREMENTS, LOCATE JOINT AT HINGE SIDE OF NEAREST DOOR AND ALIGN WITH THE INSIDE EDGE OF DOOR FRAME WHERE CONFLICTS ARISE. REQUEST LOCATION OF CONTROL JOINT FROM ARCHITECT.
- PROTECT OPENINGS FOR ITEMS RECESSED INTO RATED CONSTRUCTION WITH BACK-UP MATERIALS SO AS TO RETAIN THE INTEGRITY OF THE CONSTRUCTION RATING.
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- PROVIDE BLOCKING TO SUPPORT WALL-MOUNTED EQUIPMENT, CASEWORK AND ACCESSORIES.
- REFER TO DRAWING A4.10 FOR ACCESSORY AND APPLIANCE SCHEDULES.
- REFER TO CIVIL DRAWINGS FOR DRIVEWAY AND SITE PAVING.
- SEE A2 SERIES FOR ENLARGED UNIT PLANS.



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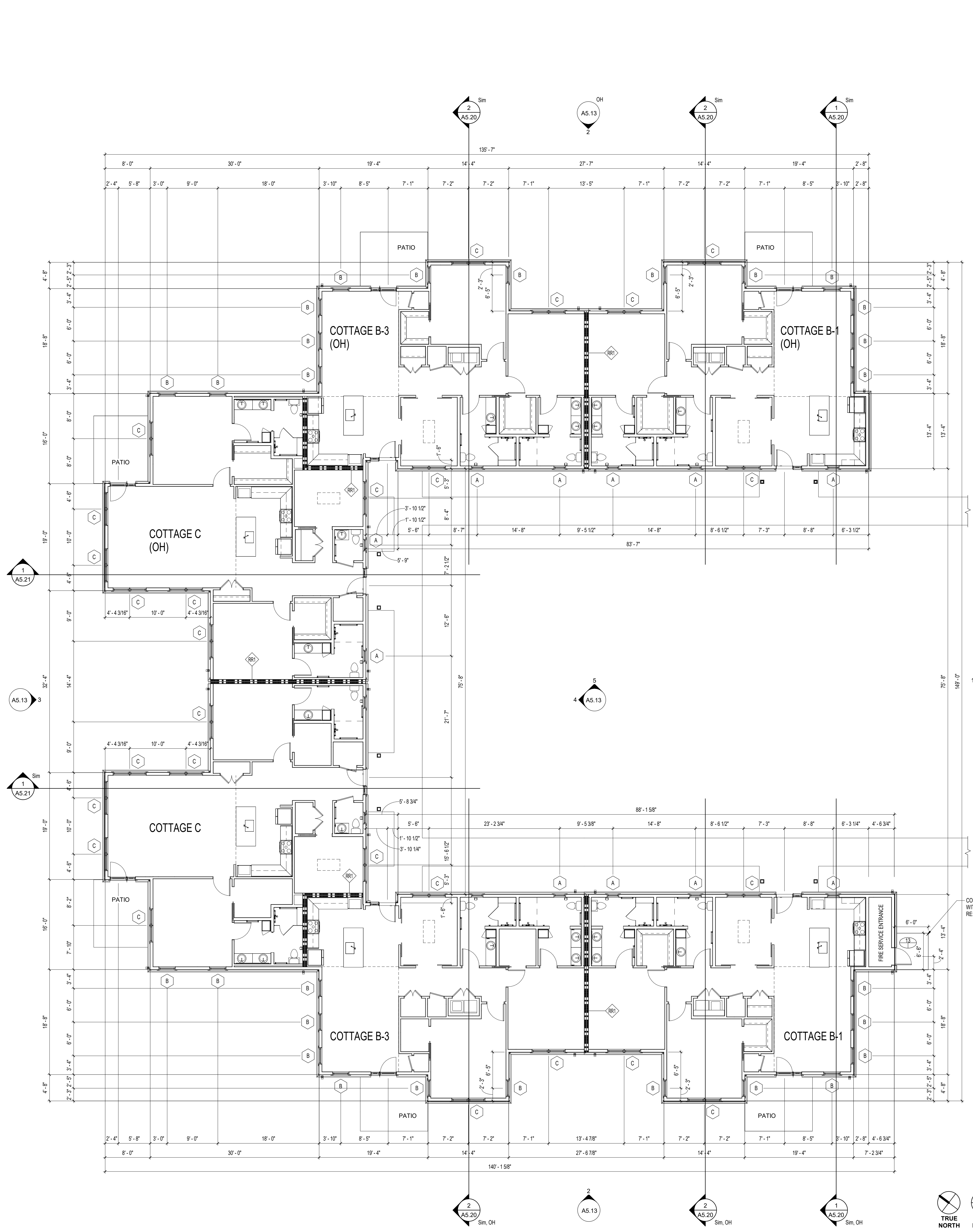
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ARCHITECT : KAT_NSS	CHECKED : MTA
ENGINEER : --	APPROVED : JGB

NO.	REVISION DESCRIPTION	DATE
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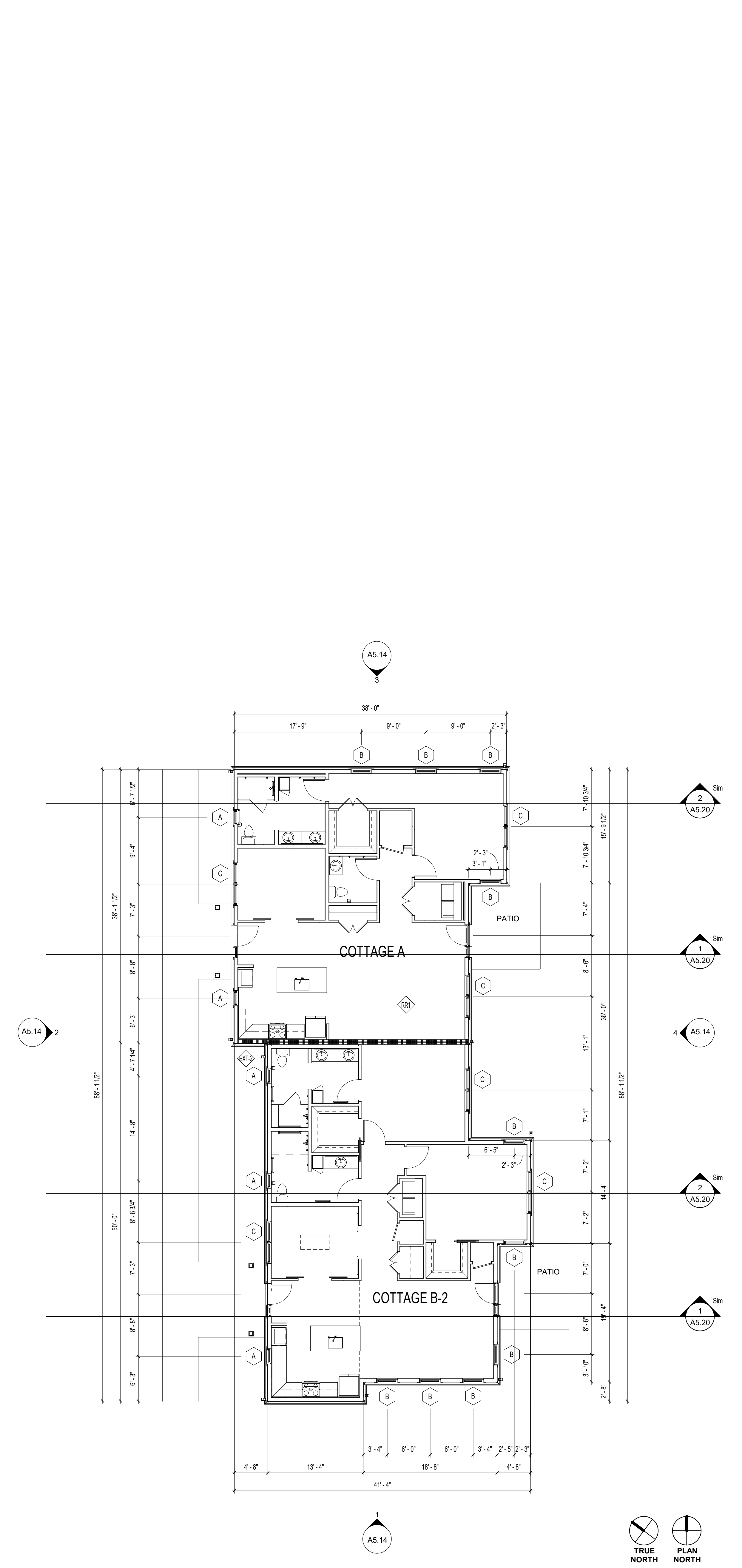
DRAWING TITLE
FLOOR PLAN - CEDAR CROSSING

DATE:	MAY 28, 2026
COMM. NO.	18135.00

A1.41

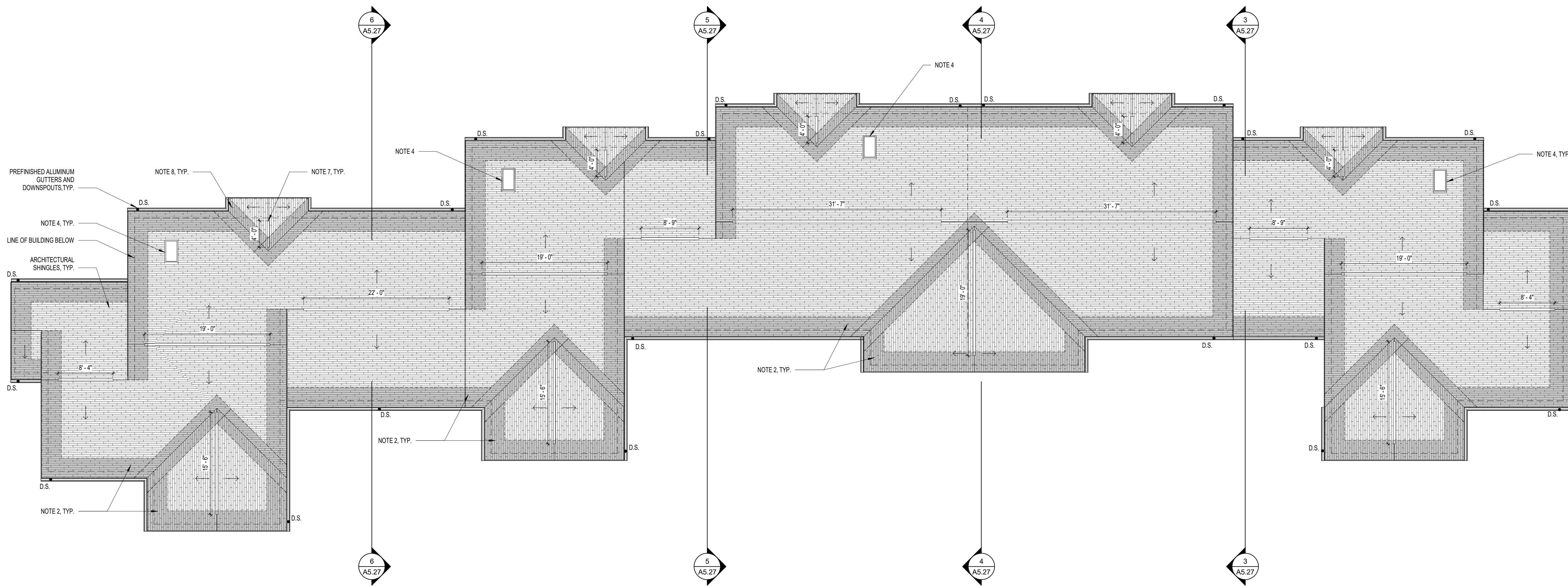


1 FLOOR PLAN - CEDAR CROSSING
A1.41 1/8" = 1'-0"



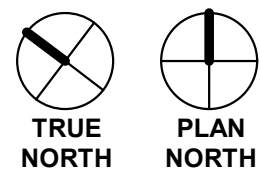
2 FLOOR PLAN - CEDAR CROSSING
A1.41 1/8" = 1'-0"

APPROVAL STAMPS

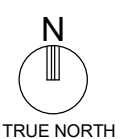
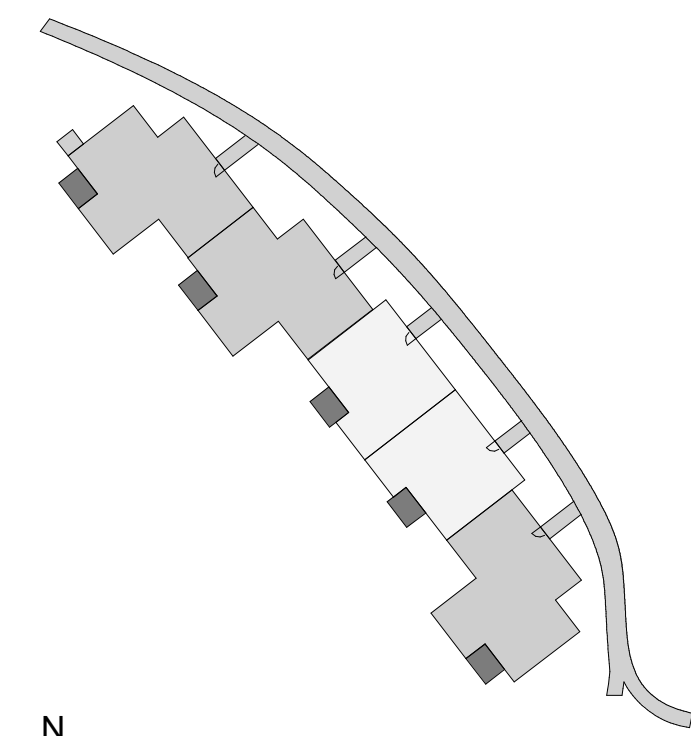


2 ROOF PLAN - HAWTHORN PLACE

A1.51 1/8" = 1'-0"



KEYPLAN



GENERAL NOTES

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- REFER TO CIVIL DRAWINGS FOR DRIVEWAY AND SITE PAVING.
- SEE A2 SERIES FOR ENLARGED UNIT PLANS.

ROOF NOTES

- ROOF PITCH IS 8:12 TYPICAL U.O.D.
- PROVIDE ICE PROTECTION UNDERLAYMENT AT ALL EAVES, VALLEYS, CROCKETS AND ALL LOCATIONS REQUIRING STEP FLASHING. SEE SPECIFICATION DIVISION 07.
- OFF-PEAK VENT AT SHED ROOF CONDITION.
- OPTIONAL 2'-0" x 4'-0" SKYLIGHT, CENTERED WITHIN ROOM BELOW.
- 2' x 2' DOWNSPOUTS, TYP.
- 5' K-STYLE GUTTER, TYP.
- RISE VENT, TYP. SEE DET. 316.24.
- 30' WIDE ICE & WATER SHIELD AT ROOF VALLEY, TYP.



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E=ejimerson@sfcs.com,
O="SFCS, Inc.",
CN=Emily Jimerson
Date: 2026.05.26
17:24:00-04'00'

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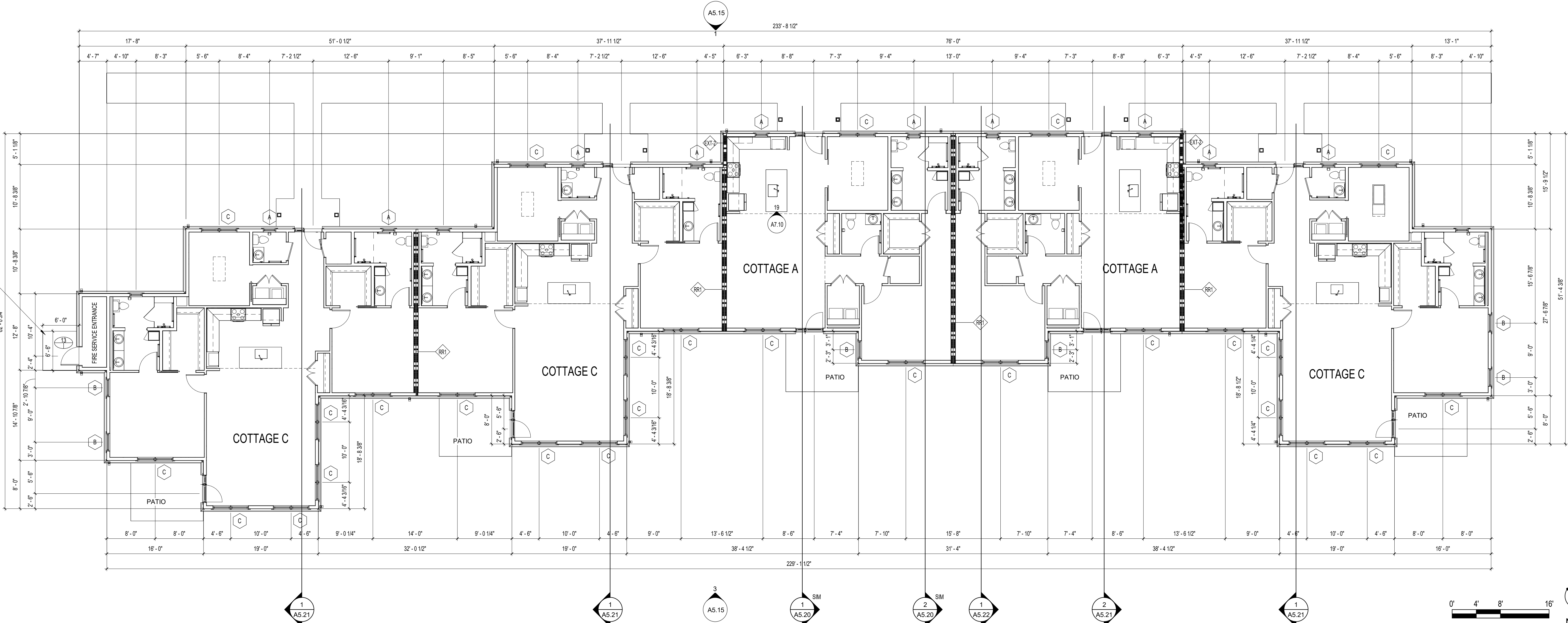
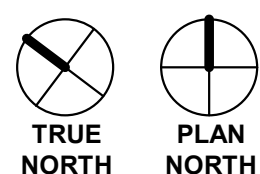
DESIGNER	JGB	DRAWN	KAT, NSS
ARCHITECT	KAT, NSS	CHECKED	MTA
ENGINEER	-	APPROVED	JGB
NO.	REVISION DESCRIPTION		DATE

DRAWING TITLE

FLOOR PLAN AND ROOF
PLAN - HAWTHORN PLACE

DATE: MAY 26, 2026
COMM. NO. 18135.00

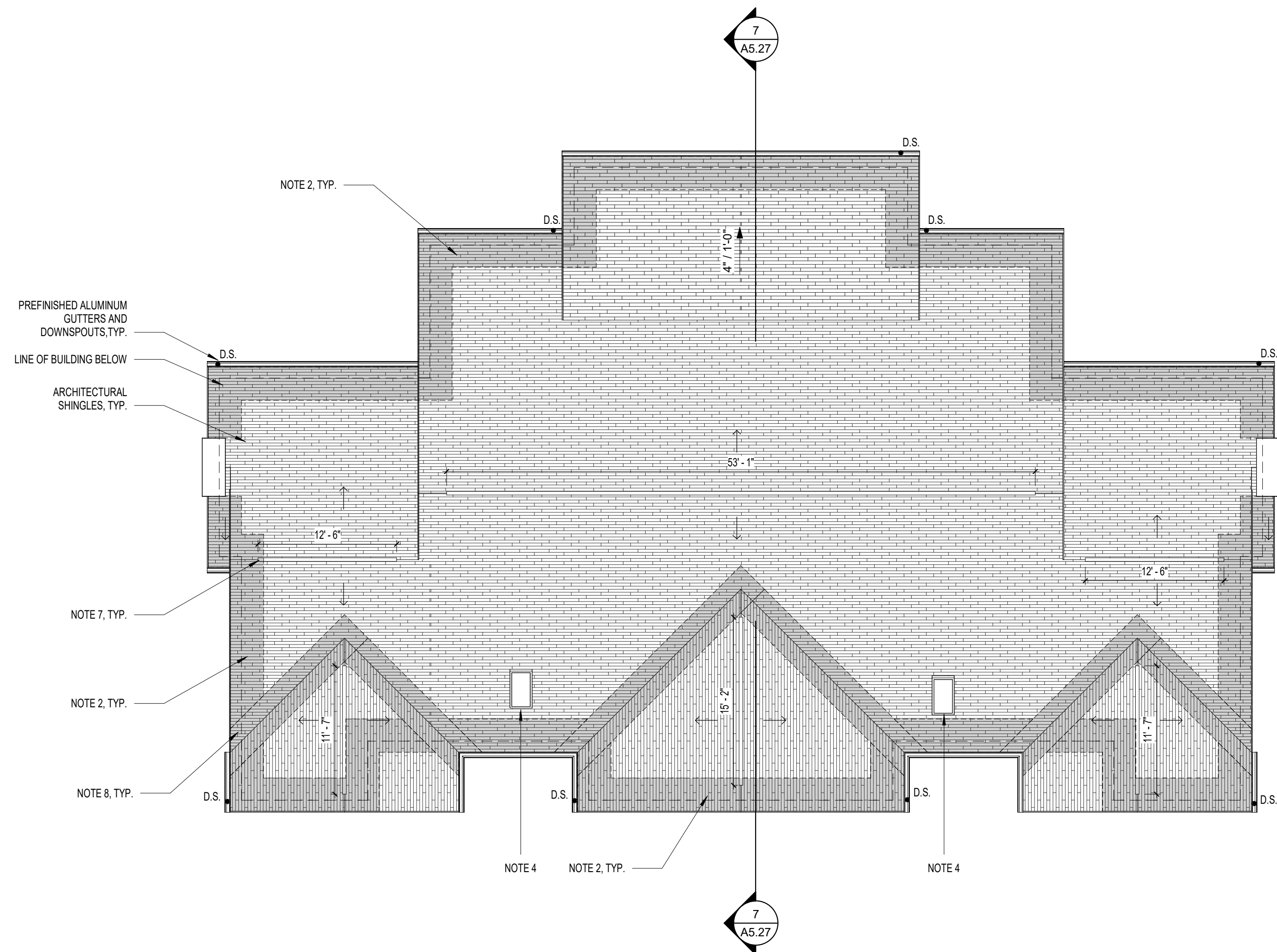
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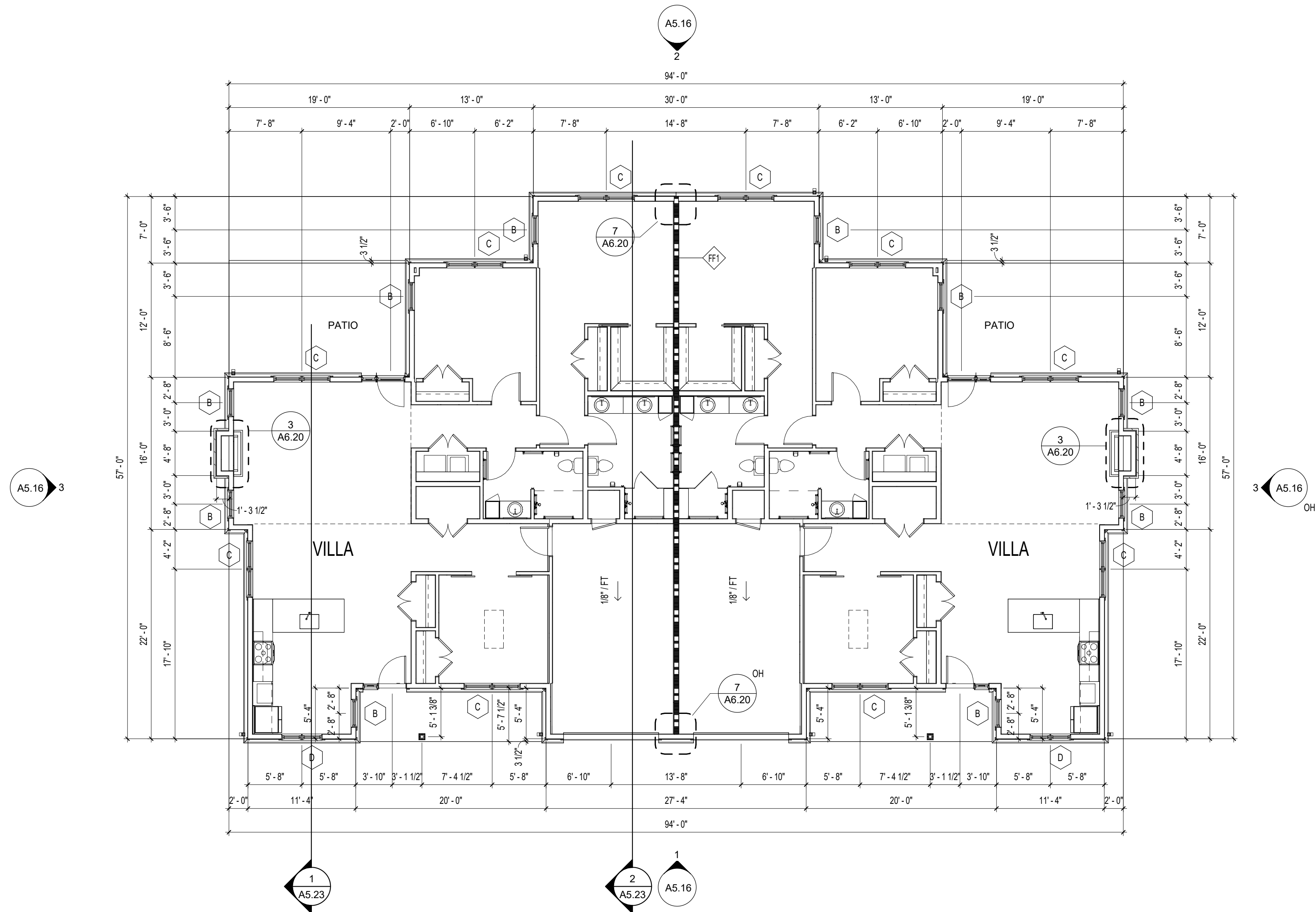
1 FLOOR PLAN - HAWTHORN PLACE

A1.51 1/8" = 1'-0"

APPROVAL STAMPS

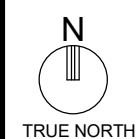
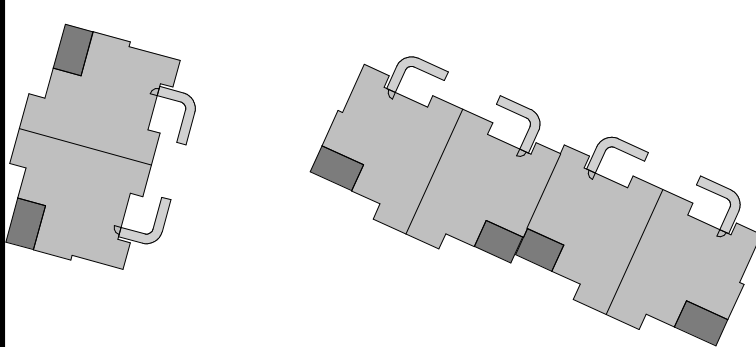


2 ROOF PLAN - VILLA (DUPLEX)
A1.01 1/8" = 1'-0"



1 FLOOR PLAN - VILLA (DUPLEX)
A1.01 1/8" = 1'-0"

KEYPLAN

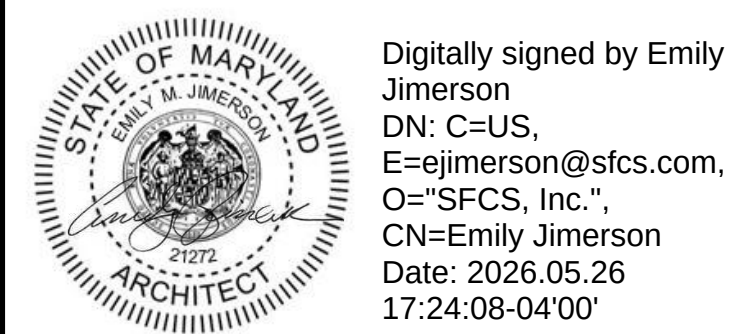


GENERAL NOTES

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- SEE A2 SERIES FOR ENLARGED UNIT PLANS.

ROOF NOTES

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- OFF-PEAK VENT AT SHED ROOF CONDITION.
- OPTIONAL 2'-0" x 4'-0" SKYLIGHT, CENTERED WITHIN ROOM BELOW.
- 2" x 3" DOWNSPOUTS, TYP.
- 5" K-STYLE GUTTER, TYP.
- RIDGE VENT, TYP. SEE DET. 3146.24
- 36" WIDE ICE & WATER SHIELD AT ROOF VALLEY, TYP.



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DESIGNER : JGB	DRAWN : KAT, NSS
ARCHITECT : KAT, NSS	CHECKED : MTA
ENGINEER : --	APPROVED : JGB

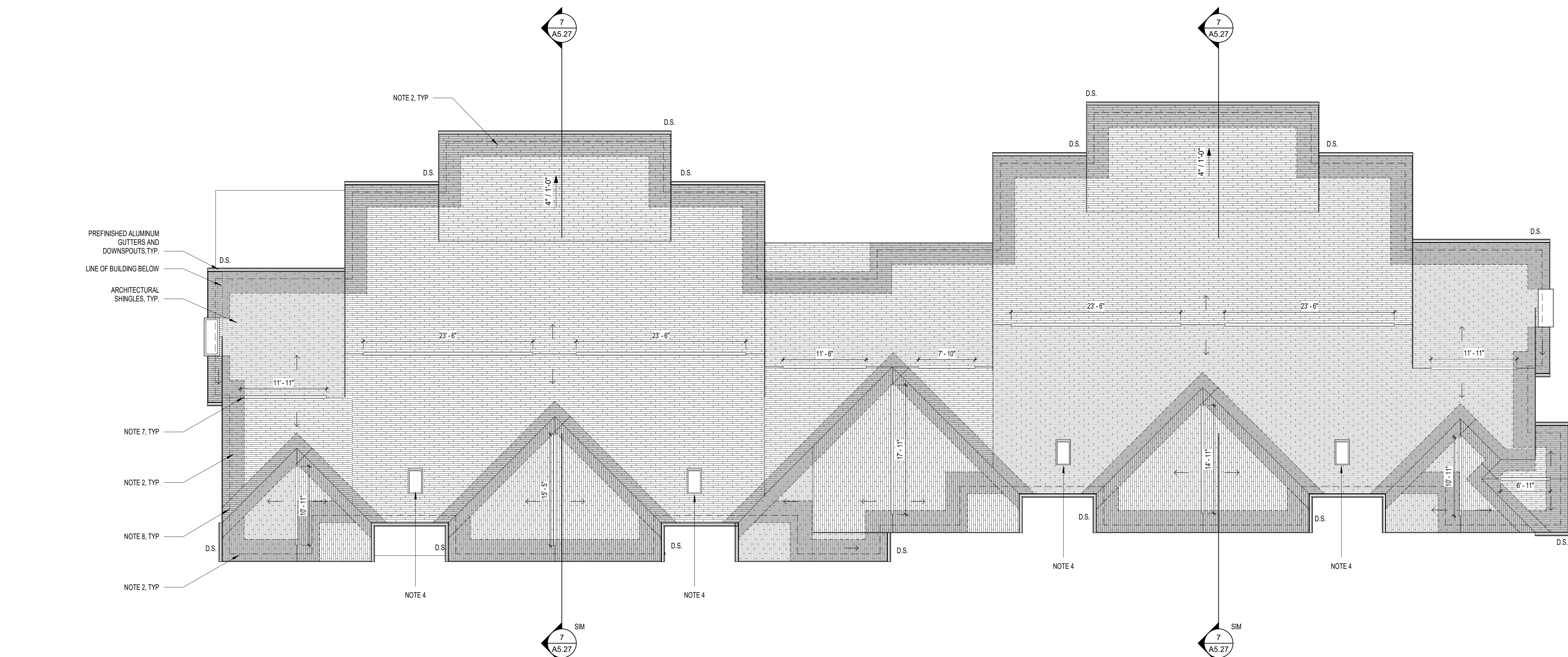
NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
FLOOR PLAN AND ROOF
PLAN - VILLA (DUPLEX)

DATE: MAY 28, 2026	DRAWING
COMM. NO. 18135.00	

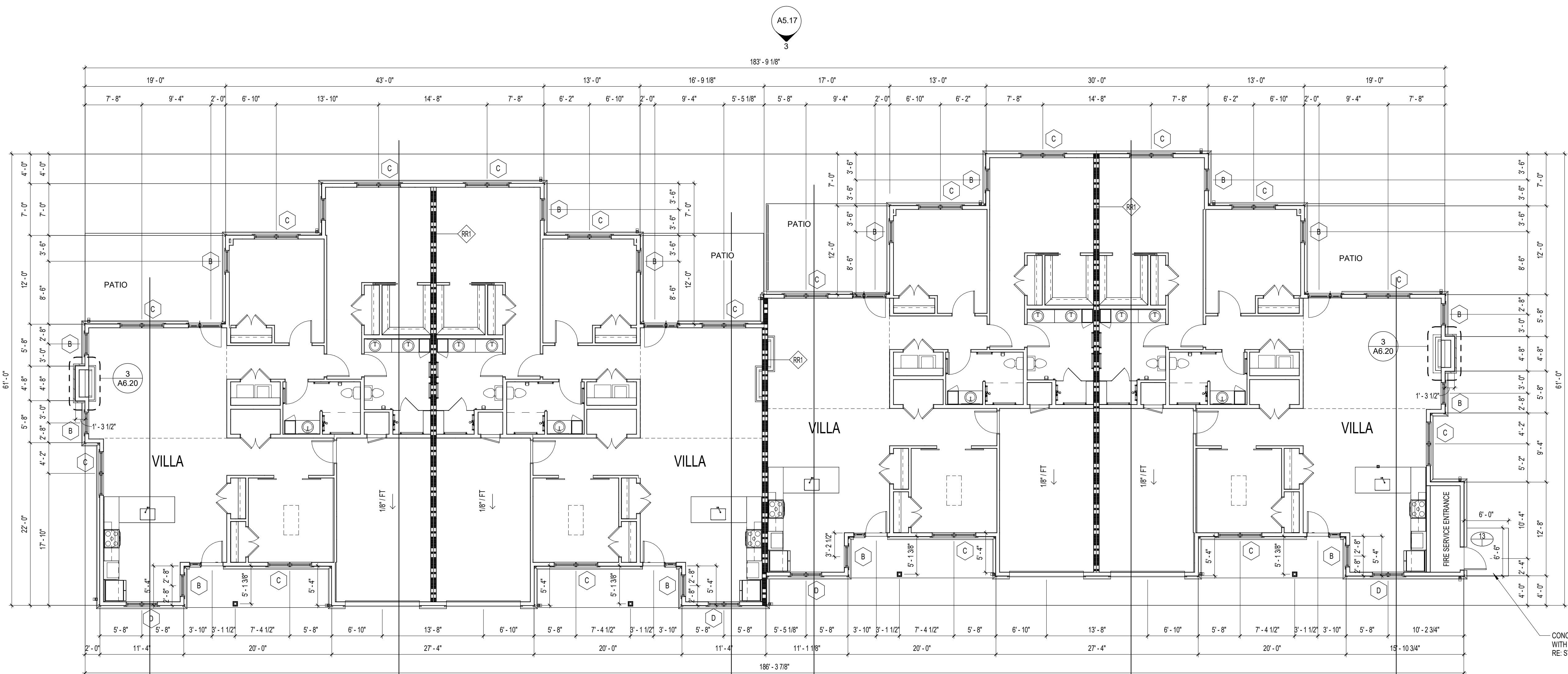
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APPROVAL STAMPS



2 ROOF PLAN - VILLA (QUAD)

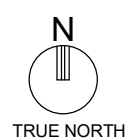
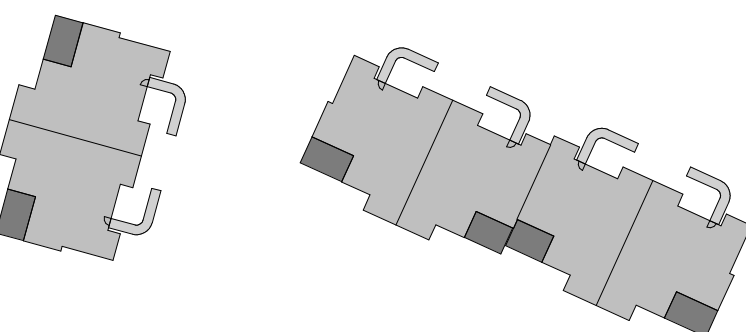
A1.62 1/8" = 1'-0"



1 FLOOR PLAN - VILLA (QUAD)

A1.62 1/8" = 1'-0"

KEYPLAN



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ROOF NOTES

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- 2' x 3' STYLED DOWNSPOUTS, TYP.
- 6" K-STYLE GUTTER, TYP.
- RIDGE VENT, TYP. SEE DT1, 3/16/24.
- 36" WIDE ICE & WATER SHIELD AT ROOF VALLEY, TYP.

Digitally signed by Emily Jimerson
DN: C=US,
E=ejimerson@sfcs.com,
O="SFCS, Inc.",
CN=Emily Jimerson
Date: 2026.05.26
17:24:17-04'00'

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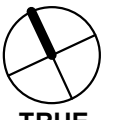
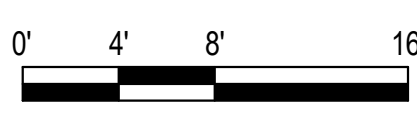
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ARCHITECT	: KAT, NSS	CHECKED	: MTA
ENGINEER	: --	APPROVED	: JGB

NO.	REVISION DESCRIPTION	DATE
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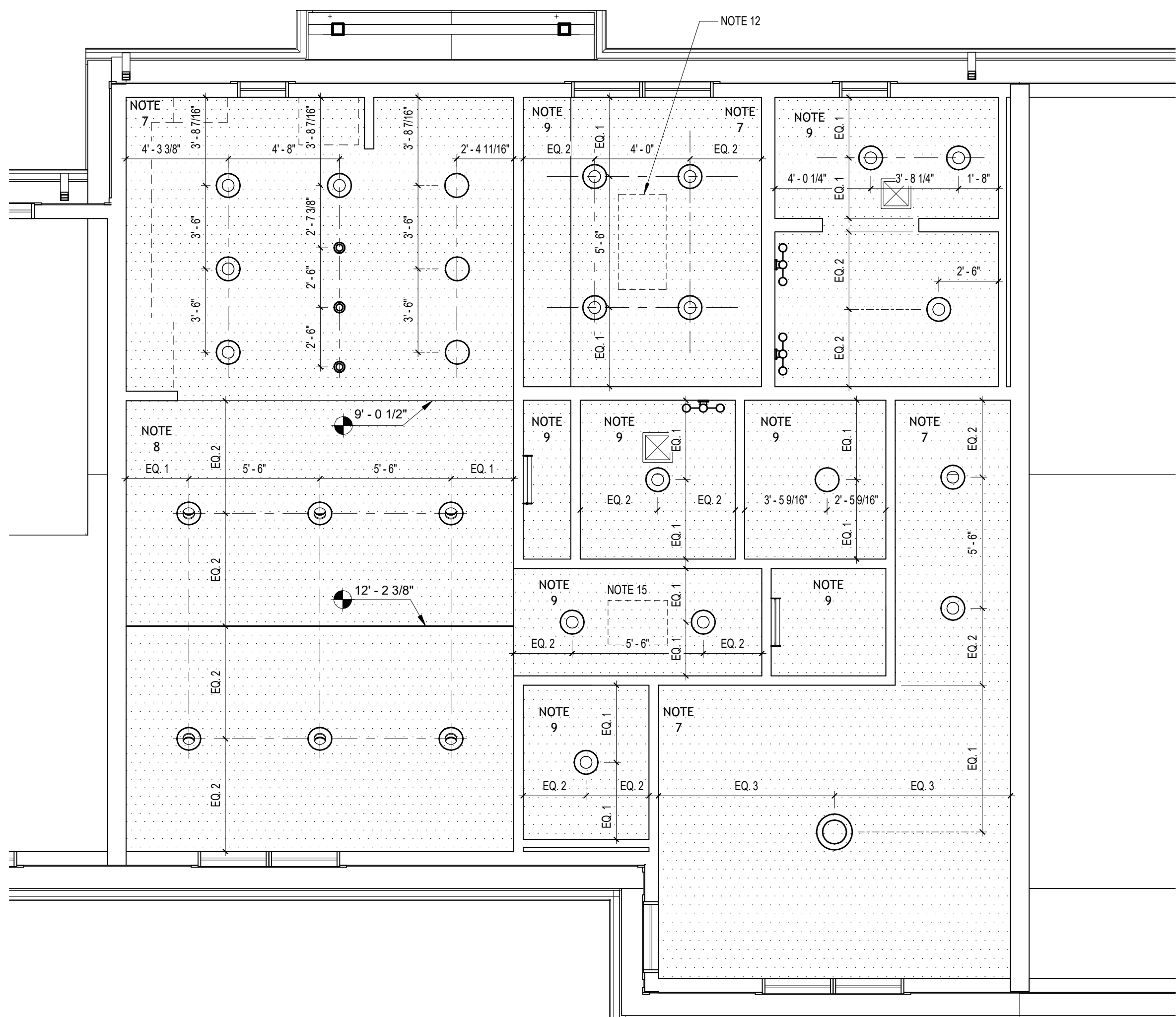
DRAWING TITLE
FLOOR PLAN AND ROOF PLAN - VILLA (QUAD)

DATE:	MAY 26, 2026	DRAWING
COMM. NO.	18135.00	

A1.62

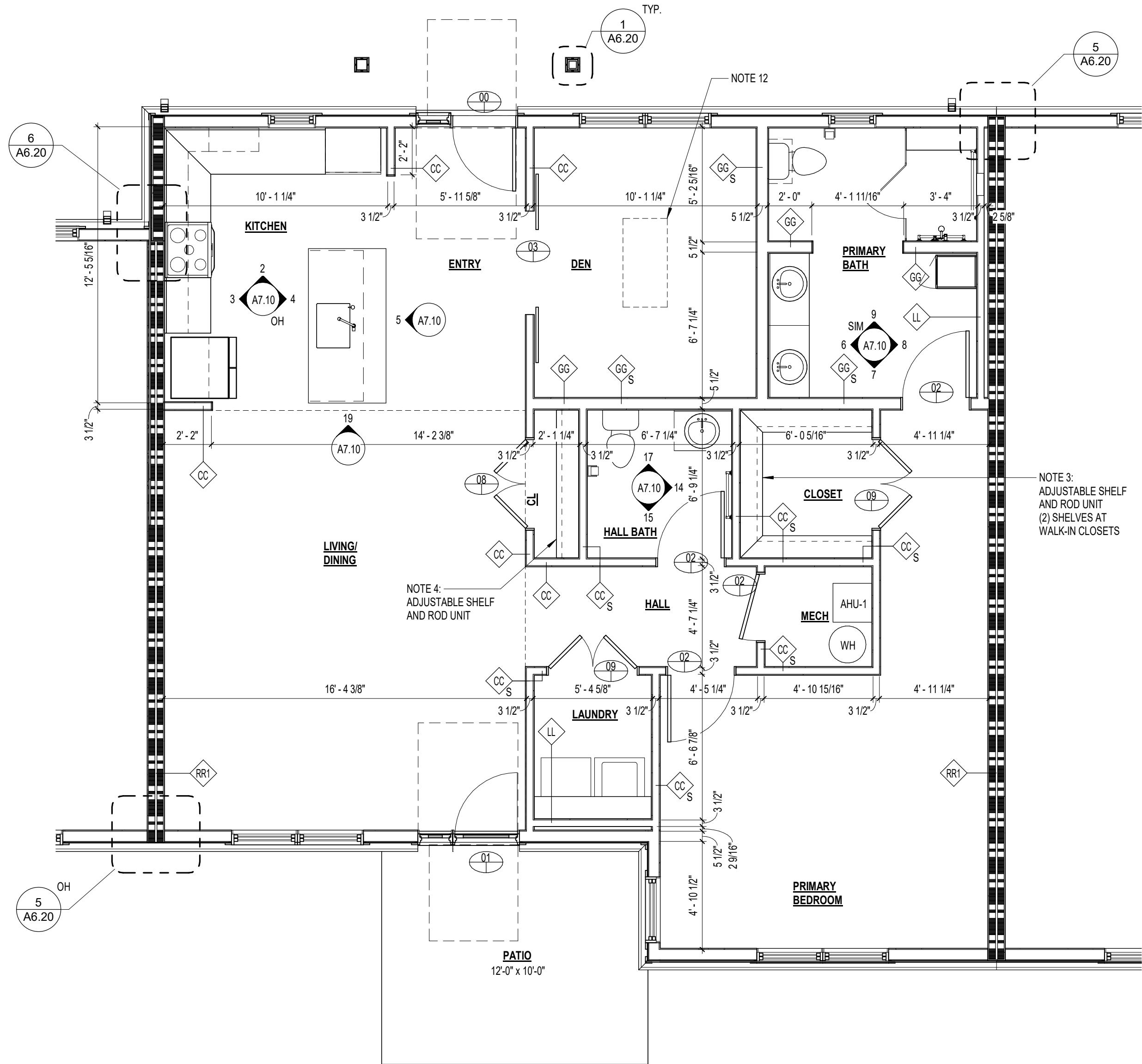


APPROVAL STAMPS



NOTE: LIGHTING FIXTURE DIMENSIONS ARE SHOWN TO FACE OF GWB

2 UNIT REFLECTED CEILING PLAN - COTTAGE A
A2.10 1/4" = 1'-0"



1 UNIT FLOOR PLAN - COTTAGE A
A2.10 1/4" = 1'-0"

ARCHITECTURAL NOTES

- NOTE 1: PROVIDE 2x6 WOOD BLOCKING IN WALLS AROUND TOILETS FOR GRAB BARS. CENTERLINE SHALL BE 33" AFF
- NOTE 2: PROVIDE 2x6 WOOD BLOCKING IN WALLS AROUND SHOWERS FOR GRAB BARS. CENTERLINE SHALL BE 33" AFF
- NOTE 3: BEDROOM CLOSETS SHALL HAVE VENTILATED METAL SHELF AND ROD UNITS. SINGLE RODS SHALL BE MOUNTED AT 76" AFF
- NOTE 4: VENTILATED METAL SHELF AND ROD UNIT. SHELF AT 67" AFF
- NOTE 5: PROVIDE CAULKING AT ALL WALL TO COUNTERTOP AND BACKSPLASH JOINTS, LAUNDRY AND COUNTERTOP JOINTS, AND DOOR CASING, WINDOW TRIM JOINTS
- NOTE 6: PROVIDE 1 EACH 1-A-10-B-C FIRE EXTINGUISHER IN EACH APARTMENT SINK BASE CABINET
- NOTE 7: GWB @ 9'-0.58" AFF
- NOTE 8: VAULTED 12" GYP BD. 4-12 SLOPE
- NOTE 9: GWB @ 9'-0.58" AFF
- NOTE 10: 22" x 30" ACCESS PANEL BETWEEN TRUSSES. PANEL SHALL BE 12" PLYWOOD W/ 1/2" WOOD PERIMETER SUPPORT. PANEL ATTACH MIN. 5-8 PDS INSULATION TO 1/2" WOOD PANEL AND FOAM SEAL BETWEEN PANEL AND FRAME
- NOTE 11: VENTED BEADED VINYL SOFFIT
- NOTE 12: OPTIONAL 2'-0" x 4'-0" SKYLIGHT, CENTERED WITHIN ROOM
- NOTE 13: BEADED FIBER CEMENT PORCH CEILING AT 9'-0" AFF
- NOTE 14: 2-18" FLURRED BALF. 58" GWB ON 1-58" WOOD STUD
- NOTE 15: 1'-10" MIN. x 2'-4" MIN. ATTIC ACCESS PANEL WITH R-49 INSULATION. CONTRACTOR TO CENTER IN CEILING AS BEST AS POSSIBLE. COORDINATE WITH ROOF FRAMING AND MECHANICAL. PROVIDE WEATHERSTRIPPING.

ACCESSIBILITY LEGEND

- 1 54" x 80" FRONT APPROACH PULL SIDE DOOR CLEARANCE FIGURE 404.2.3.2 (a)
- 2 48" x 52" FRONT APPROACH PUSH SIDE DOOR WITH CLOSER CLEARANCE FIGURE 404.2.3.2 (b)
- 3 67" DIAMETER CIRCLE OR 64" x 60" T-SHAPED TURNING SPACE FIGURE 304.3.1.1 OR 304.3.2.1 (b)
- 4 ROLL-IN TYPE SHOWER PER 606.2.2 WITH 607" x 30" CLEARANCE. GRAB BARS PER 608.3.2.1 - 608.3.2.3
- 5 30" x 48" CLEARANCE FOR SINK PARALLEL APPROACH PER 606.2, EXCEPTION 1
- 6 30" x 48" CLEARANCE FOR REFRIGERATOR/FREEZER PARALLEL APPROACH 804.5.6
- 7 30" x 48" CLEARANCE FOR OVEN PARALLEL APPROACH 804.5.5
- 8 2'-10" HIGH COUNTERTOP SINK COMPLYING W/ 606 WITH KNEE AND TOE CLEARANCE PER 306



Digitally signed by Emily Jimerson
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O=SFCSCS, Inc.,
CN=Emily Jimerson
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DESIGNER	: JGB	DRAWN	: KAT, NSS
ARCHITECT	: KAT, NSS	CHECKED	: MTA
ENGINEER	: --	APPROVED	: JGB

NO.	REVISION DESCRIPTION	DATE
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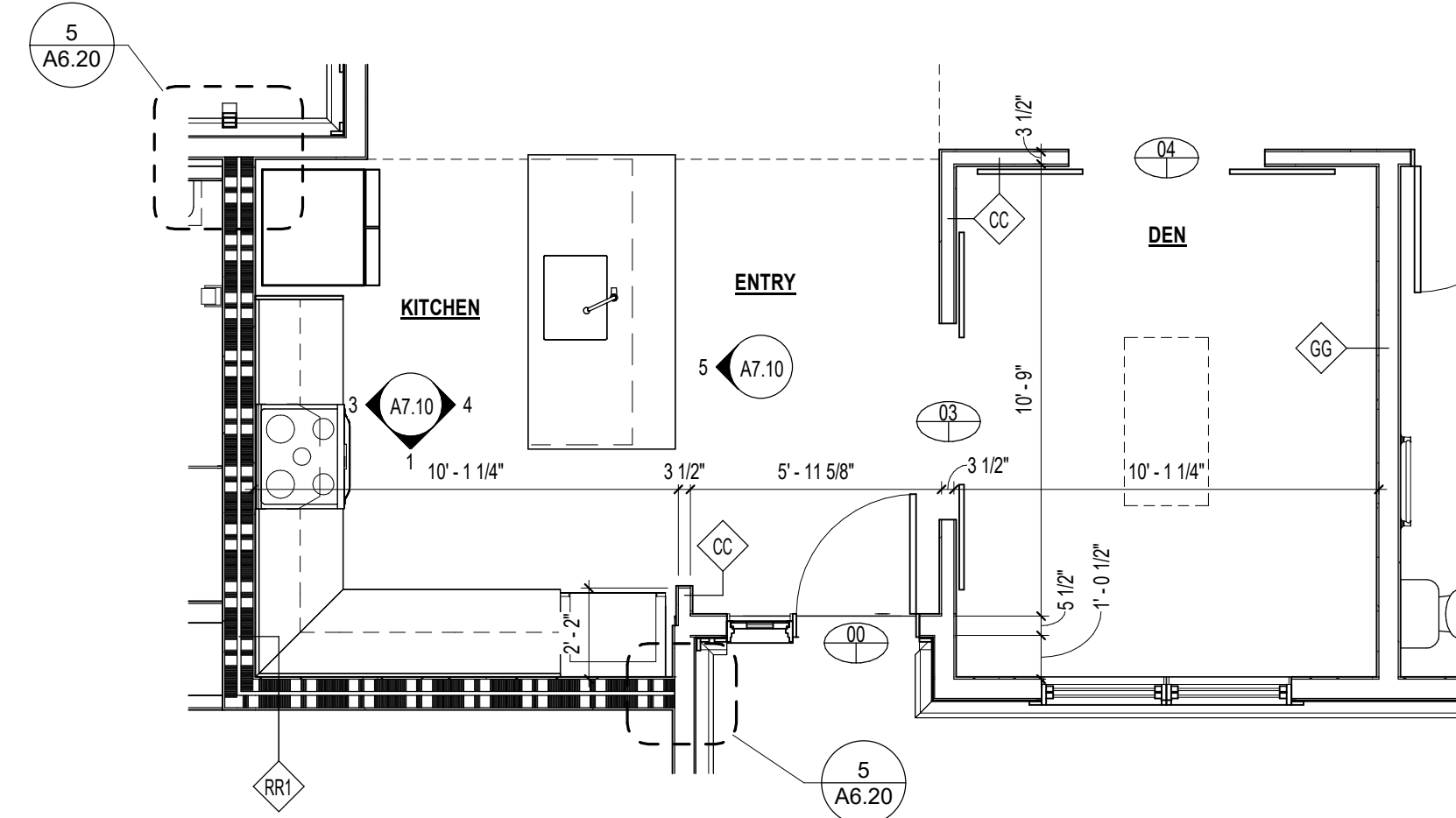
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**ENLARGED UNIT PLANS -
COTTAGE A**

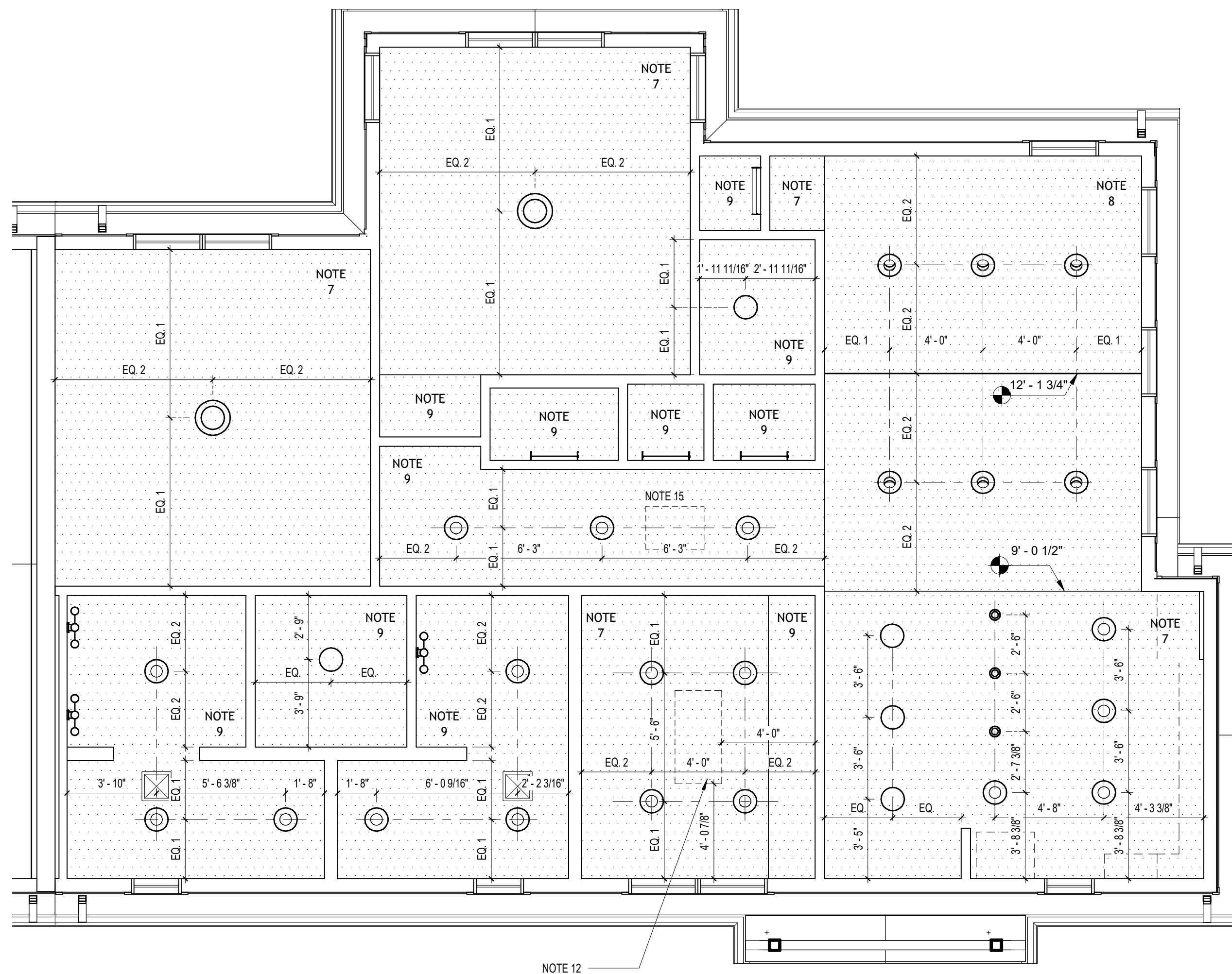
DATE:	MAY 26, 2026	DRAWING
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A2.10

APPROVAL STAMPS

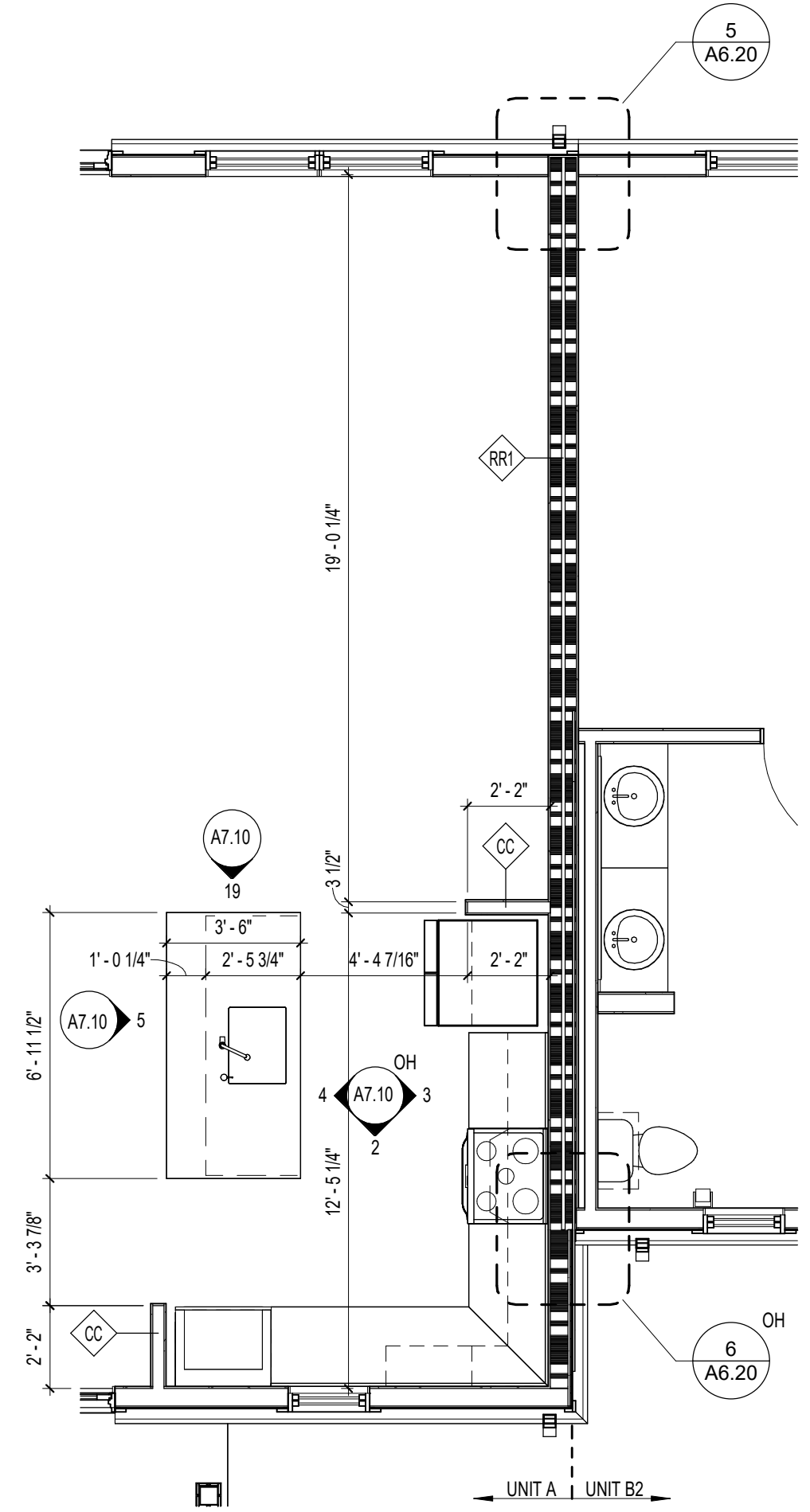


4 UNIT FLOOR PLAN - COTTAGE B3
A2.11 1/4" = 1'-0"

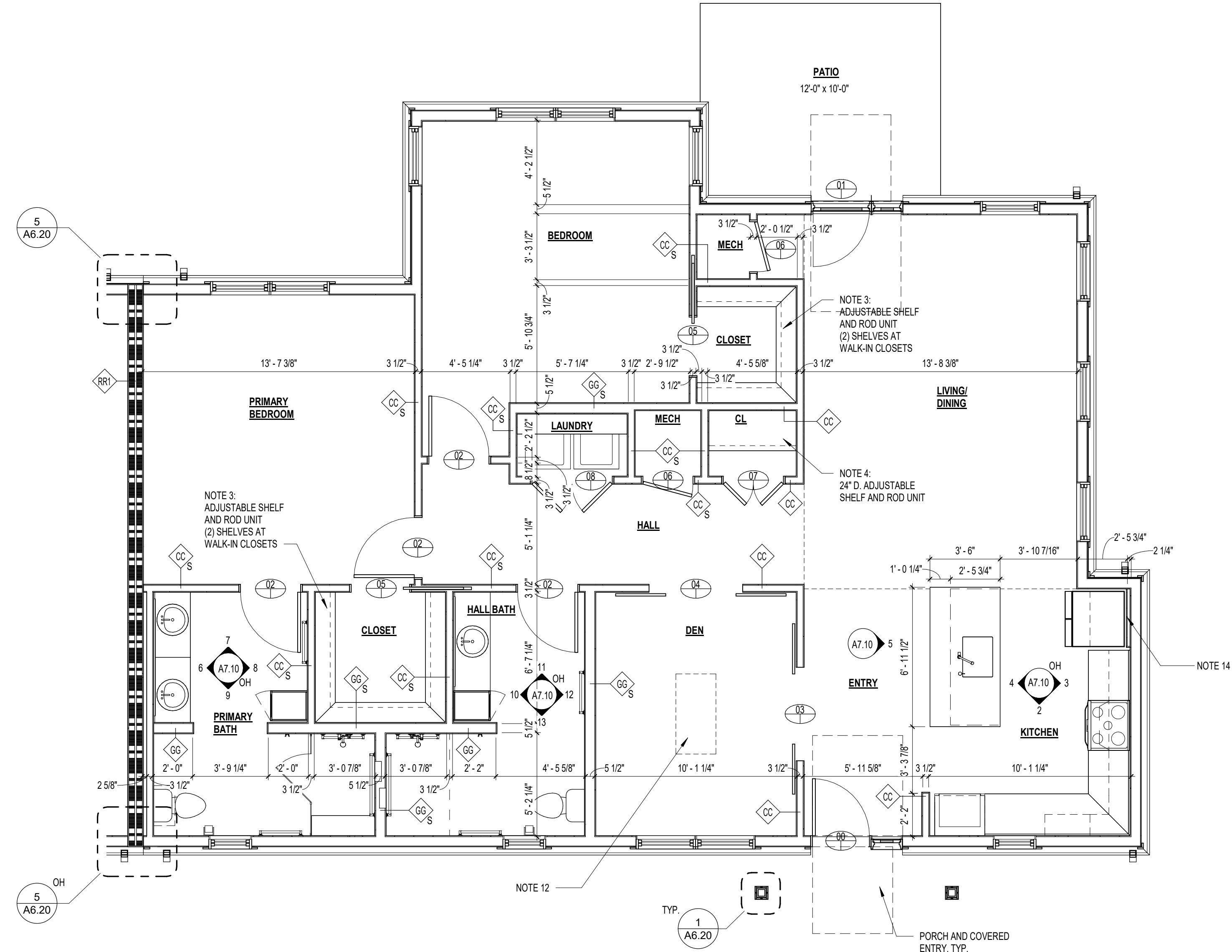


NOTE: LIGHTING FIXTURE DIMENSIONS ARE SHOWN TO FACE OF GWB

2 UNIT REFLECTED CEILING PLAN - COTTAGE B1
A2.11 1/4" = 1'-0"



3 UNIT FLOOR PLAN - COTTAGE B2
A2.11 1/4" = 1'-0"



1 UNIT FLOOR PLAN - COTTAGE B1
A2.11 1/4" = 1'-0"

ARCHITECTURAL NOTES

- NOTE 1: PROVIDE 2x6 WOOD BLOCKING IN WALLS AROUND TOILETS FOR GRAB BARS. CENTERLINE SHALL BE 33" AFF
- NOTE 2: PROVIDE 2x6 WOOD BLOCKING IN WALLS AROUND SHOWERS FOR GRAB BARS. CENTERLINE SHALL BE 33" AFF
- NOTE 3: BEDROOM CLOSETS SHALL HAVE VENTILATED METAL SHELF AND ROD UNITS. SINGLE RODS SHALL BE MOUNTED AT 76" AFF
- NOTE 4: VENTILATED METAL SHELF AND ROD UNIT. SHELF AT 67" AFF
- NOTE 5: PROVIDE CAULKING AT ALL WALL TO COUNTERTOP AND BACKSPLASH JOINTS, LAVATORY AND COUNTERTOP JOINTS, AND DOOR CASING, WINDOW TRIM JOINTS
- NOTE 6: PROVIDE 1 EACH 1-A-10-B-C FIRE EXTINGUISHER IN EACH APARTMENT SINK BASE CABINET
- NOTE 7: GWB @ 9'-0 5/8" AFF
- NOTE 8: VAULTED 12" GYP BD. 4-12 SLOPE
- NOTE 9: GWB @ 9'-0 5/8" AFF
- NOTE 10: 22" x 30" ACCESS PANEL BETWEEN TRUSSES. PANEL SHALL BE 12" PLYWOOD W/ 1/2" WOOD PERIMETER SUPPORT. PANEL ATTACHMENT: 5/8" RIGID INSULATION TO 1/2" WOOD PANEL AND FOAM SEAL BETWEEN PANEL AND FRAME
- NOTE 11: VENTED BEADED VINYL SOFFIT
- NOTE 12: OPTIONAL 2'-0" x 4'-0" SKYLIGHT, CENTERED WITHIN ROOM
- NOTE 13: BEADED FIBER CEMENT PORCH CEILING AT 9'-0" AFF
- NOTE 14: 2 1/8" FLURRED WALL. 5/8" GWB ON 1 5/8" WOOD STUD
- NOTE 15: 1-1/2" MIN. x 2-4" MIN. ATTIC ACCESS PANEL WITH R-49 INSULATION. CONTRACTOR TO CENTER IN CEILING AS BEST AS POSSIBLE. COORDINATE WITH ROOF FRAMING AND MECHANICAL. PROVIDE WEATHERSTRIPPING.

ACCESSIBILITY LEGEND

- 1 54" x 80" FRONT APPROACH PULL SIDE DOOR CLEARANCE FIGURE 404.2.3.2 (a)
- 2 48" x 52" FRONT APPROACH PUSH SIDE DOOR WITH CLOSER CLEARANCE FIGURE 404.2.3.2 (b)
- 3 67" DIAMETER CIRCLE OR 64" x 60" T-SHAPED TURNING SPACE FIGURE 304.3.1.1 OR 304.3.2.1 (b)
- 4 ROLL-IN TYPE SHOWER PER 606.2.2 WITH 60" x 30" CLEARANCE. GRAB BARS PER 606.3.1 - 606.3.2.3
- 5 30" x 48" CLEARANCE FOR SINK PARALLEL APPROACH PER 606.2, EXCEPTION 1
- 6 30" x 48" CLEARANCE FOR REFRIGERATOR/FREEZER PARALLEL APPROACH 804.5.6
- 7 30" x 48" CLEARANCE FOR OVEN PARALLEL APPROACH 804.5.5
- 8 2'-10" HIGH COUNTERTOP SINK COMPLYING W/ 606 WITH KNEE AND TOE CLEARANCE PER 306

UNIT B VARIANCE

- UNIT B1: BASE UNIT
- UNIT B2: SAME AS B1 EXCEPT:
a. KITCHEN WALL IS INSET, BOTH DEMISING AND EXTERIOR
- UNIT B3: SAME AS B1 EXCEPT:
a. OPPOSITE HAND
b. KITCHEN WALL IS DEMISING



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17:24:35-04'00'

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ARCHITECT : KAT, NSS	CHECKED : MTA
ENGINEER : --	APPROVED : JGB
NO.	REVISION DESCRIPTION DATE

DRAWING TITLE

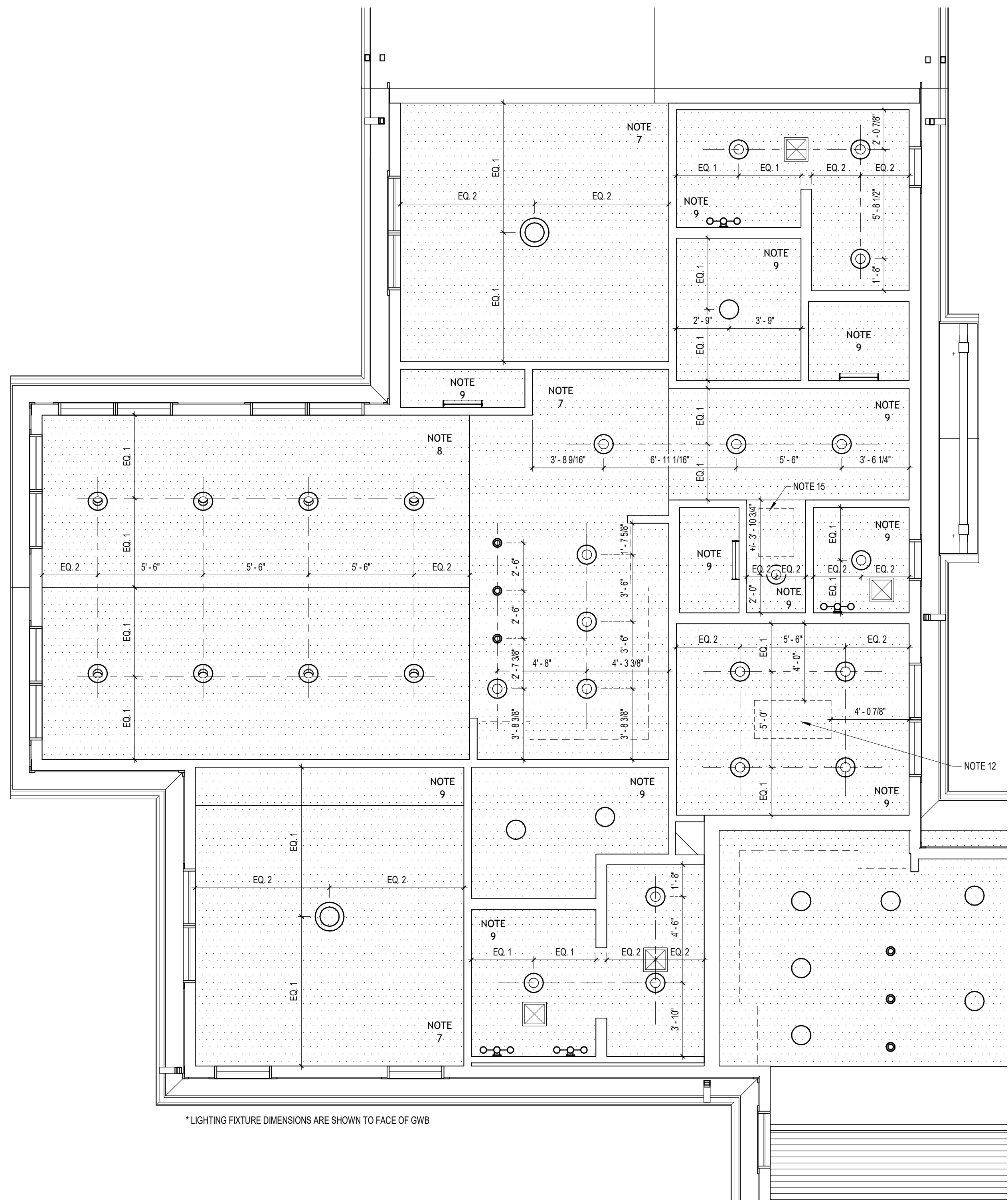
**ENLARGED UNIT PLANS -
COTTAGE B**

DATE: MAY 26, 2026
COMM. NO. 18135.00

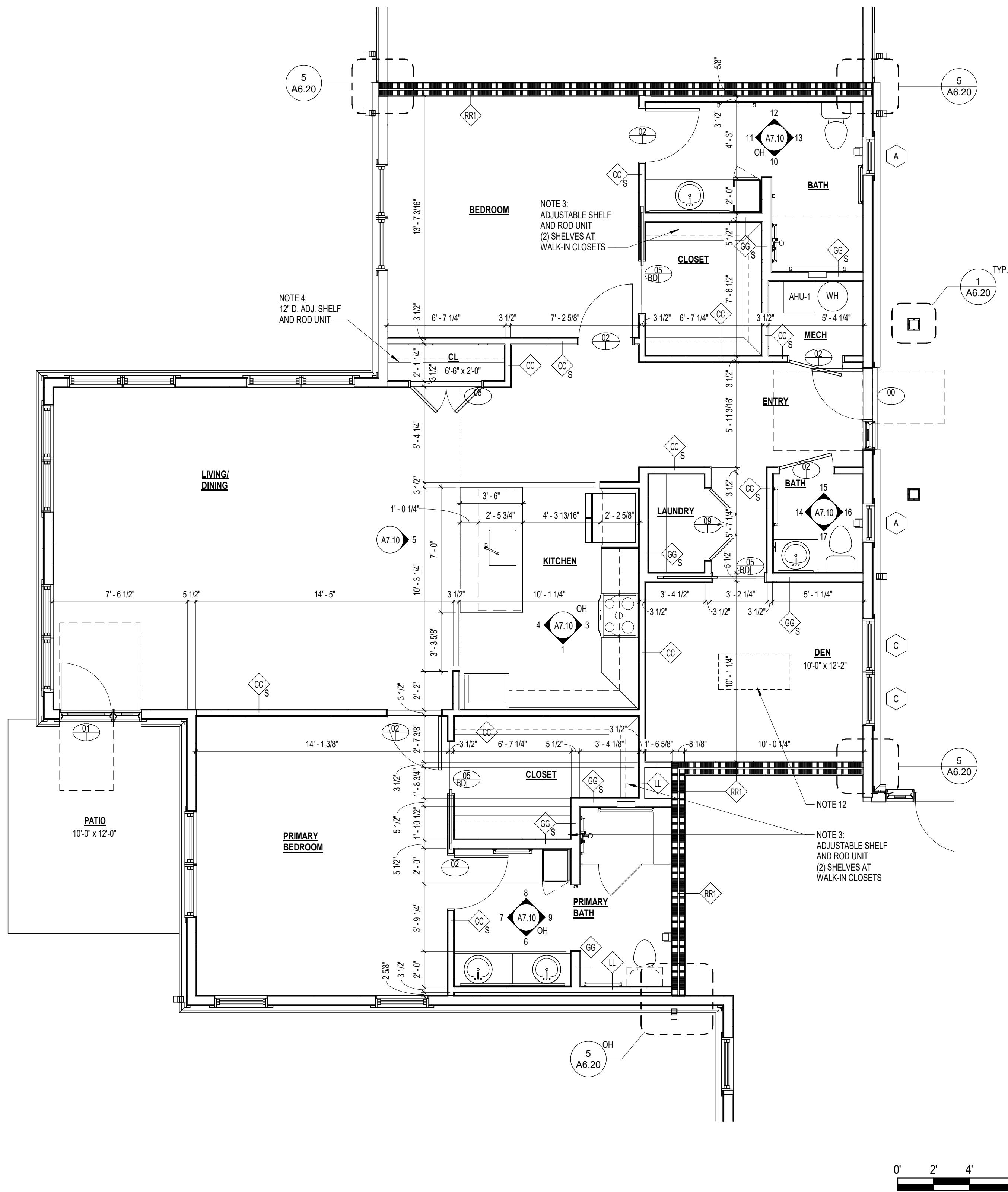
A2.11



APPROVAL STAMPS



2 UNIT REFLECTED CEILING PLAN - COTTAGE C
A2.12 1/4" = 1'-0"



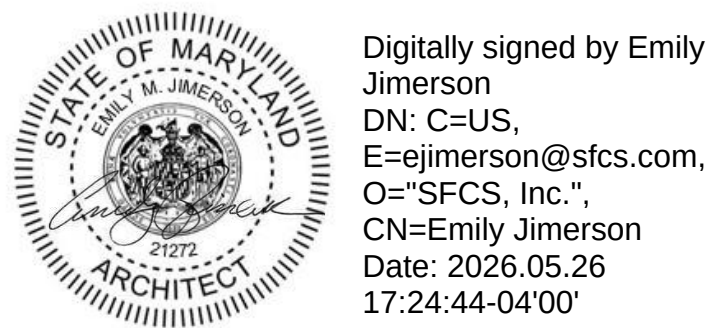
1 UNIT FLOOR PLAN - COTTAGE C
A2.12 1/4" = 1'-0"

ARCHITECTURAL NOTES

- NOTE 1: PROVIDE 2x6 WOOD BLOCKING IN WALLS AROUND TOILETS FOR GRAB BARS. CENTERLINE SHALL BE 33" AFF.
- NOTE 2: PROVIDE 2x6 WOOD BLOCKING IN WALLS AROUND SHOWERS FOR GRAB BARS. CENTERLINE SHALL BE 33" AFF.
- NOTE 3: BEDROOM CLOSETS SHALL HAVE VENTILATED METAL SHELF AND ROD UNITS. SINGLE RODS SHALL BE MOUNTED AT 76" AFF.
- NOTE 4: VENTILATED METAL SHELF AND ROD UNIT. SHELF AT 67" AFF.
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- NOTE 6: PROVIDE 1 EACH 1-A-10-B-C FIRE EXTINGUISHER IN EACH APARTMENT SINK BASE CABINET.
- NOTE 7: GWB @ 9'-0 5/8" AFF.
- NOTE 8: VAULTED 12" GYP BD. 4-12 SLOPE.
- NOTE 9: GWB @ 9'-0 5/8" AFF.
- NOTE 10: 22" x 30" ACCESS PANEL BETWEEN TRUSSES. PANEL SHALL BE 12" PLYWOOD W/ 1/2" WOOD PERIMETER SUPPORT. PANEL ATTACHMENT: 5/8" RIGID INSULATION TO 1/2" WOOD PANEL AND FOAM SEAL BETWEEN PANEL AND FRAME.
- NOTE 11: VENTED BEADED VINYL SOFFIT.
- NOTE 12: OPTIONAL 2'-0" x 4'-0" SKYLIGHT, CENTERED WITHIN ROOM.
- NOTE 13: BEADED FIBER CEMENT PORCH CEILING AT 9'-0" AFF.
- NOTE 14: 2 1/8" FLURRED WALL. 5/8" GWB ON 1 5/8" WOOD STUD.
- NOTE 15: 1'-10" MIN. x 2'-6" MIN. ATTIC ACCESS PANEL WITH R-49 INSULATION. CONTRACTOR TO CENTER IN CEILING AS BEST AS POSSIBLE. COORDINATE WITH ROOF FRAMING AND MECHANICAL. PROVIDE WEATHERSTRIPPING.

ACCESSIBILITY LEGEND

- 1 54" x 80" FRONT APPROACH PULL SIDE DOOR CLEARANCE FIGURE 404.2.3.2 (a)
- 2 48" x 52" FRONT APPROACH PUSH SIDE DOOR WITH CLOSER CLEARANCE FIGURE 404.2.3.2 (b)
- 3 67" DIAMETER CIRCLE OR 64" x 60" T-SHAPED TURNING SPACE FIGURE 304.3.1.1 OR 304.3.2.1 (b)
- 4 ROLL-IN TYPE SHOWER PER 606.2.2 WITH 607" x 30" CLEARANCE. GRAB BARS PER 606.3.2.1 - 606.3.2.3
- 5 30" x 48" CLEARANCE FOR SINK PARALLEL APPROACH PER 606.2, EXCEPTION 1
- 6 30" x 48" CLEARANCE FOR REFRIGERATOR/FREEZER PARALLEL APPROACH 804.5.6
- 7 30" x 48" CLEARANCE FOR OVEN PARALLEL APPROACH 804.5.5
- 8 2'-10" HIGH COUNTERTOP SINK COMPLYING W/ 606 WITH KNEE AND TOE CLEARANCE PER 306



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ARCHITECT : KAT, NSS	CHECKED : MTA
ENGINEER : --	APPROVED : JGB

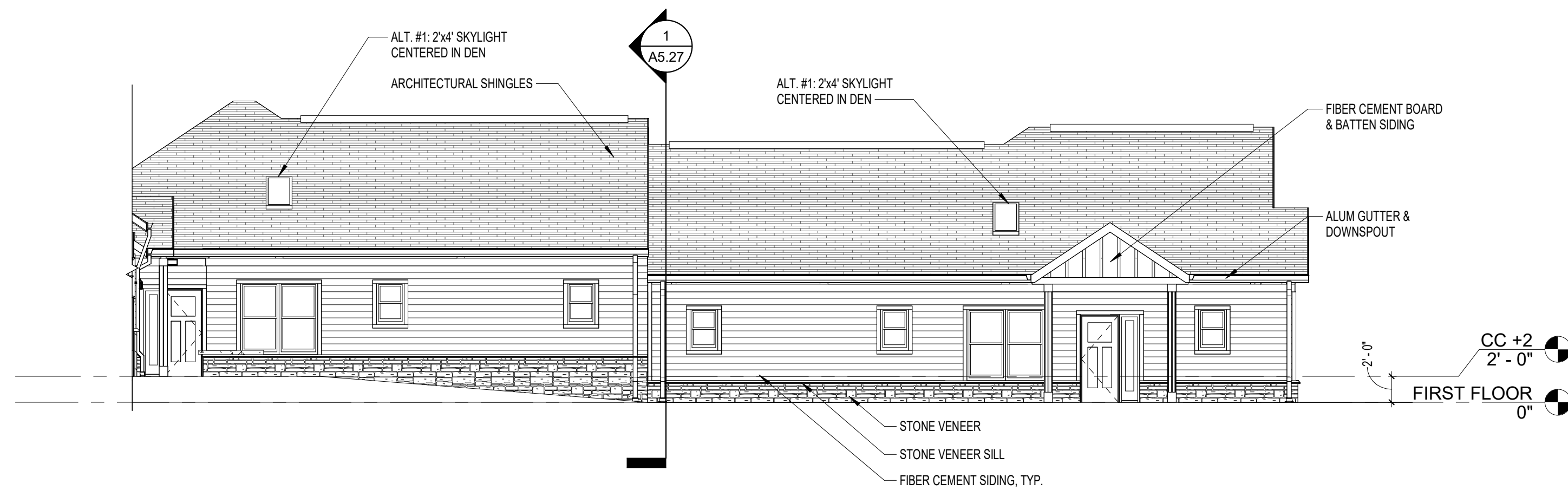
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DRAWING TITLE
**ENLARGED UNIT PLANS -
COTTAGE C**

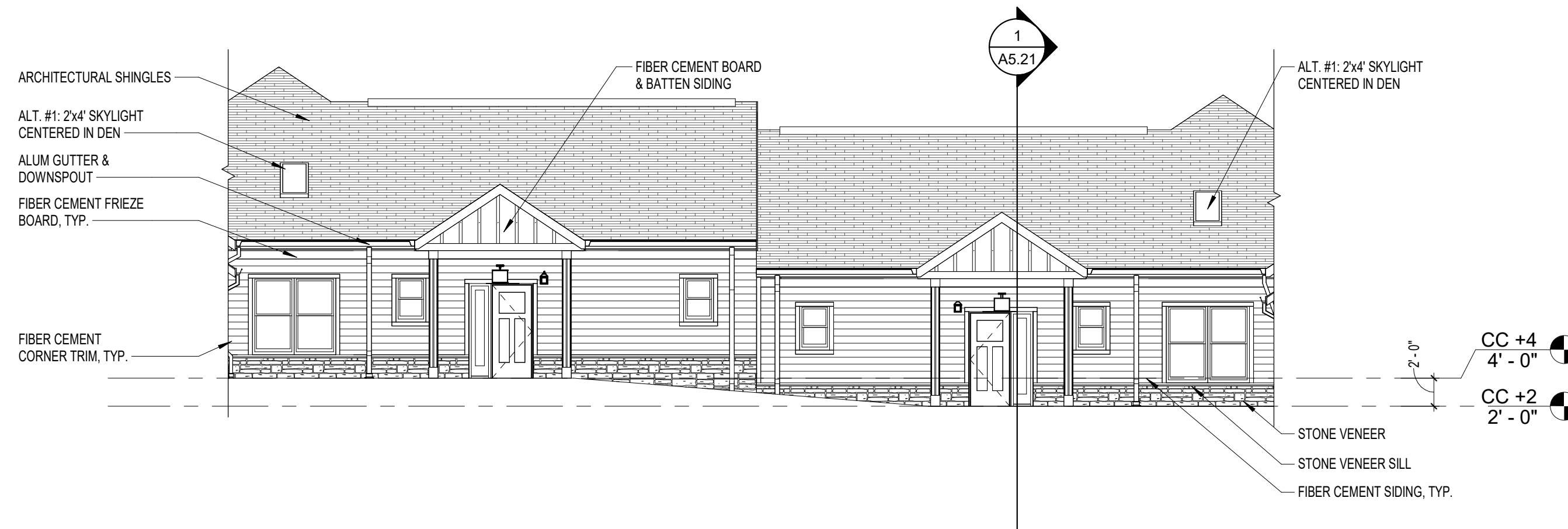
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COMM. NO. 18135.00	

A2.12

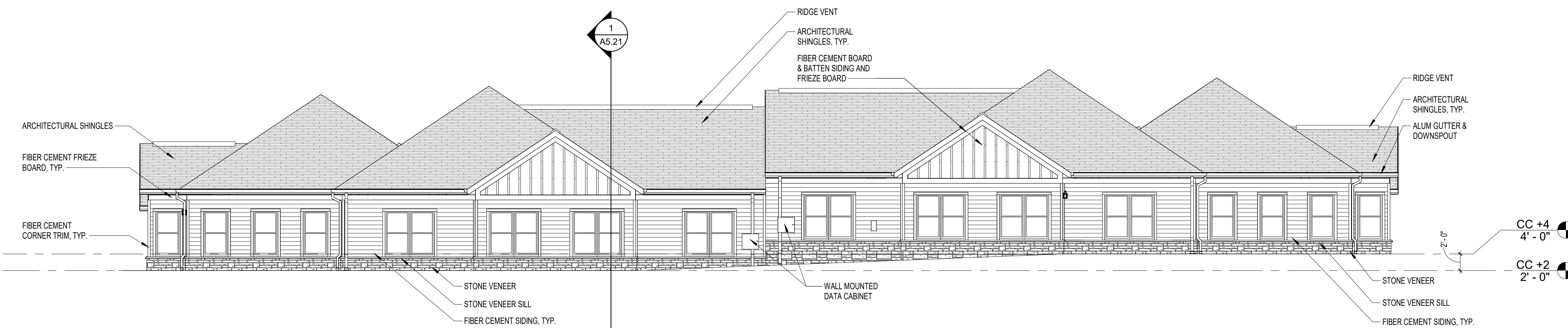
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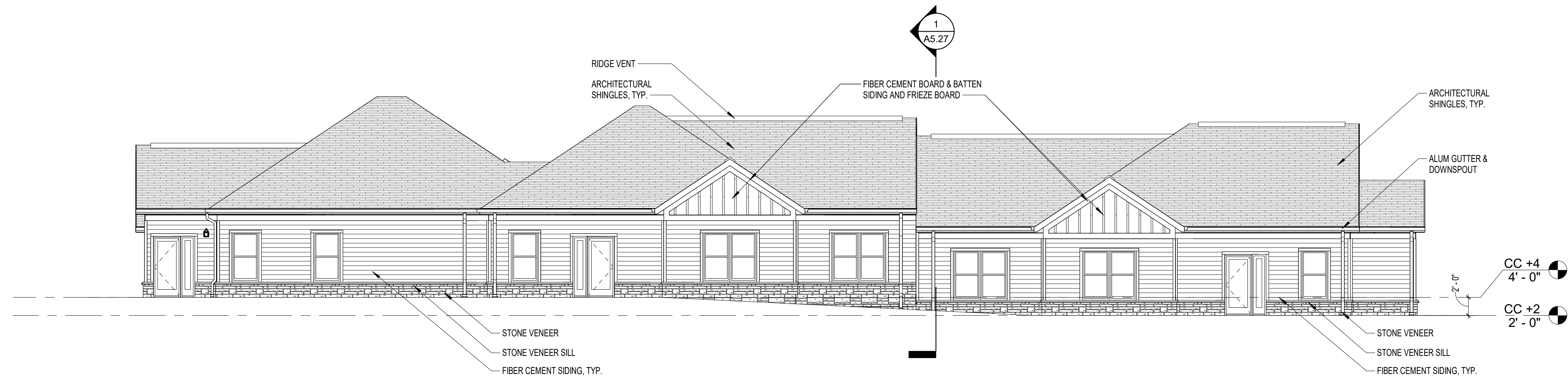
5 COURTYARD ELEVATION - CEDAR CROSSING
A5.13 1/8" = 1'-0"



4 COURTYARD ELEVATION - CEDAR CROSSING
A5.13 1/8" = 1'-0"



3 REAR ELEVATION - CEDAR CROSSING
A5.13 1/8" = 1'-0"



2 SIDE ELEVATION - CEDAR CROSSING
A5.13 1/8" = 1'-0"



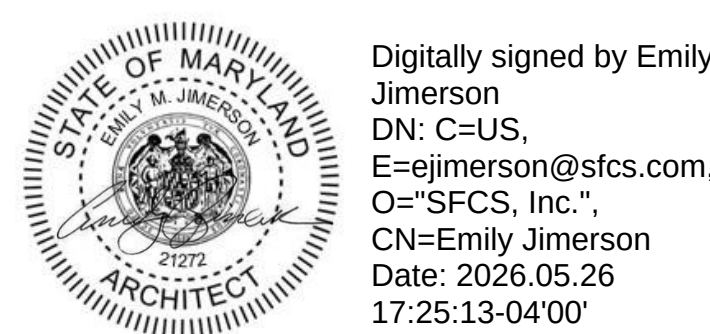
1 FRONT ELEVATION - CEDAR CROSSING
A5.13 1/8" = 1'-0"

GENERAL NOTES

- NOTE 1: EXTERIOR ELEVATIONS FOR REFERENCE ONLY. REFER TO CIVIL PACKAGE FOR GRADING PLAN.
- NOTE 2: REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING.

EXTERIOR CLADDING LEGEND

	COTTAGE: TIMBER BARK (HARDIE PLANK)
	VILLA: GRAY SLATE (HARDIE PLANK)
	COTTAGE: COMBLESTONE (HARDIE PANEL)
	VILLA: LIGHT MIST (HARDIE PANEL)



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ARCHITECT : KAT, NSS	CHECKED : MTA
ENGINEER : --	APPROVED : JGB

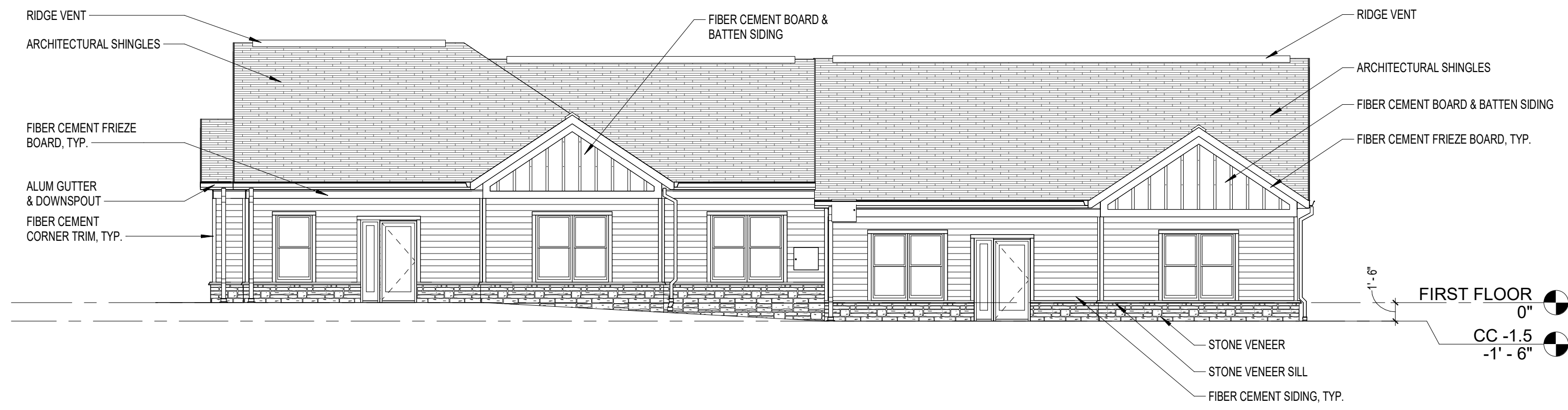
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DRAWING TITLE
EXTERIOR ELEVATIONS -
CEDAR CROSSING

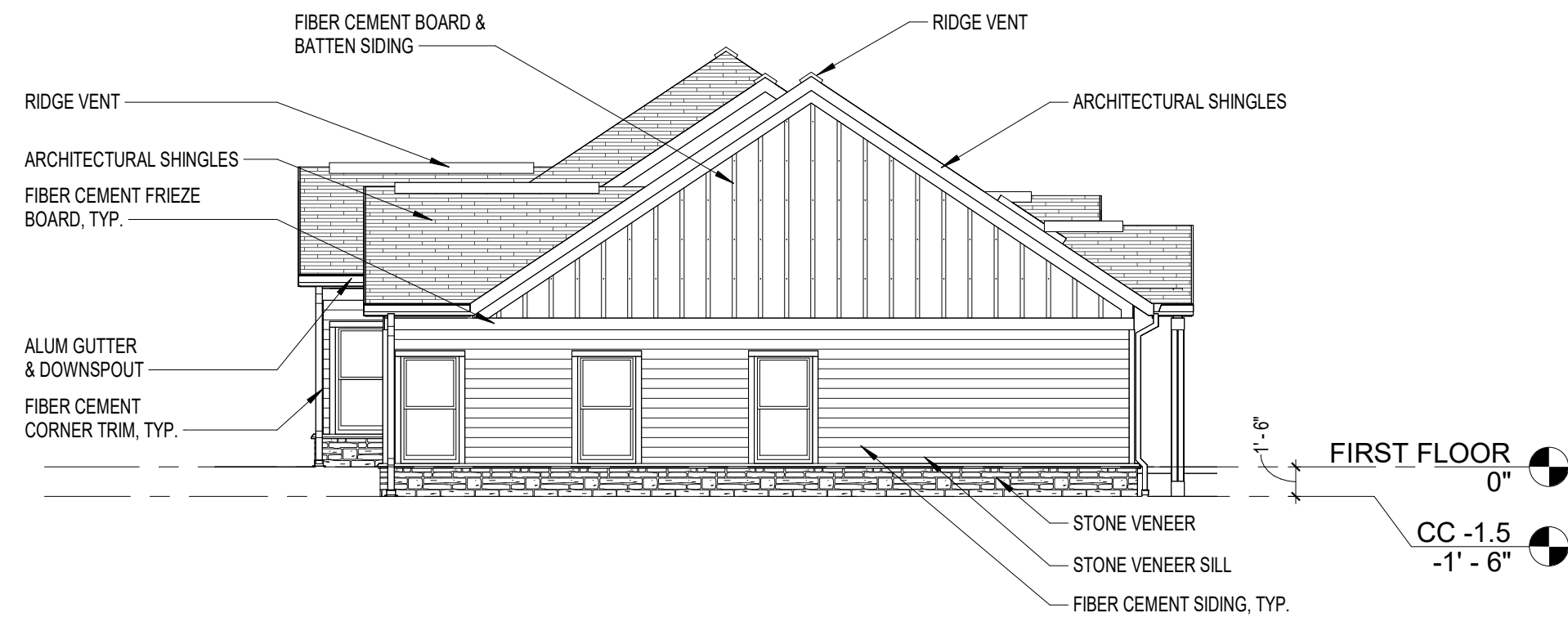
DATE: MAY 28, 2026
COMM. NO. 18135.00

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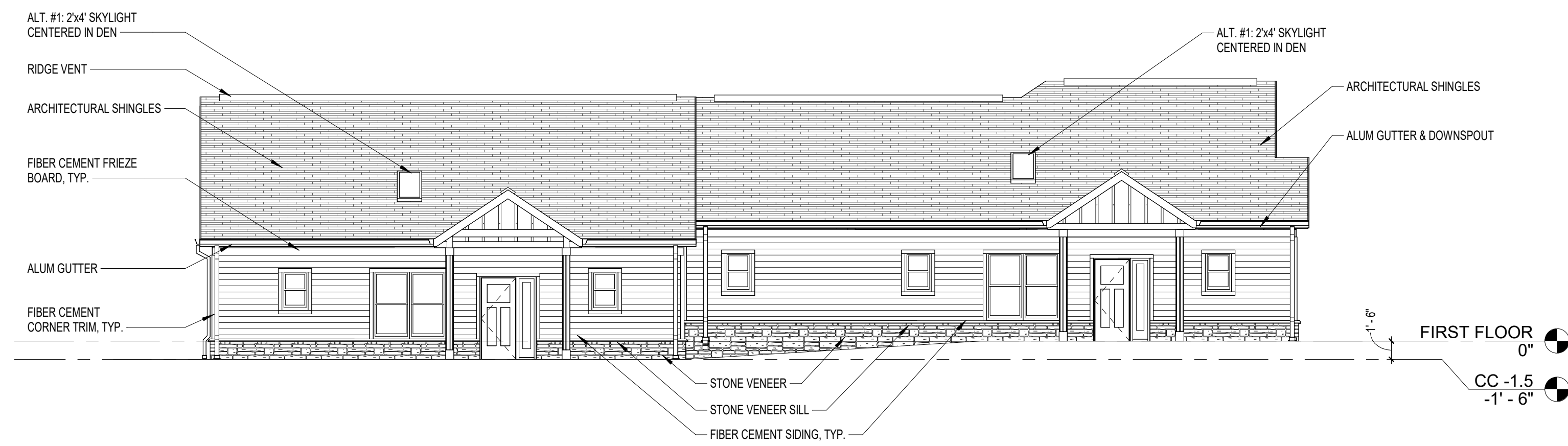
APPROVAL STAMPS



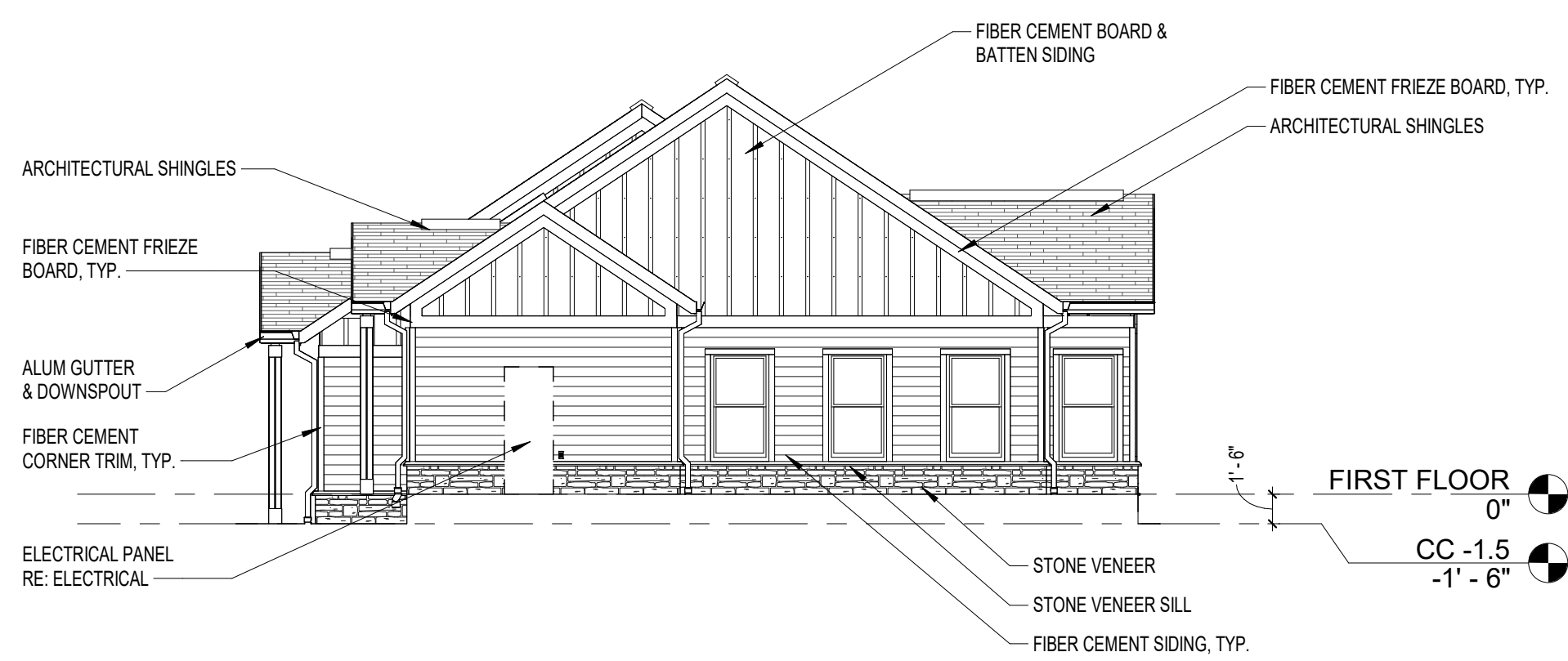
4 REAR ELEVATION - CEDAR CROSSING
A5.14 1/8" = 1'-0"



3 SIDE ELEVATION - CEDAR CROSSING
A5.14 1/8" = 1'-0"



2 FRONT ELEVATION - CEDAR CROSSING
A5.14 1/8" = 1'-0"



1 SIDE ELEVATION - CEDAR CROSSING
A5.14 1/8" = 1'-0"

GENERAL NOTES

- NOTE 1: EXTERIOR ELEVATIONS FOR REFERENCE ONLY. REFER TO CIVIL PACKAGE FOR GRADING PLAN.
- NOTE 2: REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING.

EXTERIOR CLADDING LEGEND

	COTTAGE: TIMBER BARK (HARDIE PLANK)
	VILLA: GRAY SLATE (HARDIE PLANK)
	COTTAGE: CORNUBESTONE (HARDIE PANEL)
	VILLA: LIGHT MIST (HARDIE PANEL)



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CN=Emily Jimerson
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ARCHITECT : KAT, NSS	CHECKED : MTA
ENGINEER : --	APPROVED : JGB

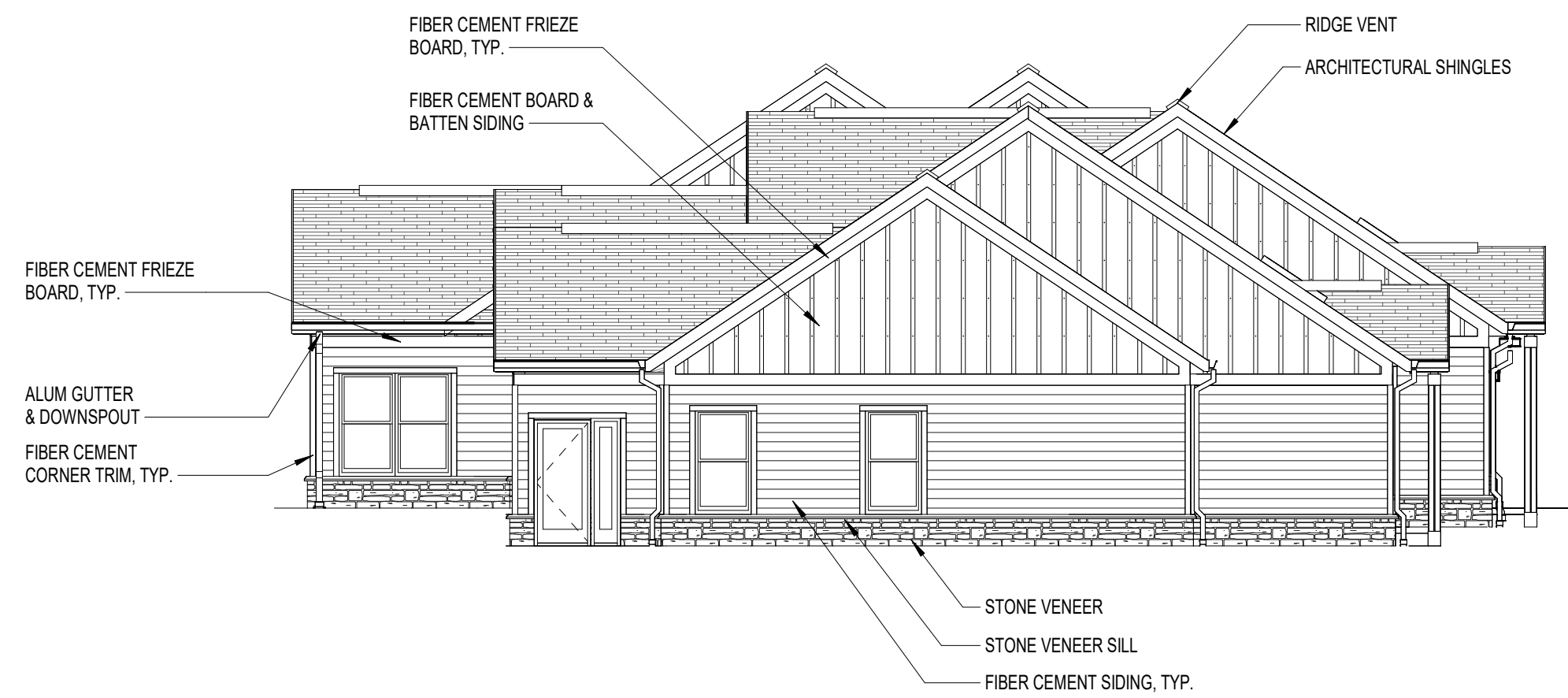
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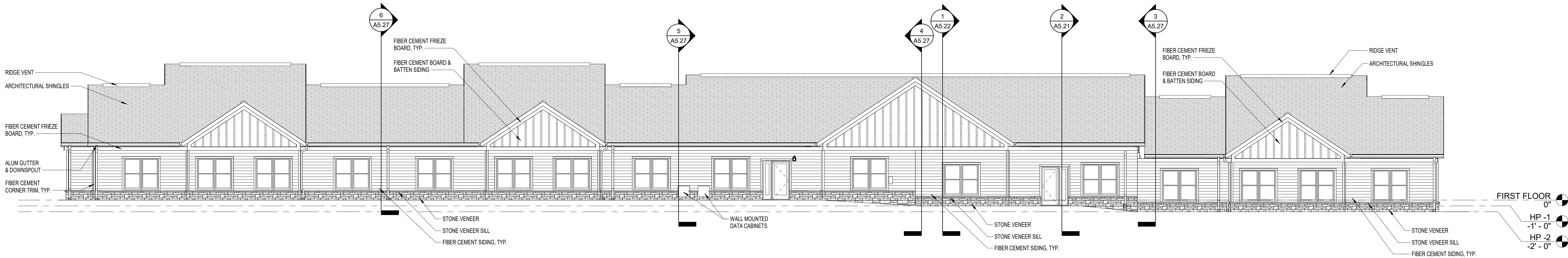
EXTERIOR ELEVATIONS -
CEDAR CROSSING

DATE: MAY 26, 2026	DRAWING
COMM. NO. 18135.00	A5.14

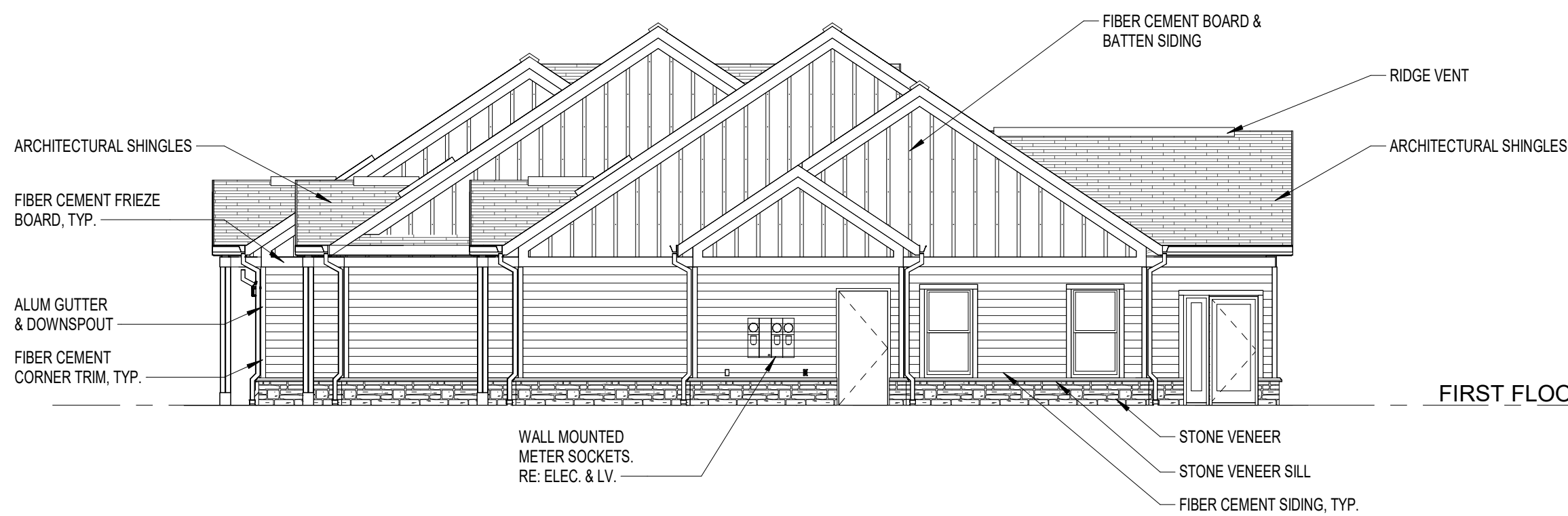
APPROVAL STAMPS



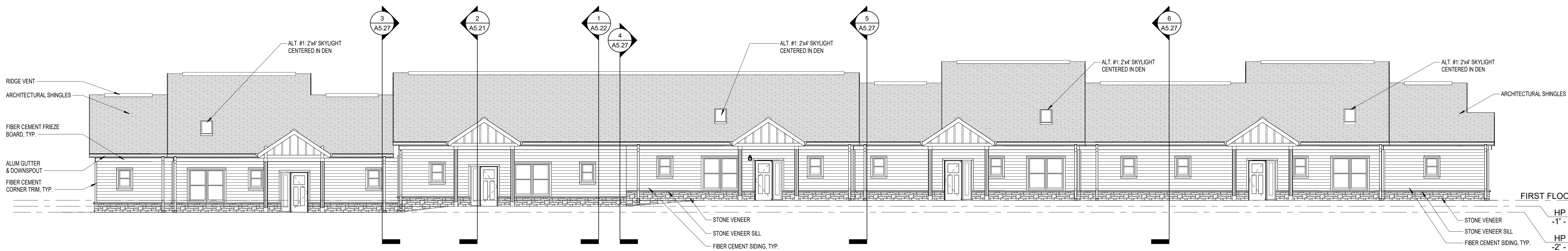
4 SIDE ELEVATION - HAWTHORN PLACE
A5.15 1/8" = 1'-0"



3 REAR ELEVATION - HAWTHORN PLACE
A5.15 1/8" = 1'-0"



2 SIDE ELEVATION - HAWTHORN PLACE
A5.15 1/8" = 1'-0"



1 FRONT ELEVATION - HAWTHORN PLACE
A5.15 1/8" = 1'-0"

GENERAL NOTES

- NOTE 1: EXTERIOR ELEVATIONS FOR REFERENCE ONLY. REFER TO CIVIL PACKAGE FOR GRADING PLAN.
- NOTE 2: REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING.

EXTERIOR CLADDING LEGEND

	COTTAGE: TIMBER BARK (HARDIE PLANK)
	VILLA: GRAY SLATE (HARDIE PLANK)
	COTTAGE: COBBLESTONE (HARDIE PANEL)
	VILLA: LIGHT MIST (HARDIE PANEL)



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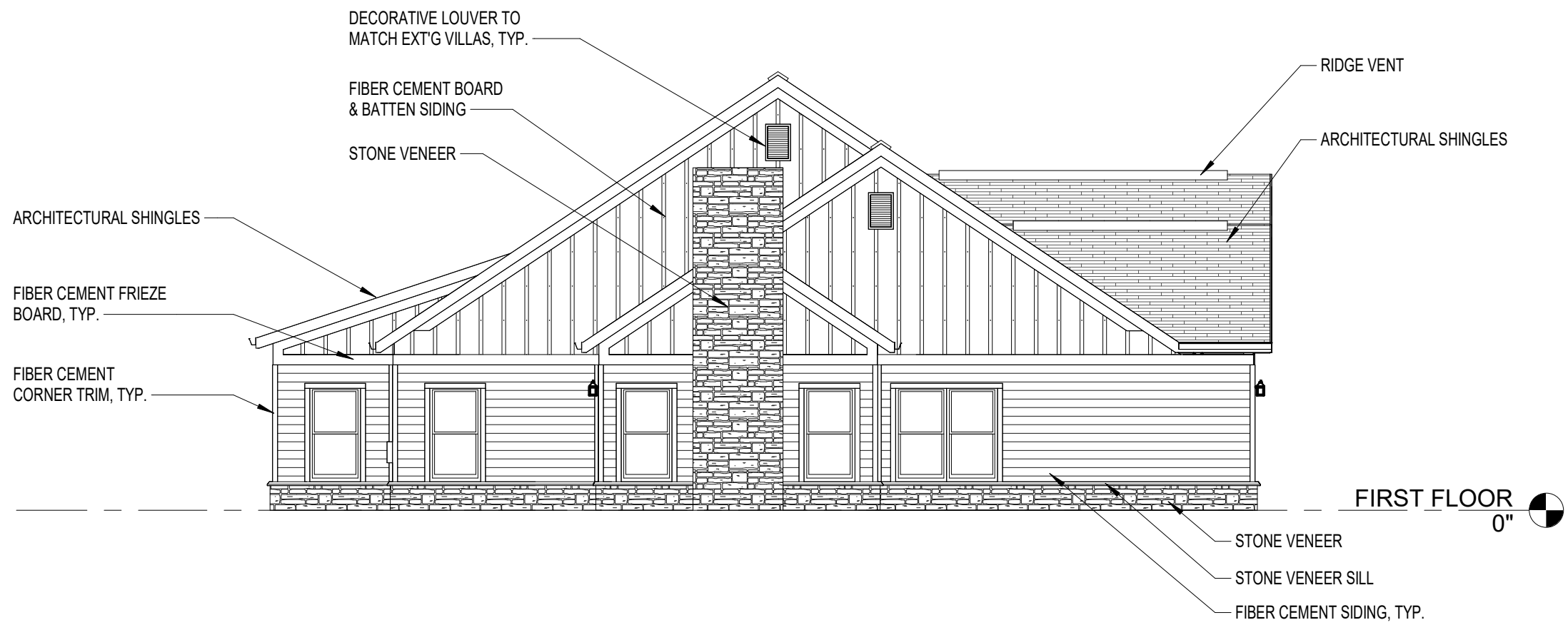
DESIGNER	: JGB	DRAWN	: KAT, NSS
ARCHITECT	: KAT, NSS	CHECKED	: MTA
ENGINEER	: JGB	APPROVED	: JGB
NO.	REVISION DESCRIPTION		DATE

DRAWING TITLE
EXTERIOR ELEVATIONS -
HAWTHORN PLACE

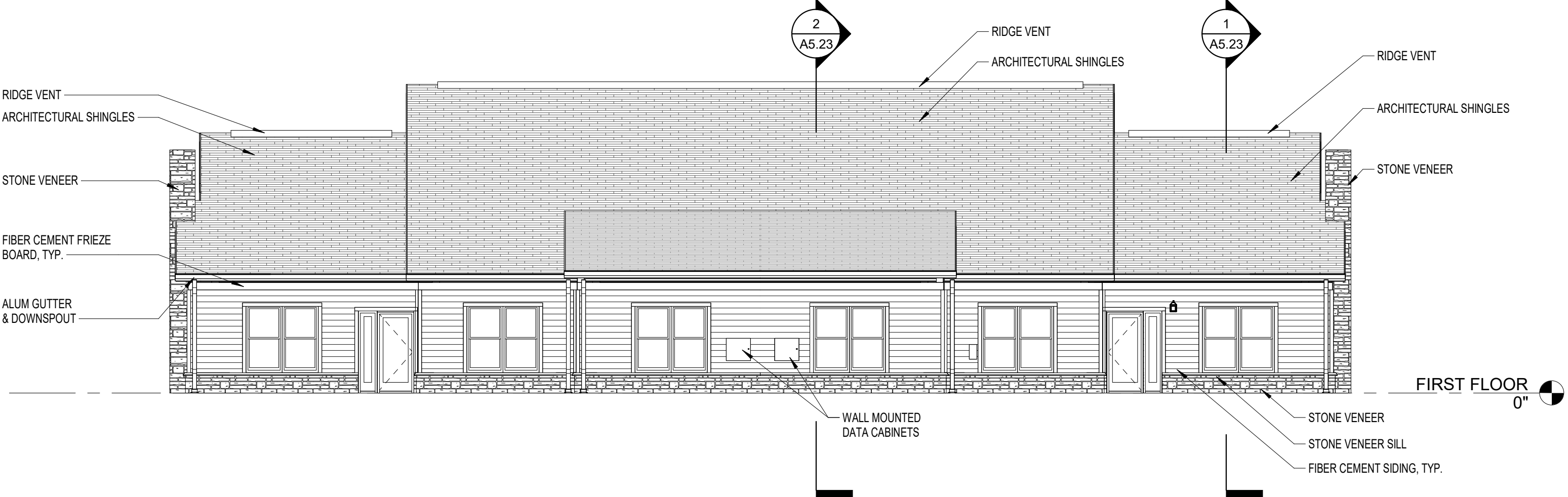
DATE: MAY 26, 2026
COMM. NO. 18135.00

A5.15

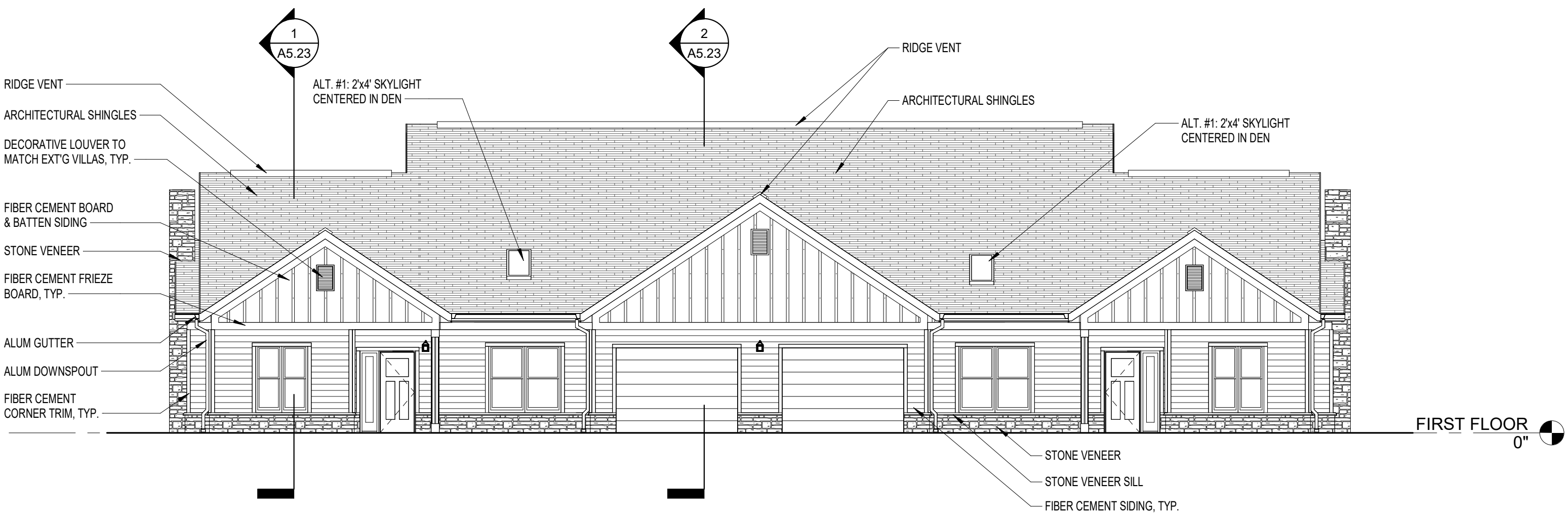
APPROVAL STAMPS



3 SIDE ELEVATION - VILLA (DUPLEX)
A5.16 1/8" = 1'-0"



2 REAR ELEVATION - VILLA (DUPLEX)
A5.16 1/8" = 1'-0"



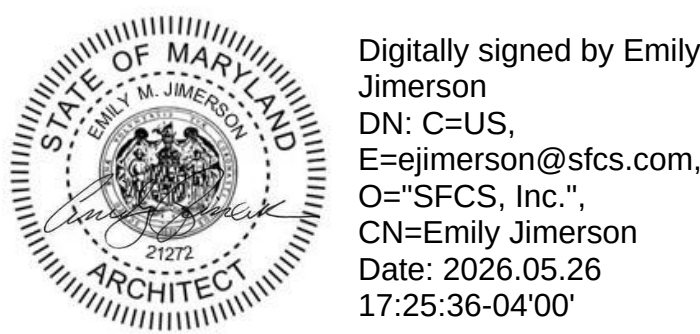
1 FRONT ELEVATION - VILLA (DUPLEX)
A5.16 1/8" = 1'-0"

GENERAL NOTES

- NOTE 1: EXTERIOR ELEVATIONS FOR REFERENCE ONLY. REFER TO CIVIL PACKAGE FOR GRADING PLAN.
- NOTE 2: REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING

EXTERIOR CLADDING LEGEND

- COTTAGE: TIMBER BARK (HARDIE PLANK)
- VILLA: GRAY SLATE (HARDIE PLANK)
- COTTAGE: COMBLESTONE (HARDIE PANEL)
- VILLA: LIGHT MIST (HARDIE PANEL)



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ARCHITECT : KAT, NSS CHECKED : MTA
ENGINEER : -- APPROVED : JGB

NO. REVISION DESCRIPTION DATE

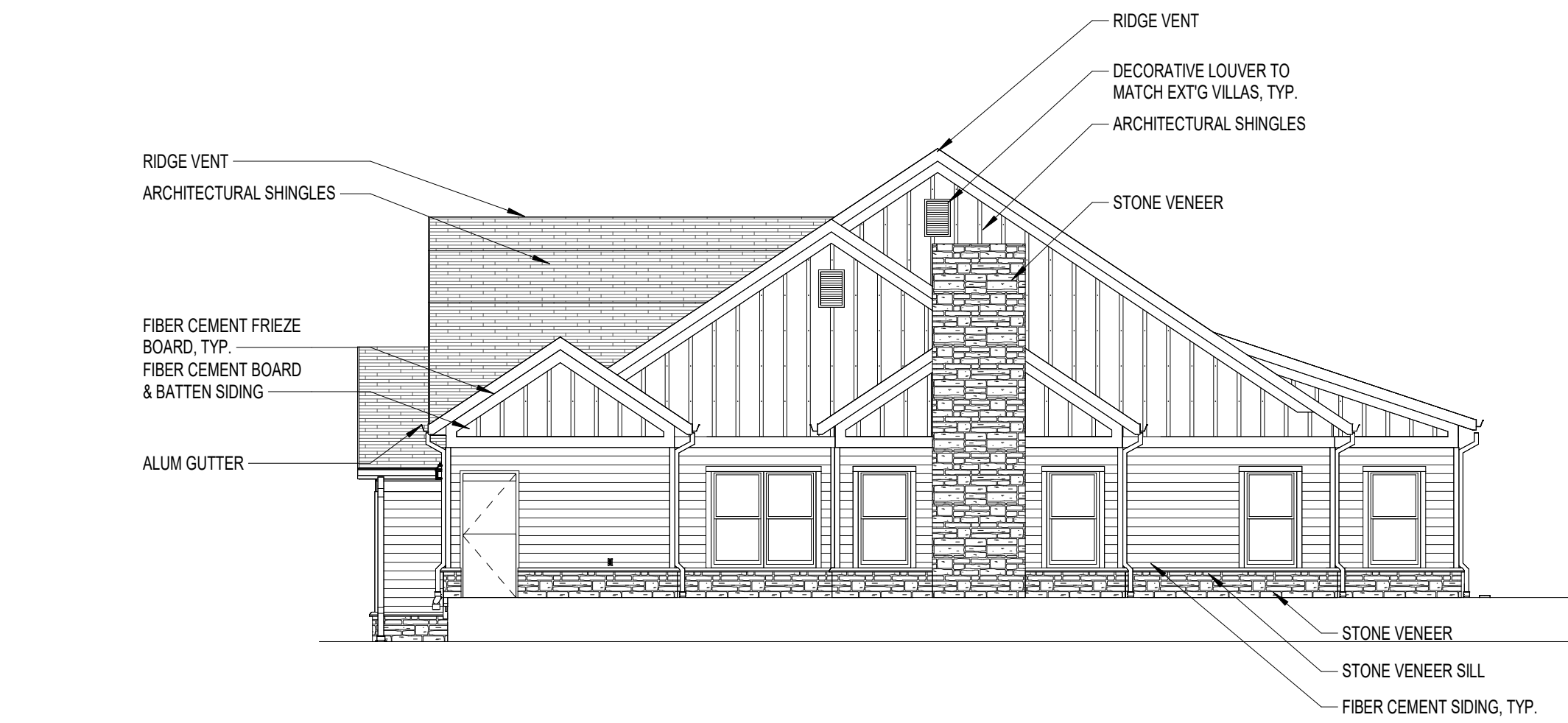
DRAWING TITLE

EXTERIOR ELEVATIONS -
VILLA (DUPLEX)

DATE: MAY 28, 2026
COMM. NO. 18135.00

A5.16

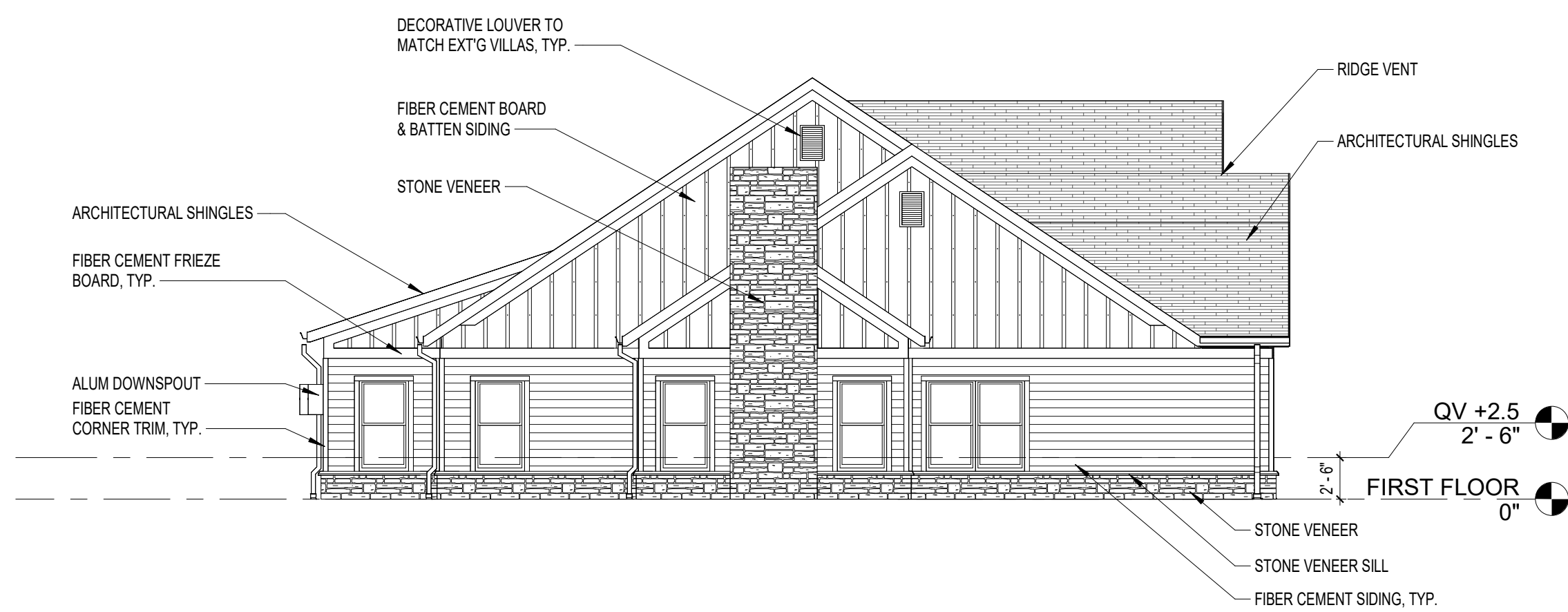
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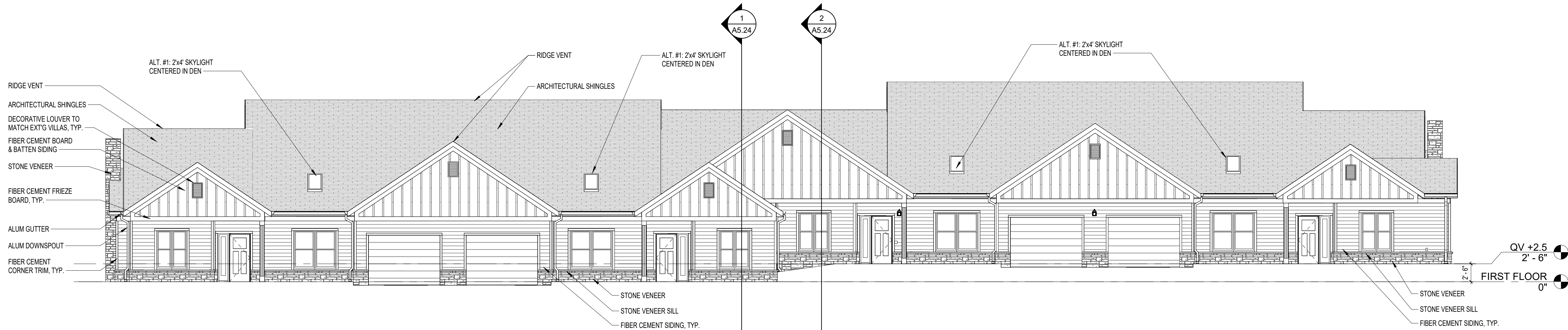
4 SIDE ELEVATION - VILLA (QUAD)
1/8" = 1'-0"



3 REAR ELEVATION - VILLA (QUAD)
1/8" = 1'-0"



2 SIDE ELEVATION - VILLA (QUAD)
1/8" = 1'-0"



1 FRONT ELEVATION - VILLA (QUAD)
1/8" = 1'-0"

GENERAL NOTES

- NOTE 1: EXTERIOR ELEVATIONS FOR REFERENCE ONLY. REFER TO CIVIL PACKAGE FOR GRADING PLAN.
- NOTE 2: REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING.

EXTERIOR CLADDING LEGEND

	COTTAGE: TIMBER BARK (HARDIE PLANK)
	VILLA: GRAY SLATE (HARDIE PLANK)
	COTTAGE: COBBLESTONE (HARDIE PANEL)
	VILLA: LIGHT MIST (HARDIE PANEL)

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DESIGNER : JGB	DRAWN : KAT, NSS
ARCHITECT : KAT, NSS	CHECKED : MTA
ENGINEER : --	APPROVED : JGB

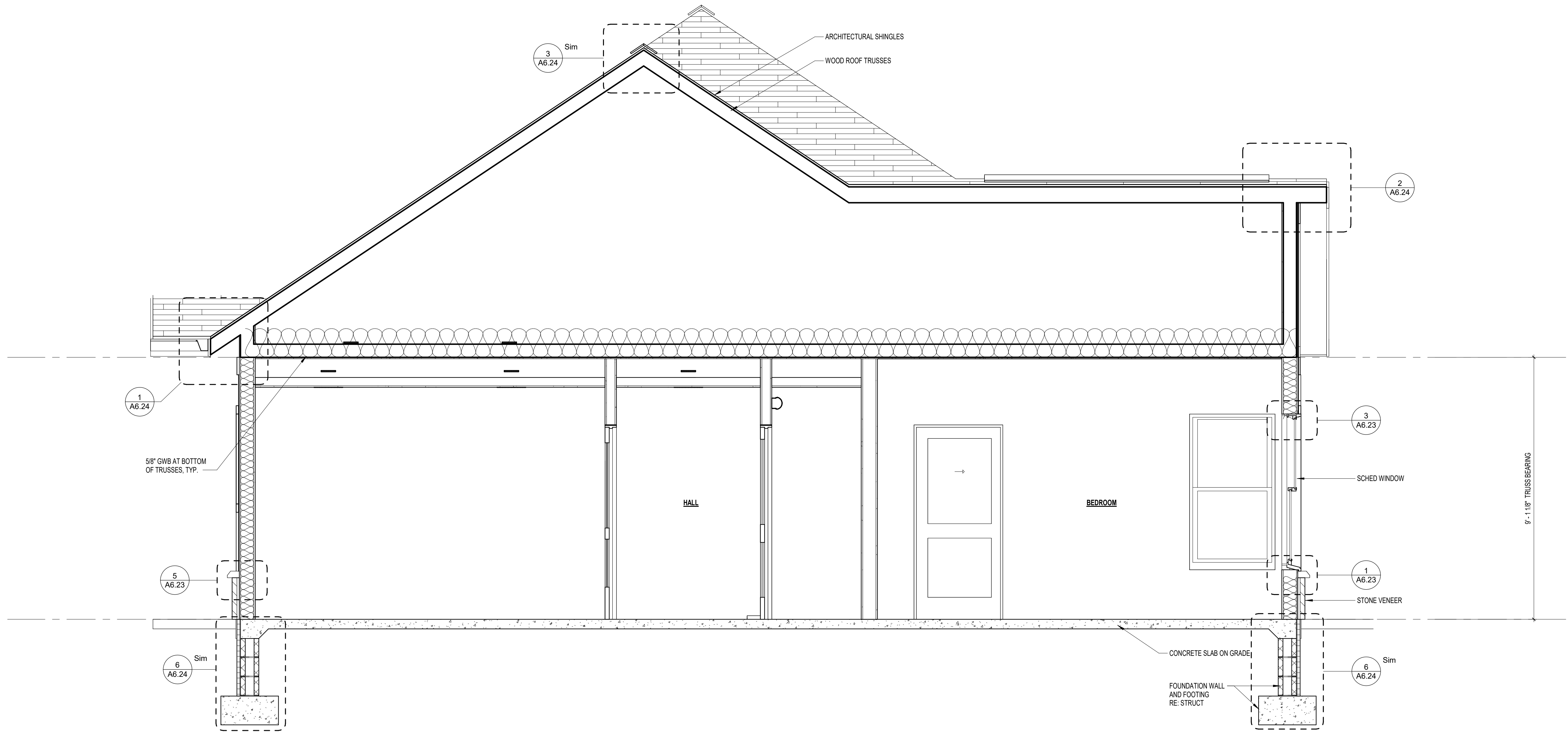
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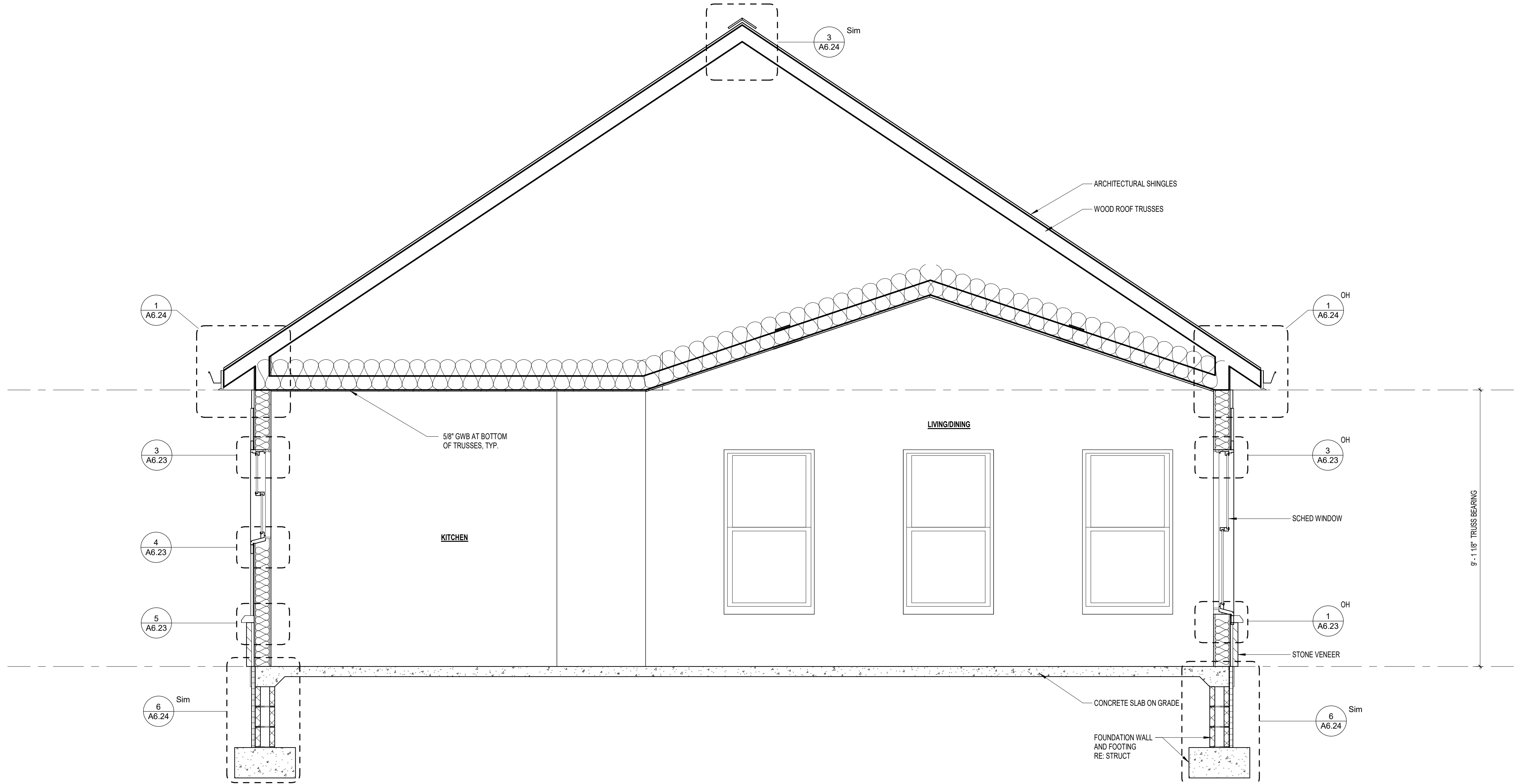
EXTERIOR ELEVATIONS -
VILLA (QUAD)

DATE: MAY 26, 2026	DRAWING
COMM. NO. 18135.00	A5.17

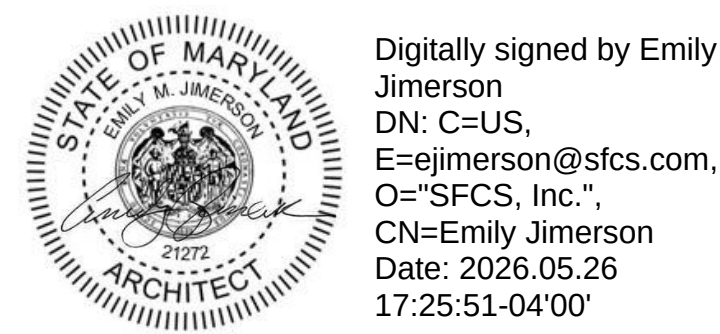
APPROVAL STAMPS



2 BUILDING SECTION
A5.20 1/2" = 1'-0"



1 BUILDING SECTION
A5.20 1/2" = 1'-0"



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ARCHITECT	: KAT, NSS	CHECKED	: MTA
ENGINEER	: -	APPROVED	: JGB

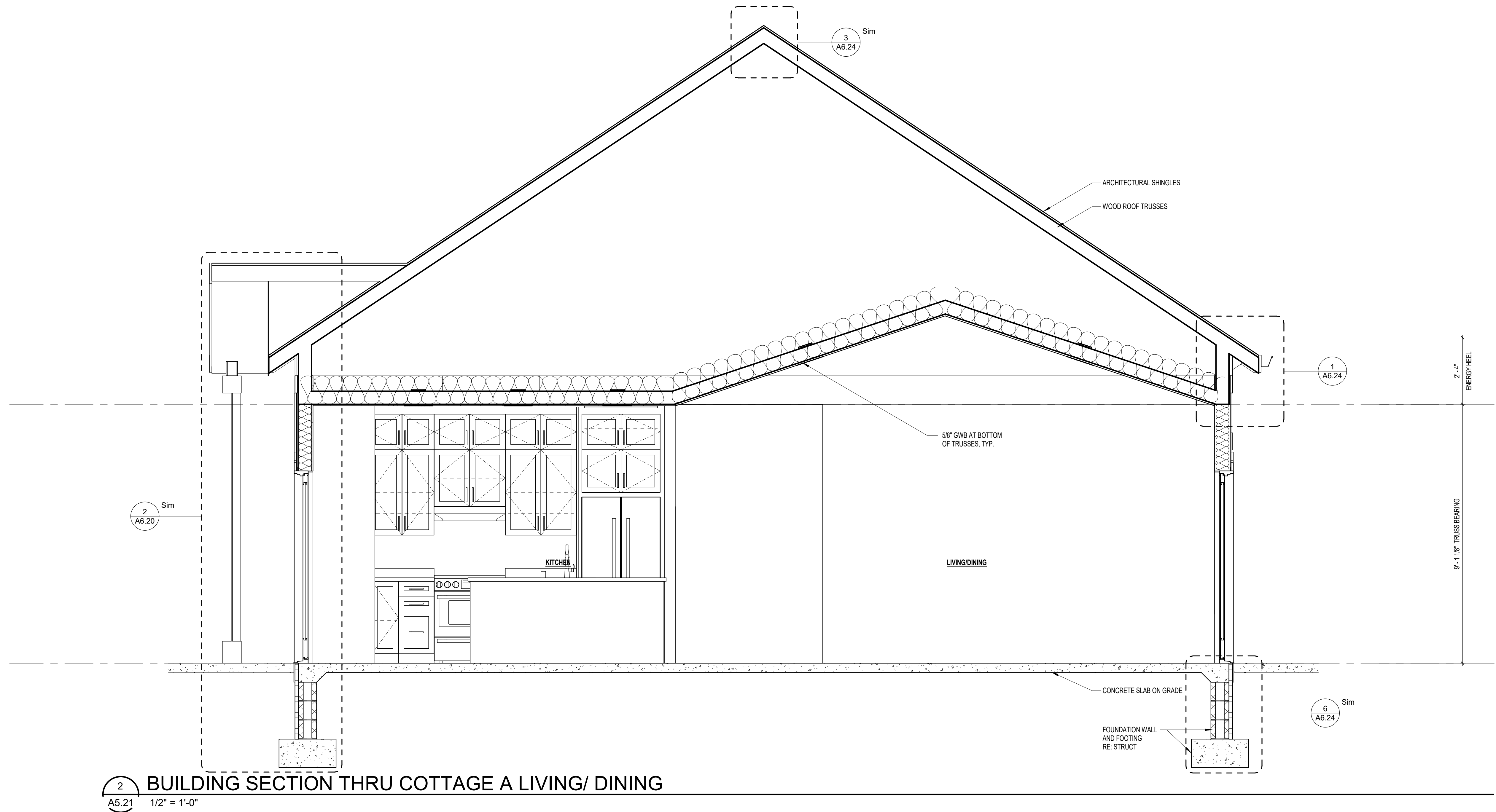
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DRAWING TITLE
**BUILDING SECTIONS -
COTTAGES**

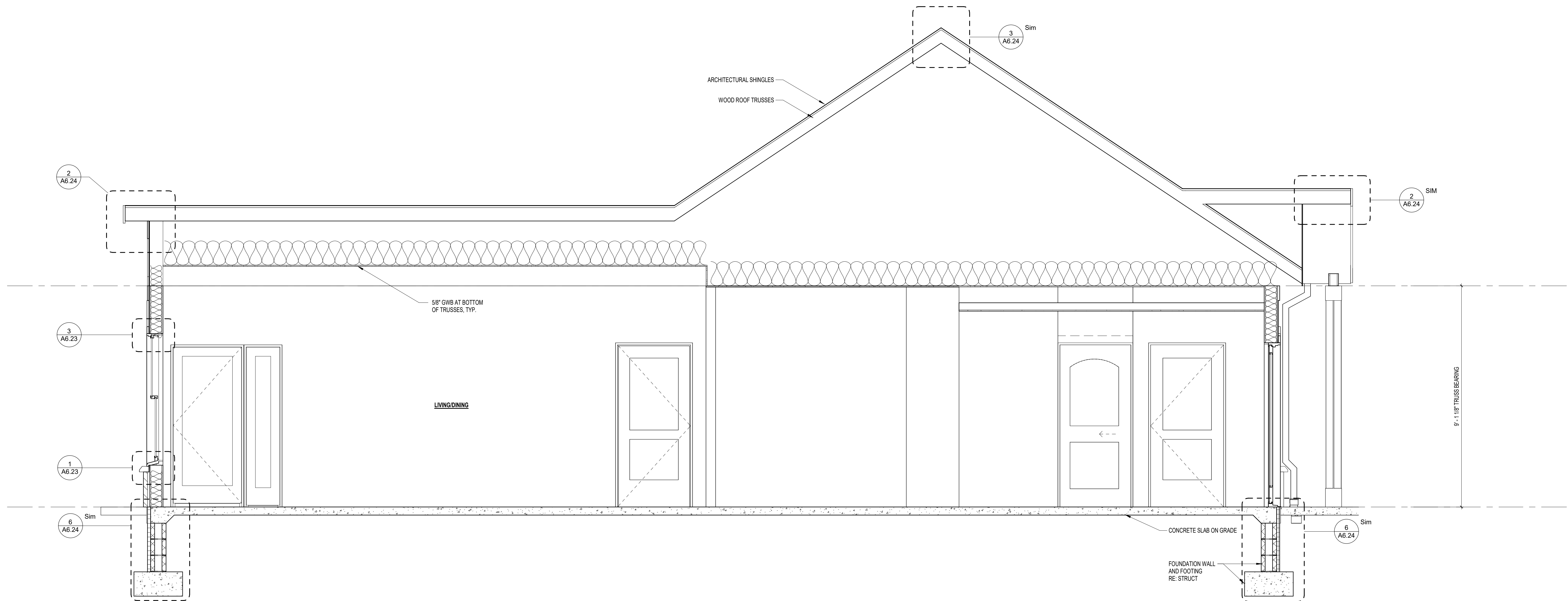
DATE:	MAY 26, 2026	DRAWING
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A5.20

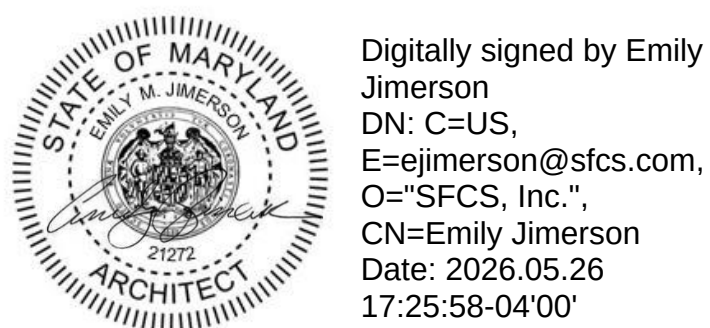
APPROVAL STAMPS



2 BUILDING SECTION THRU COTTAGE A LIVING/ DINING
A5.21 1/2" = 1'-0"



1 BUILDING SECTION
A5.21 1/2" = 1'-0"



Digitally signed by Emily
Jimerson
DN: C=US,
E=ejimerson@sfcscs.com,
O="SFCS, Inc.",
CN=Emily Jimerson
Date: 2026.05.26
17:25:58-04'00'

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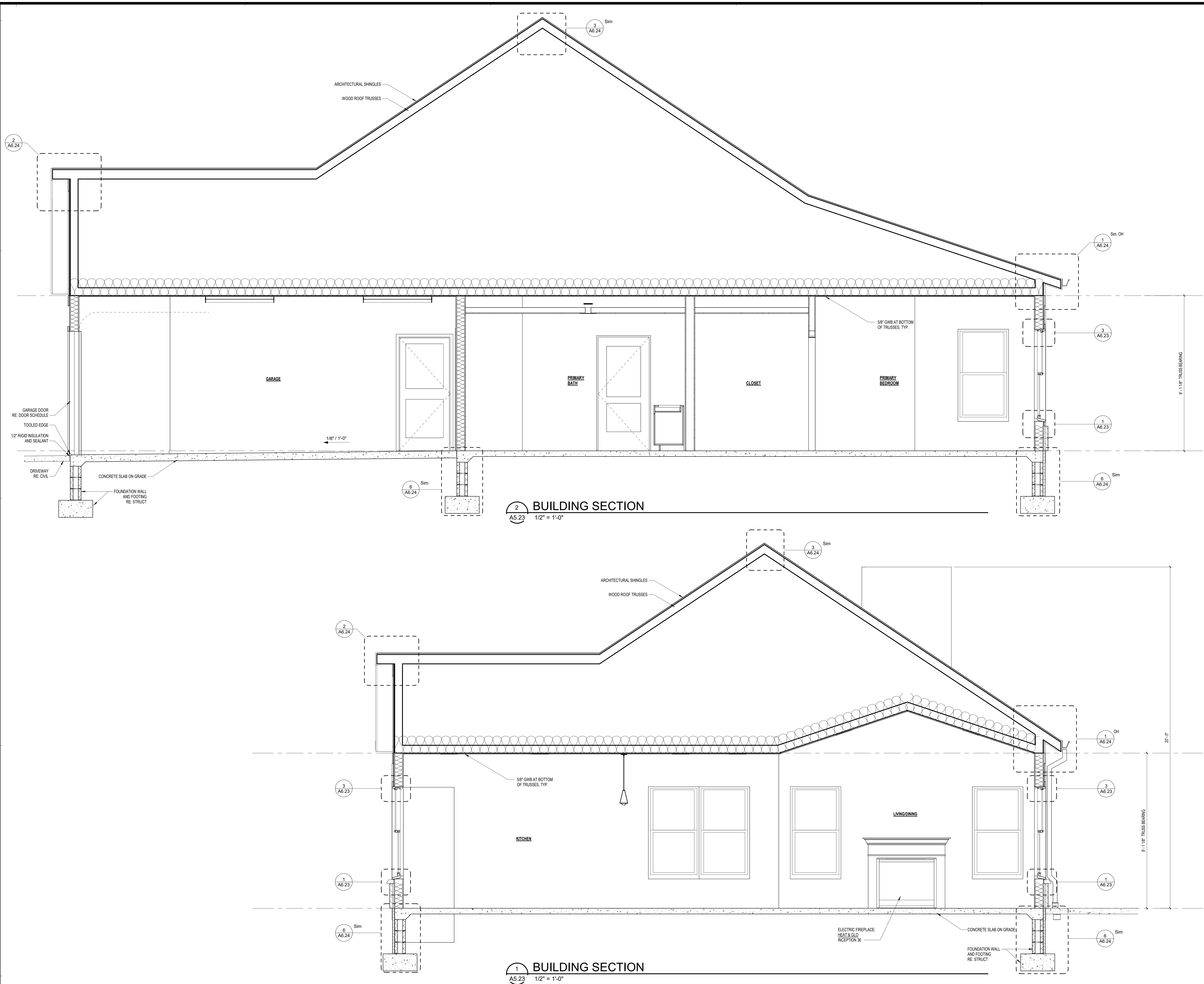
DESIGNER : JGB	DRAWN : KAT.NSS
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ENGINEER : --	APPROVED : JGB

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
**BUILDING SECTIONS -
COTTAGES**

DATE: MAY 26, 2026	DRAWING
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A5.21



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O="SFCS, Inc.",
CN=Emily Jimerson
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17:26:13-04'00'

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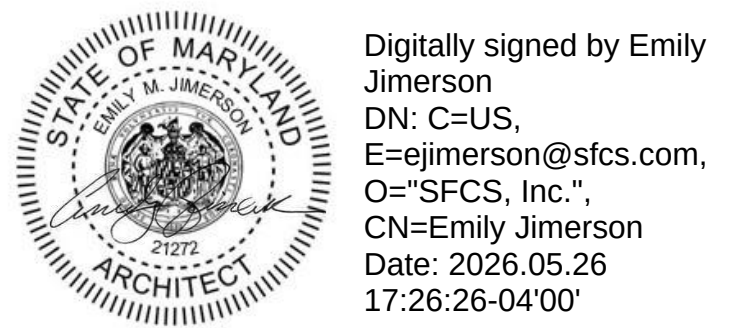
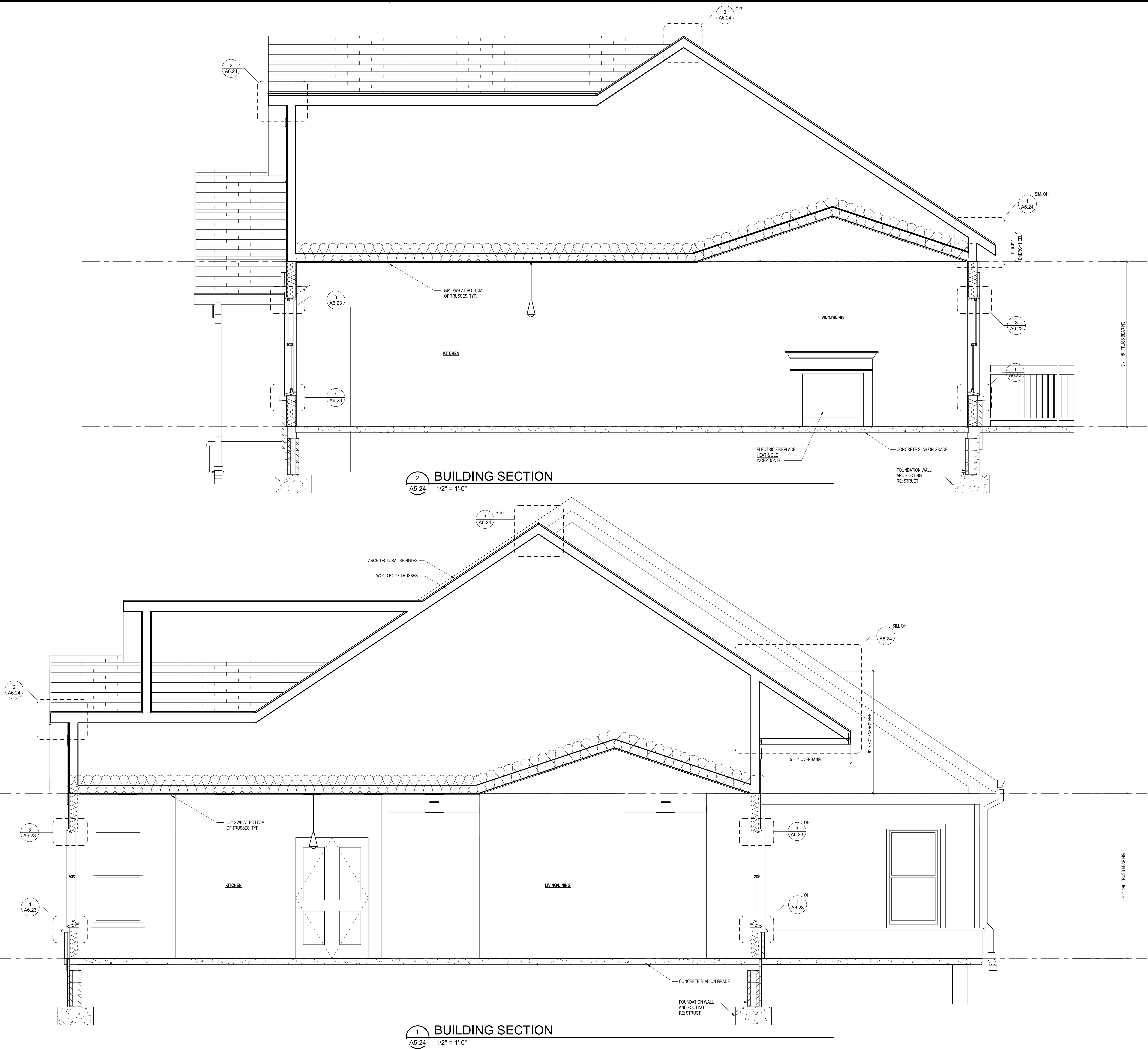
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ENGINEER : --	APPROVED : JGB

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
**BUILDING SECTIONS -
VILLAS**

DATE: MAY 26, 2026	DRAWING
COMM. NO. 18135.00	A5.23

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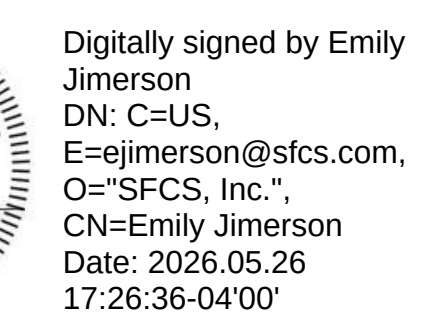
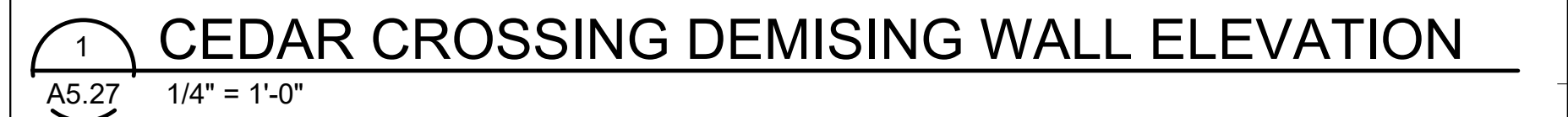
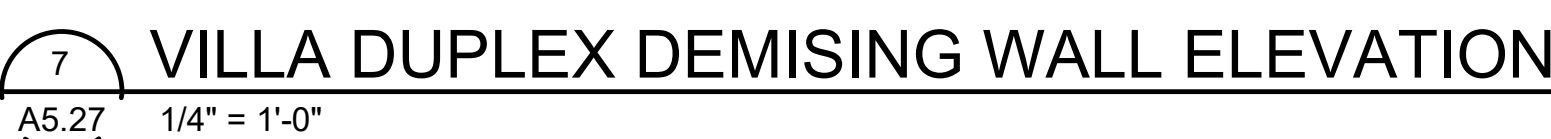
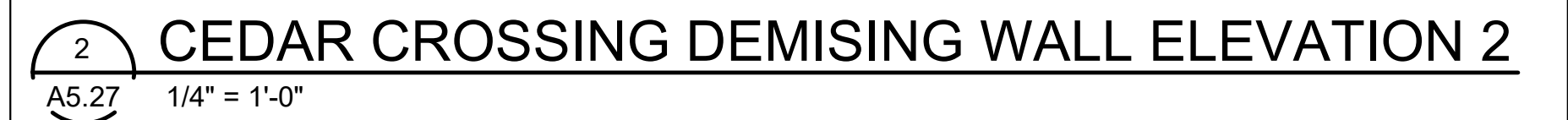
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ENGINEER : --	APPROVED : JGB	
NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
**BUILDING SECTIONS -
VILLAS**

DATE: MAY 28, 2026
COMM. NO. 18135.00
DRAWING
A5.24

APPROVAL STAMPS	

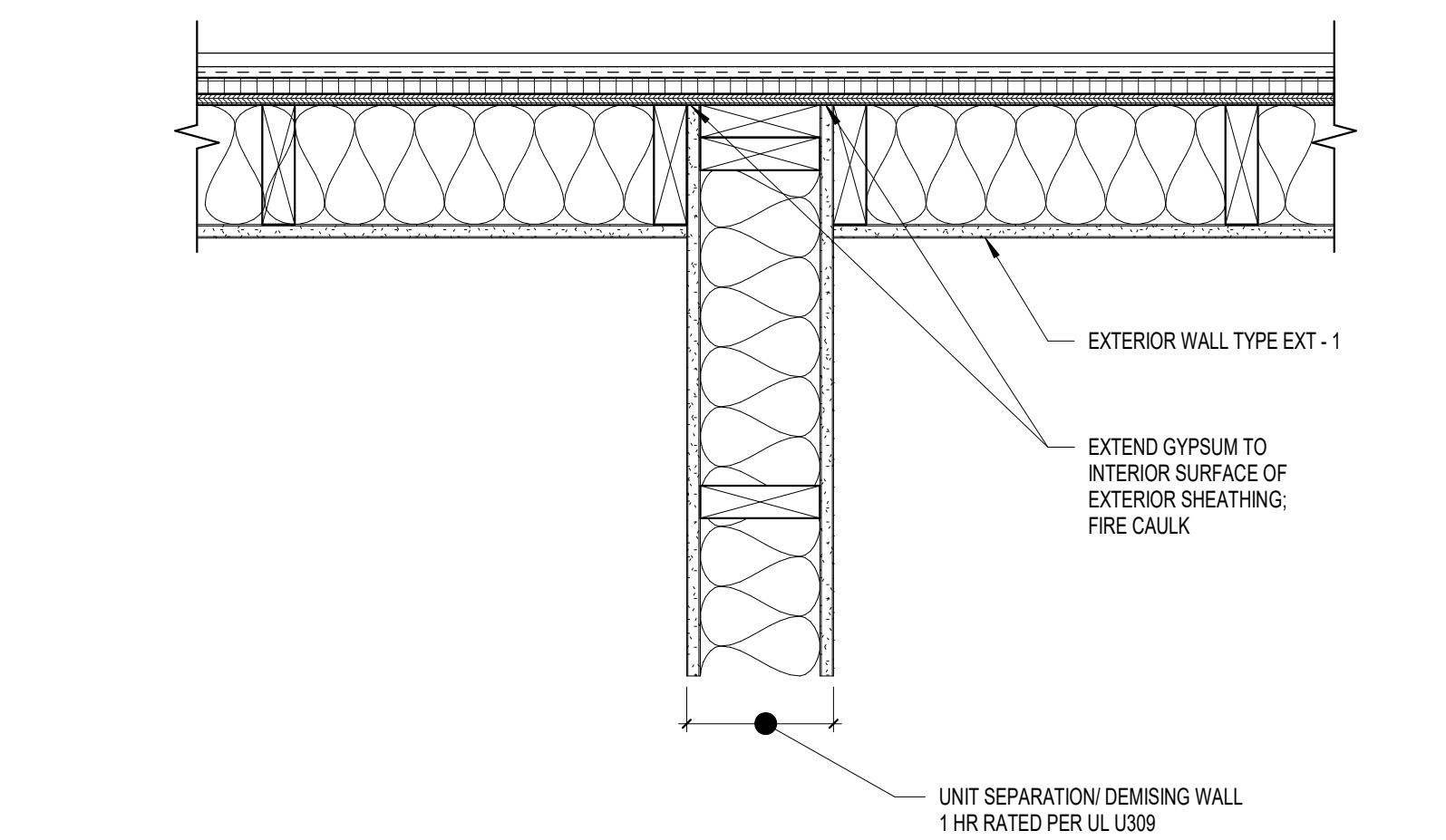


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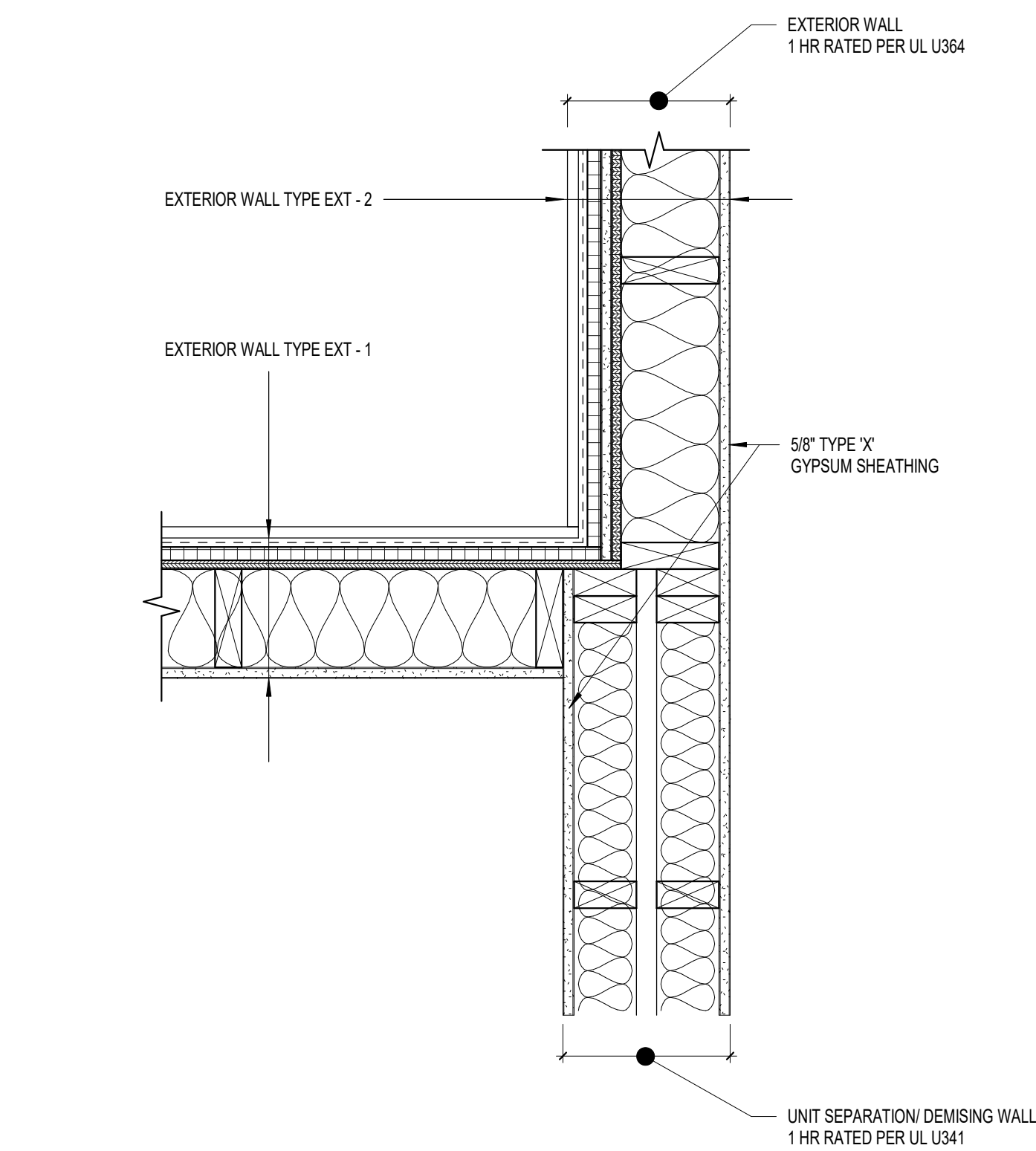
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ARCHITECT : KAT, NSS	CHECKED : MTA	
ENGINEER : --	APPROVED : JGB	
NO.	REVISION DESCRIPTION	DATE

DATE:	MAY 26, 2026
COMM. NO.	18135.00

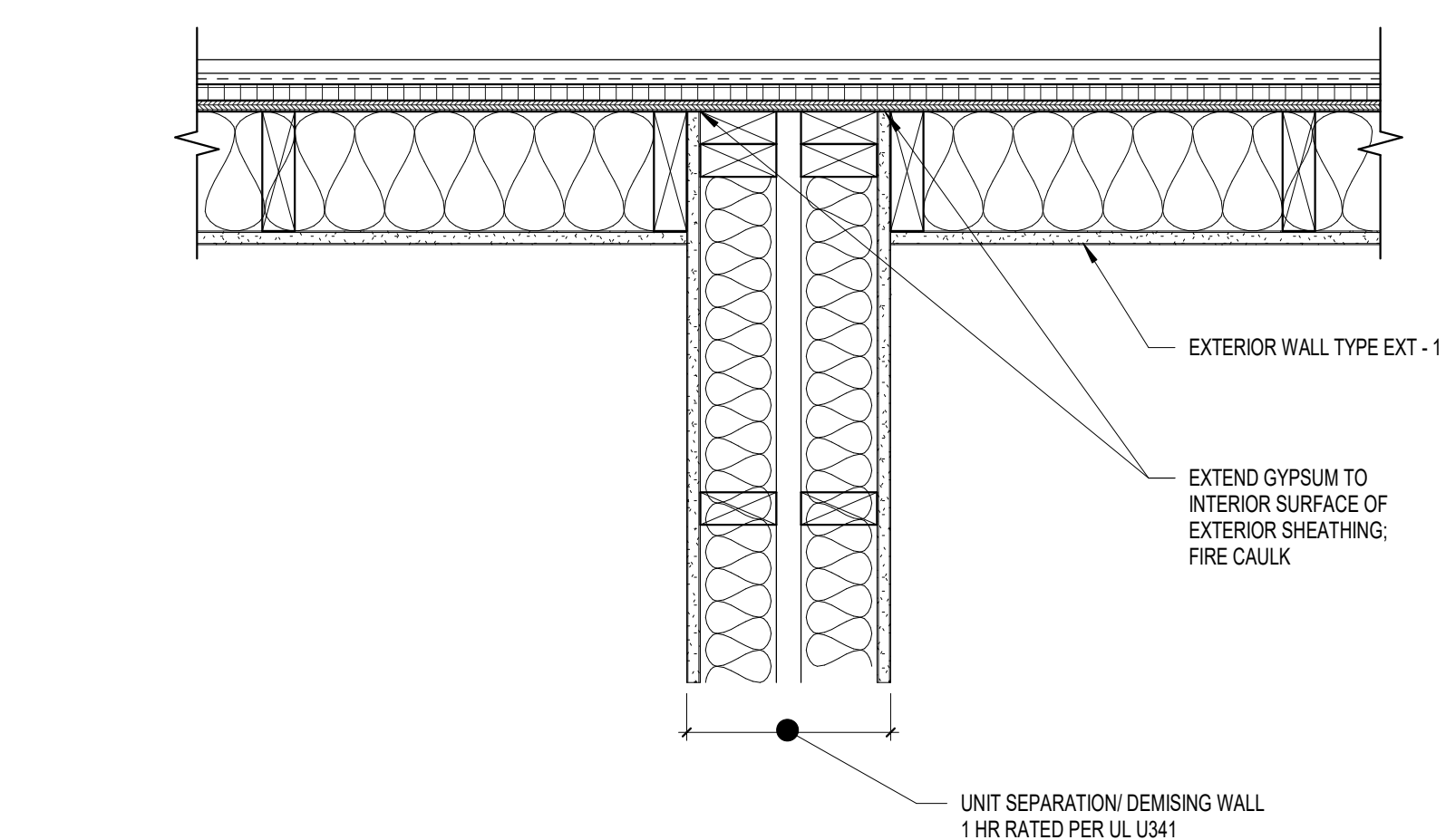
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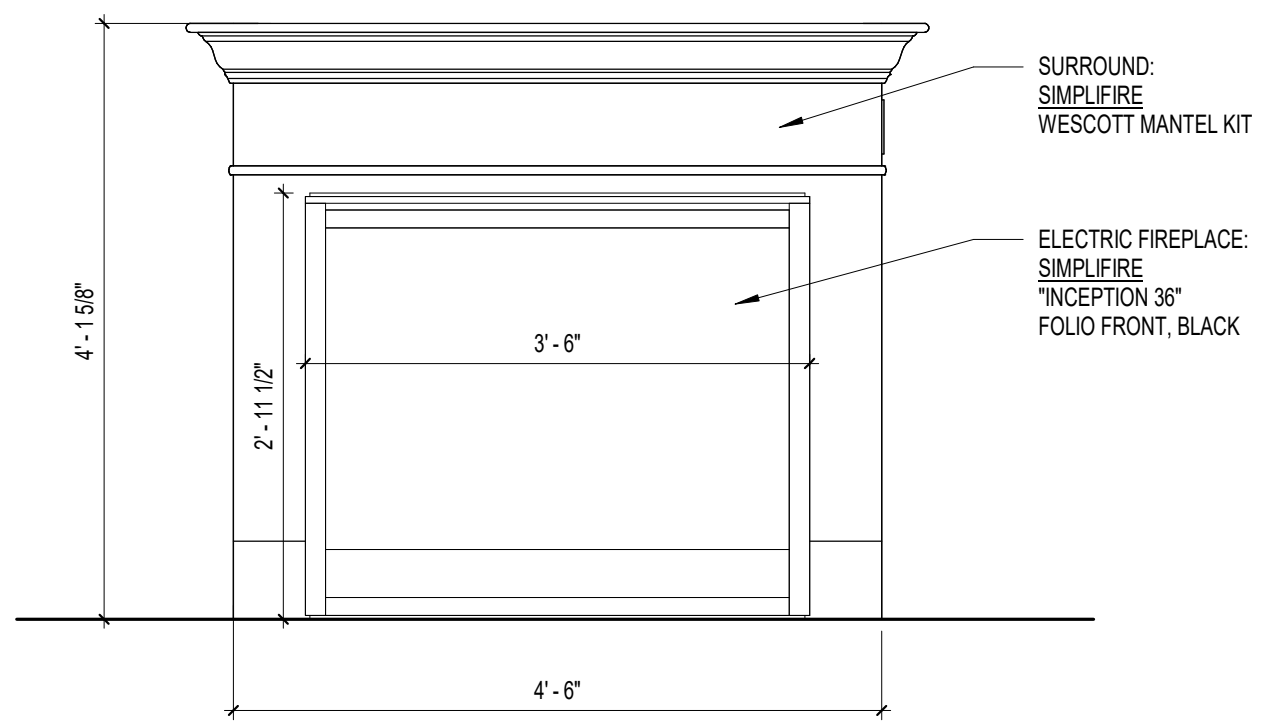
7 PLAN DETAIL AT COMMON WALL PARTITION
A6.20 1 1/2" = 1'-0"



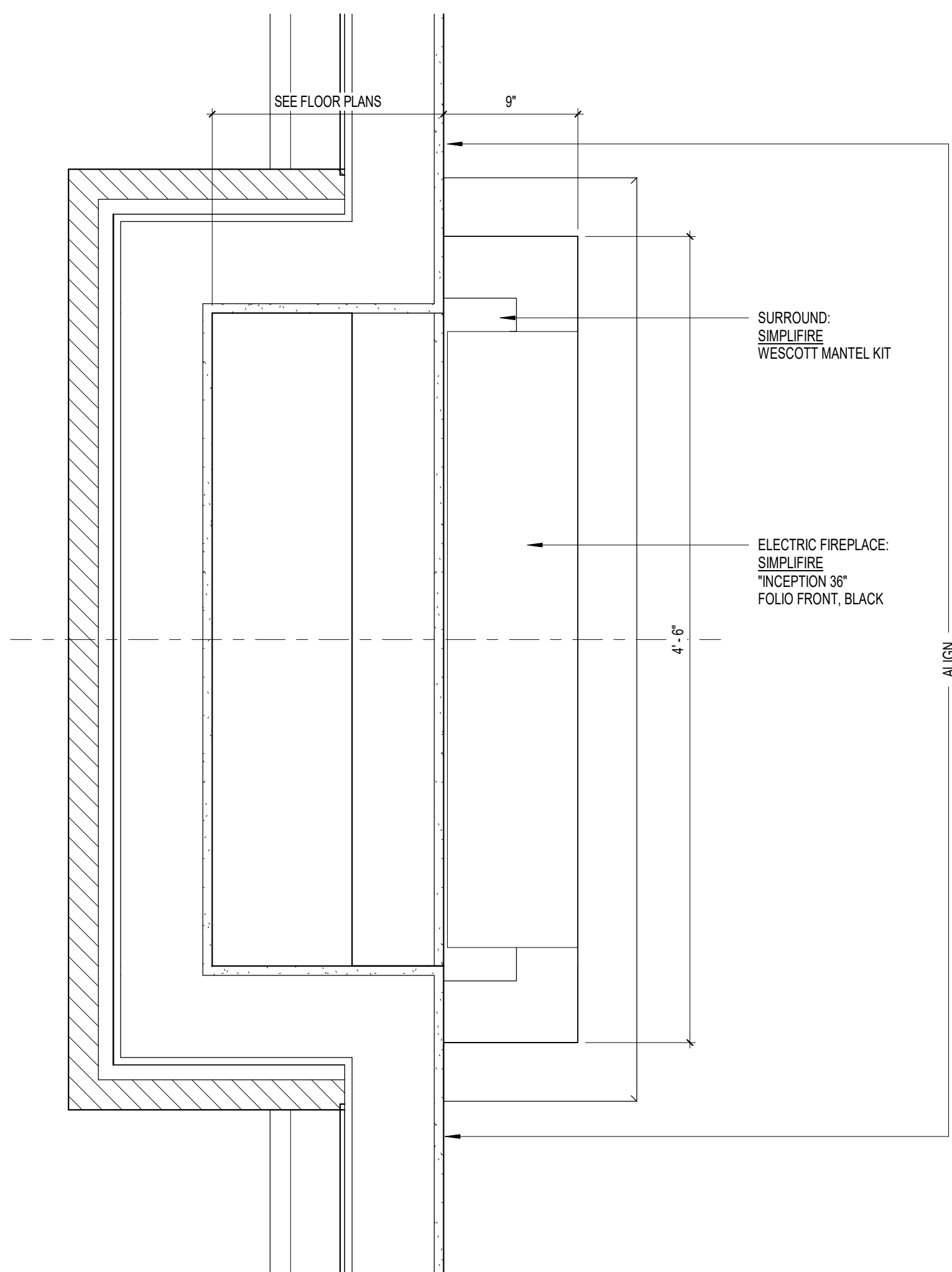
6 PLAN DETAIL AT DOUBLE WALL EXTENSION
A6.20 1 1/2" = 1'-0"



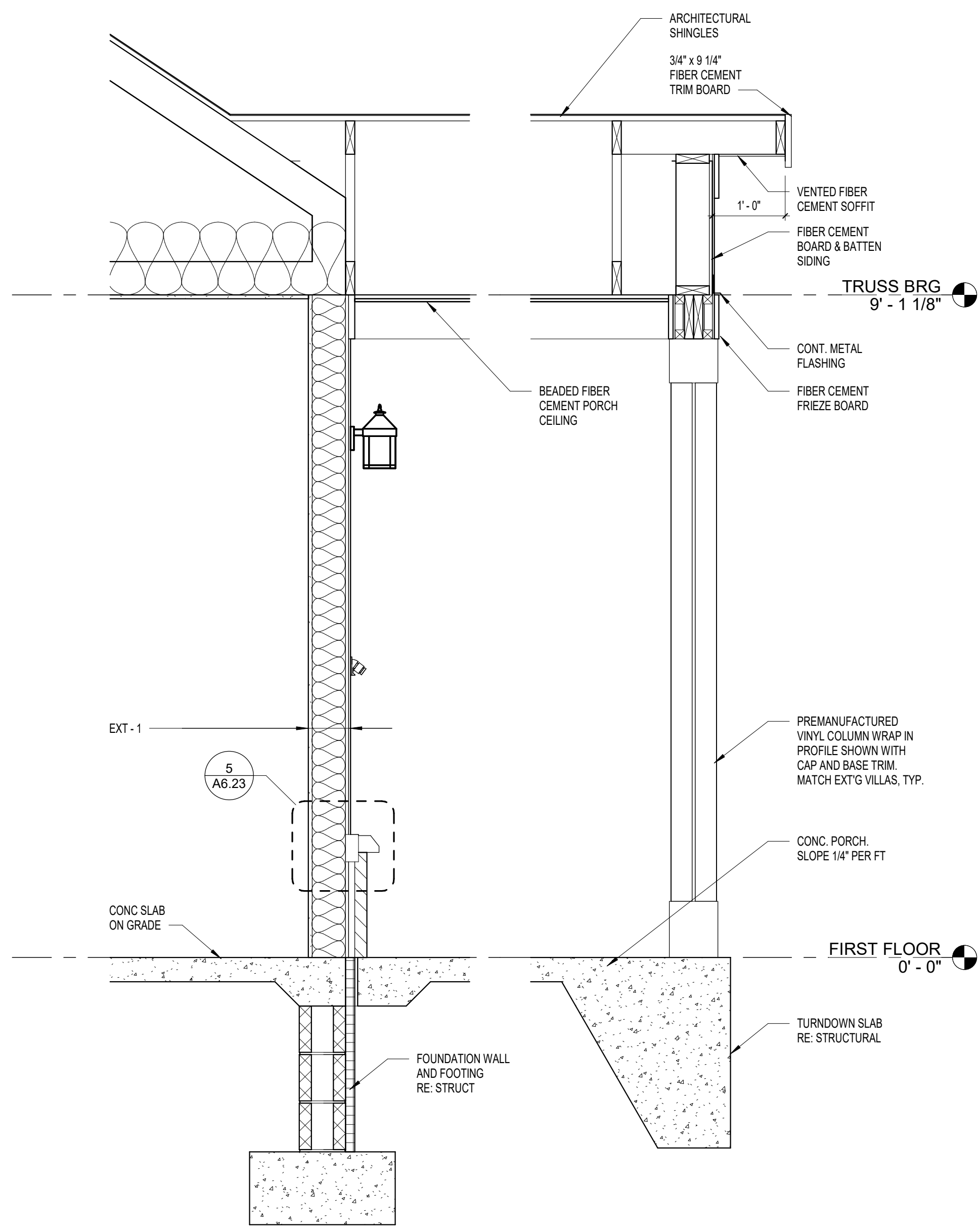
5 PLAN DETAIL AT DOUBLE WALL
A6.20 1 1/2" = 1'-0"



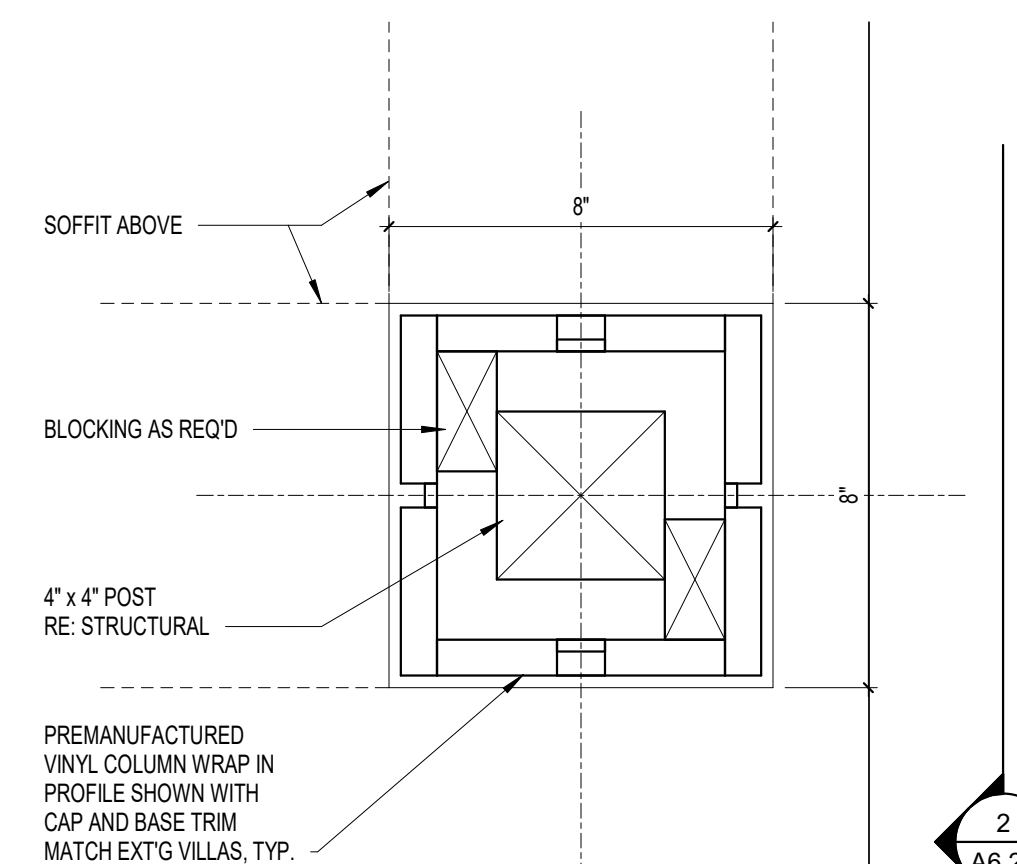
4 VILLA - FIREPLACE TYP. ELEVATION
A6.20 3/4" = 1'-0"



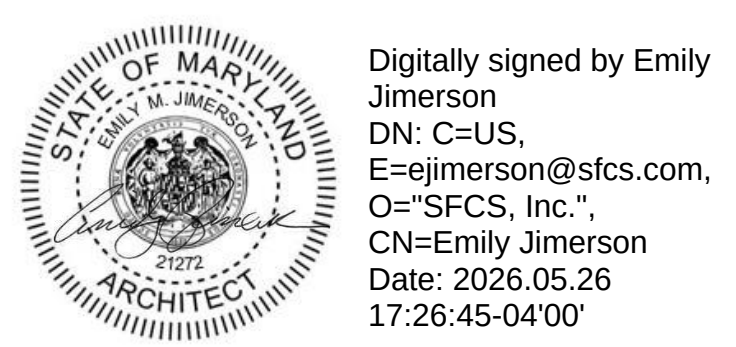
3 VILLA FIREPLACE PLAN DETAIL
A6.20 1 1/2" = 1'-0"



2 WALL SECTION
A6.20 3/4" = 1'-0"



1 UNIT ENTRY COLUMN PLAN DETAIL
A6.20 3" = 1'-0"



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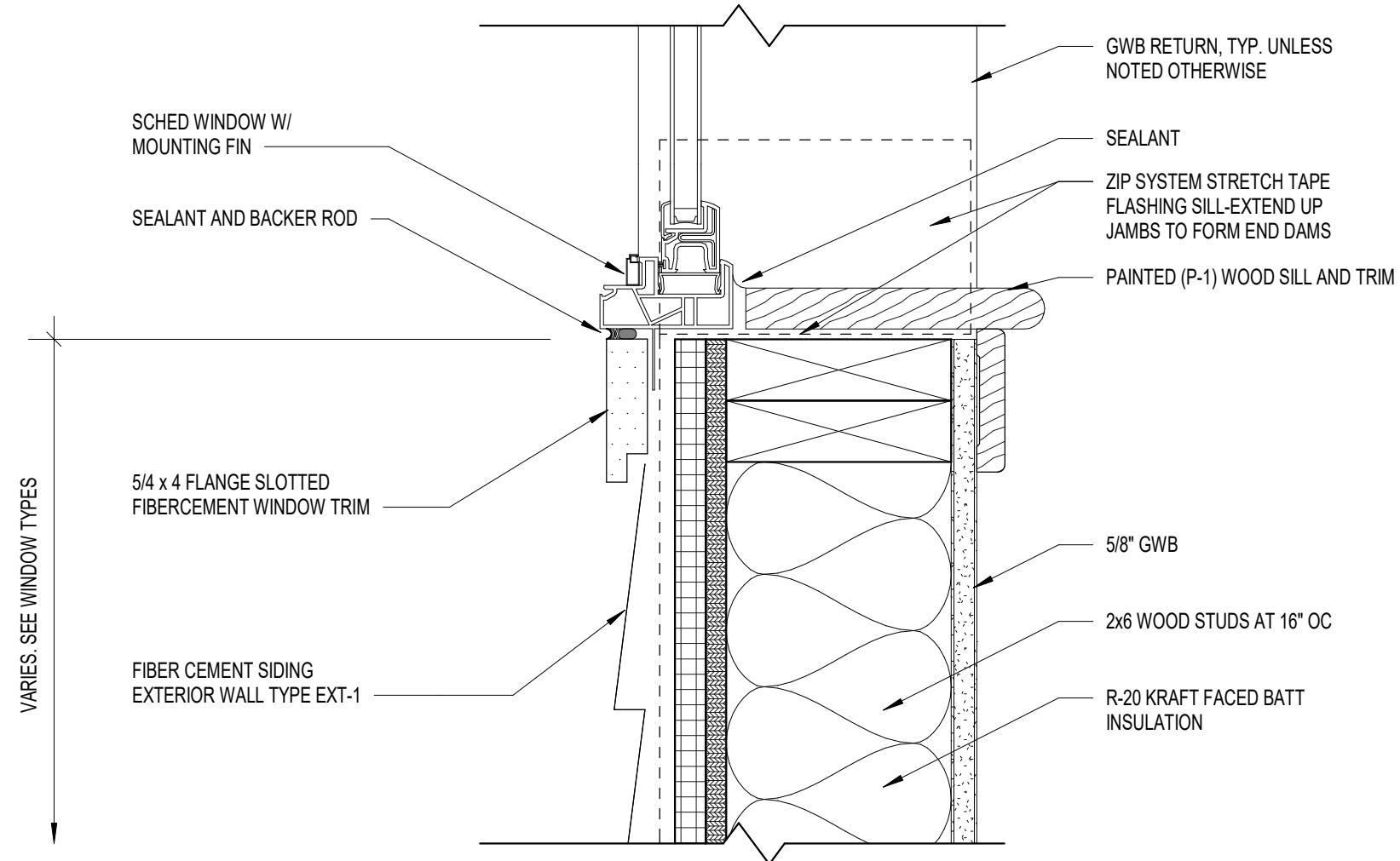
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ENGINEER : --	APPROVED : JGB
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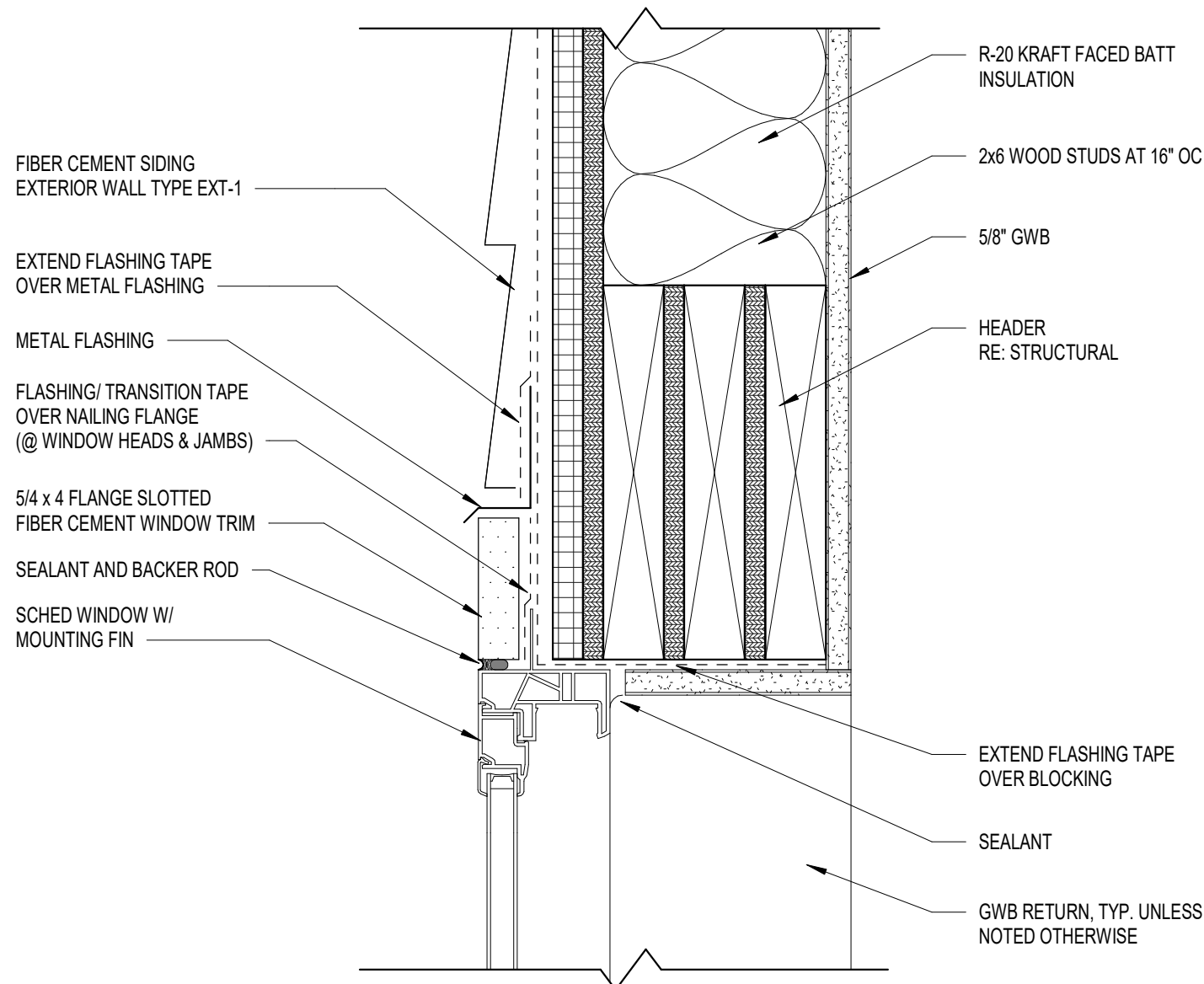
DRAWING TITLE
EXTERIOR DETAILS

DATE: MAY 28, 2026
COMM. NO. 18135.00
DRAWING
A6.20

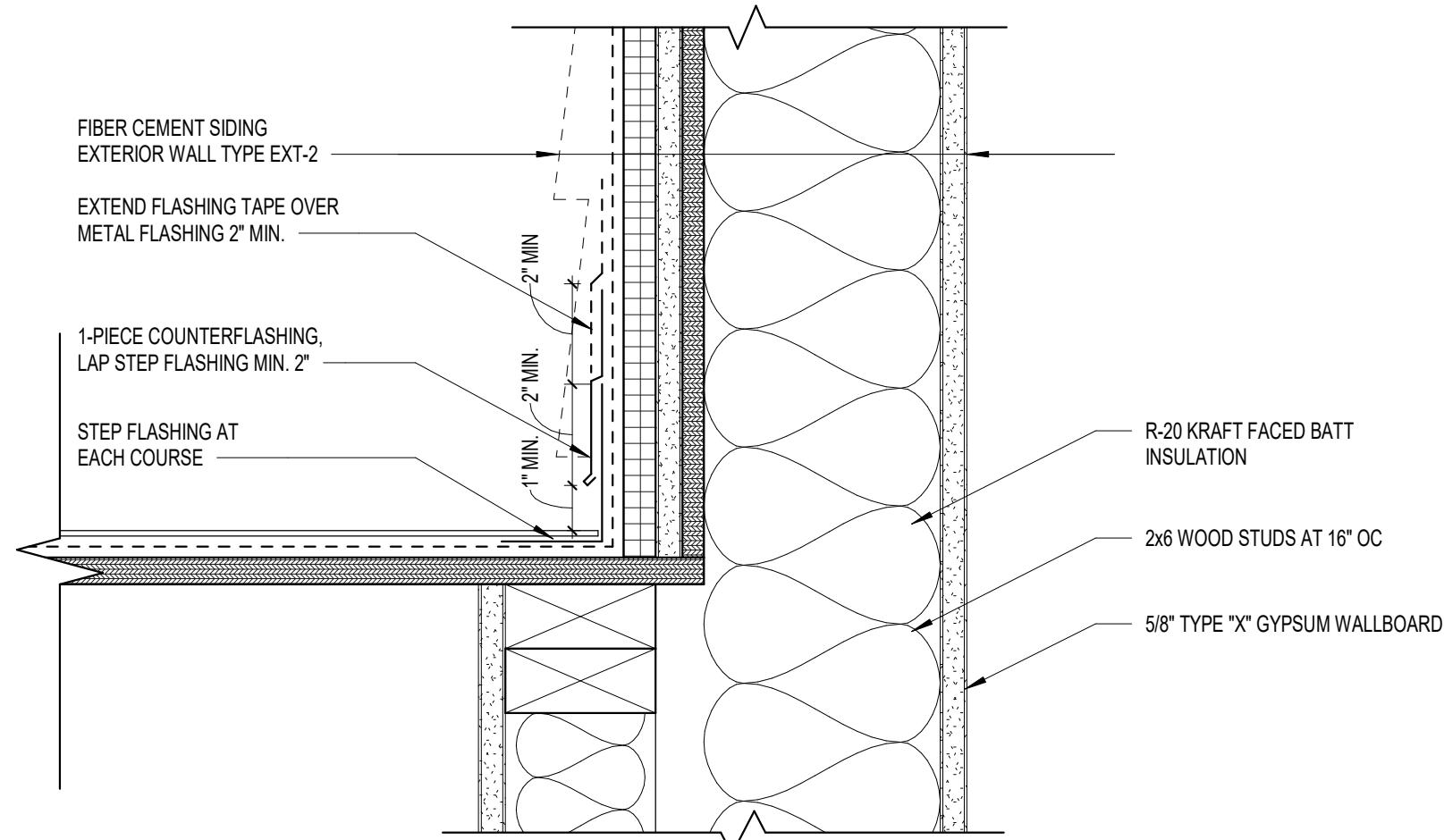
APPROVAL STAMPS



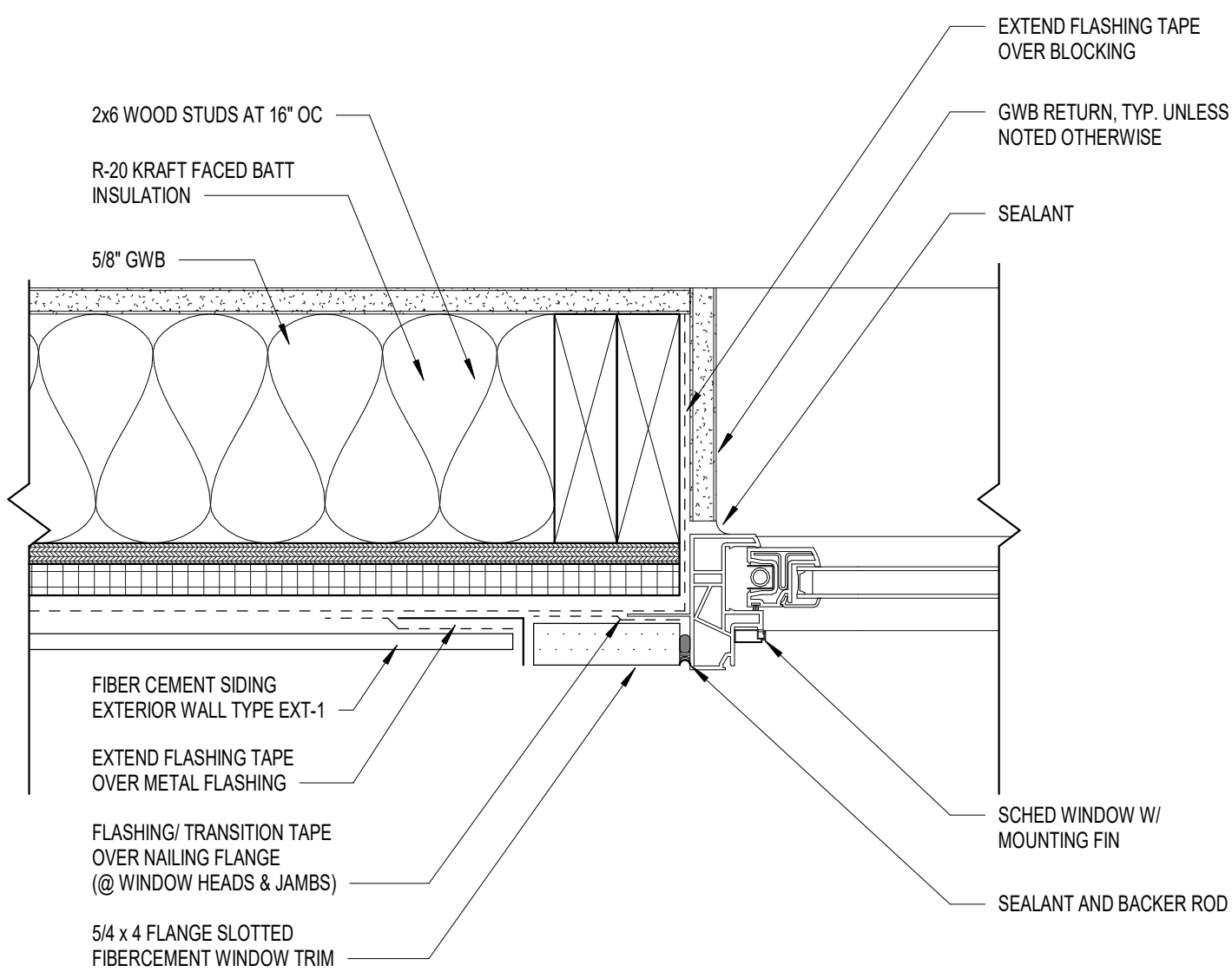
4 WINDOW SILL FIBERCEMENT SIDING DETAIL
A6.23 3" = 1'-0"



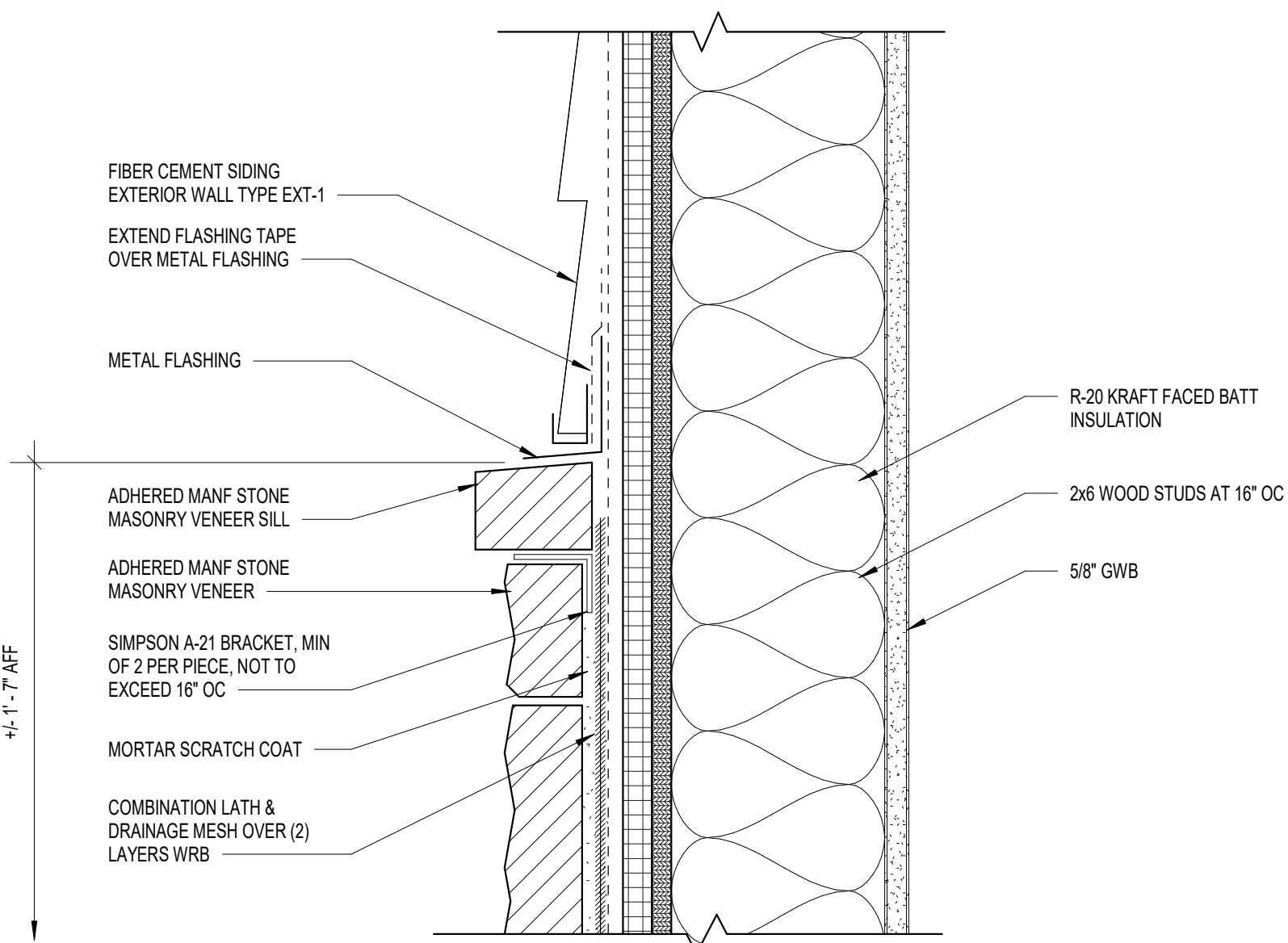
3 WINDOW HEAD AT FIBERCEMENT SIDING
A6.23 3" = 1'-0"



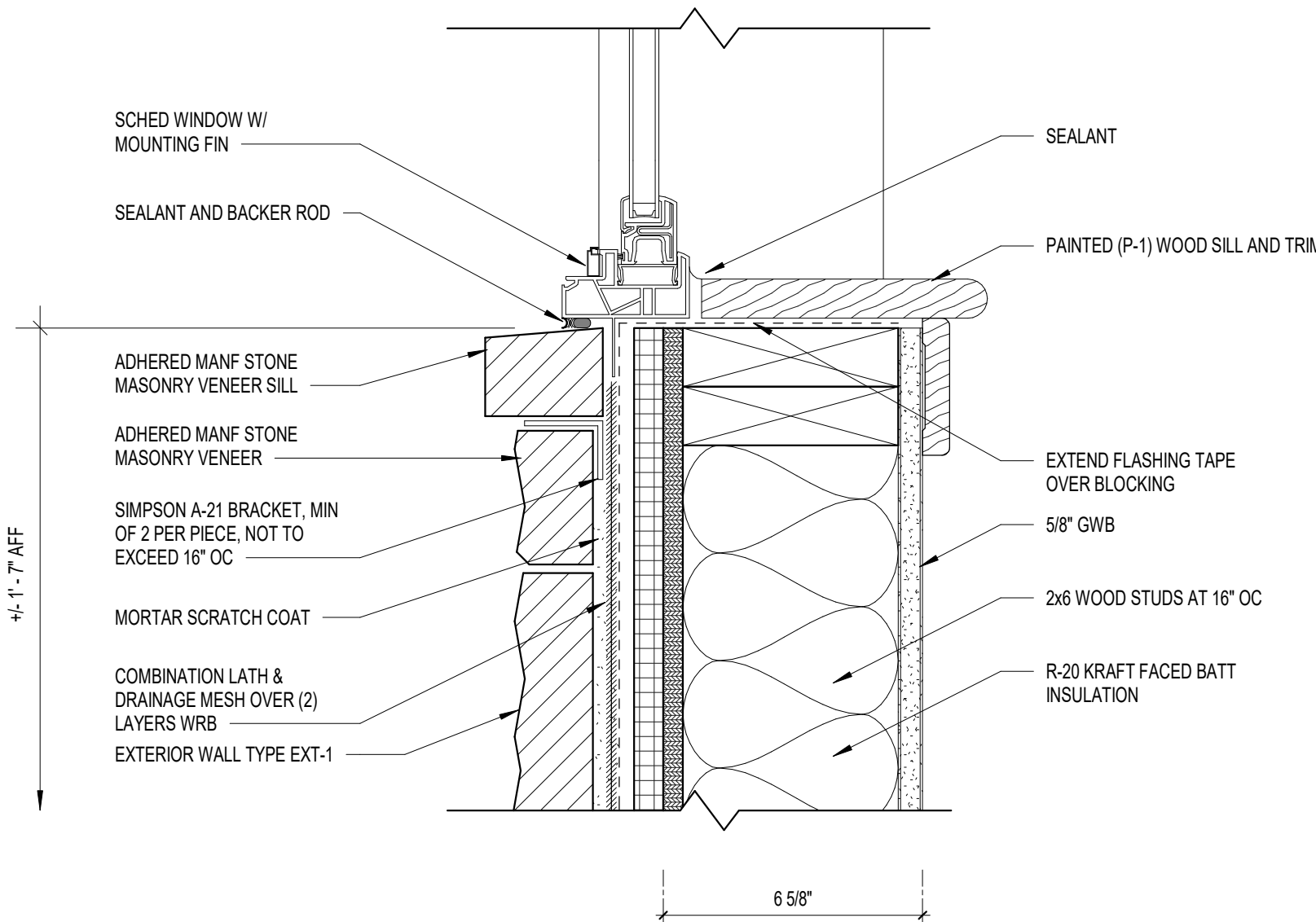
6 SIDEWALL TO SLOPED ROOF FLASHING DETAIL
A6.23 3" = 1'-0"



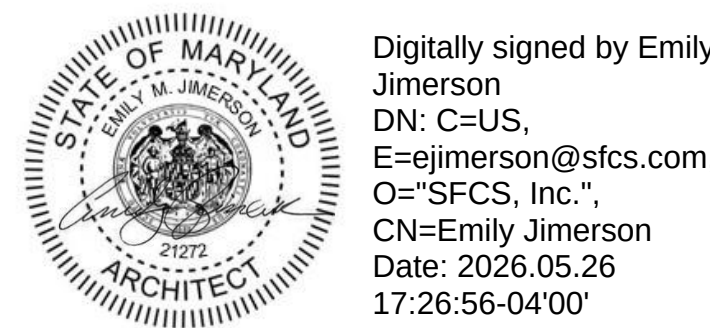
2 WINDOW JAMB AT FIBERCEMENT SIDING
A6.23 3" = 1'-0"



5 FIBERCEMENT SIDING TO STONE TRANSITION
A6.23 3" = 1'-0"



1 WINDOW SILL STONE DETAIL
A6.23 3" = 1'-0"



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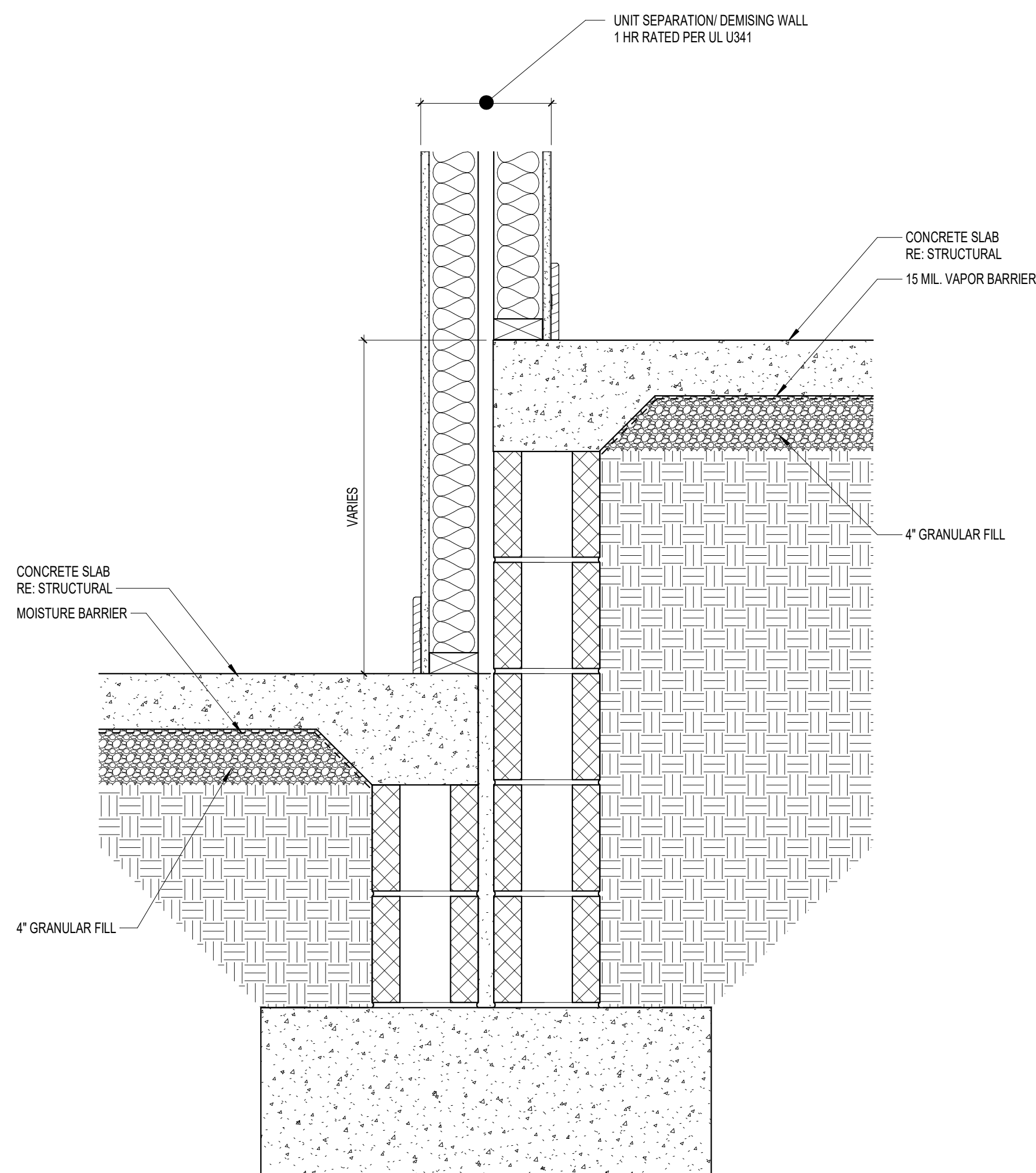
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ARCHITECT	: KAT, NSS	CHECKED	: MTA
ENGINEER	: -	APPROVED	: JGB

NO.	REVISION DESCRIPTION	DATE
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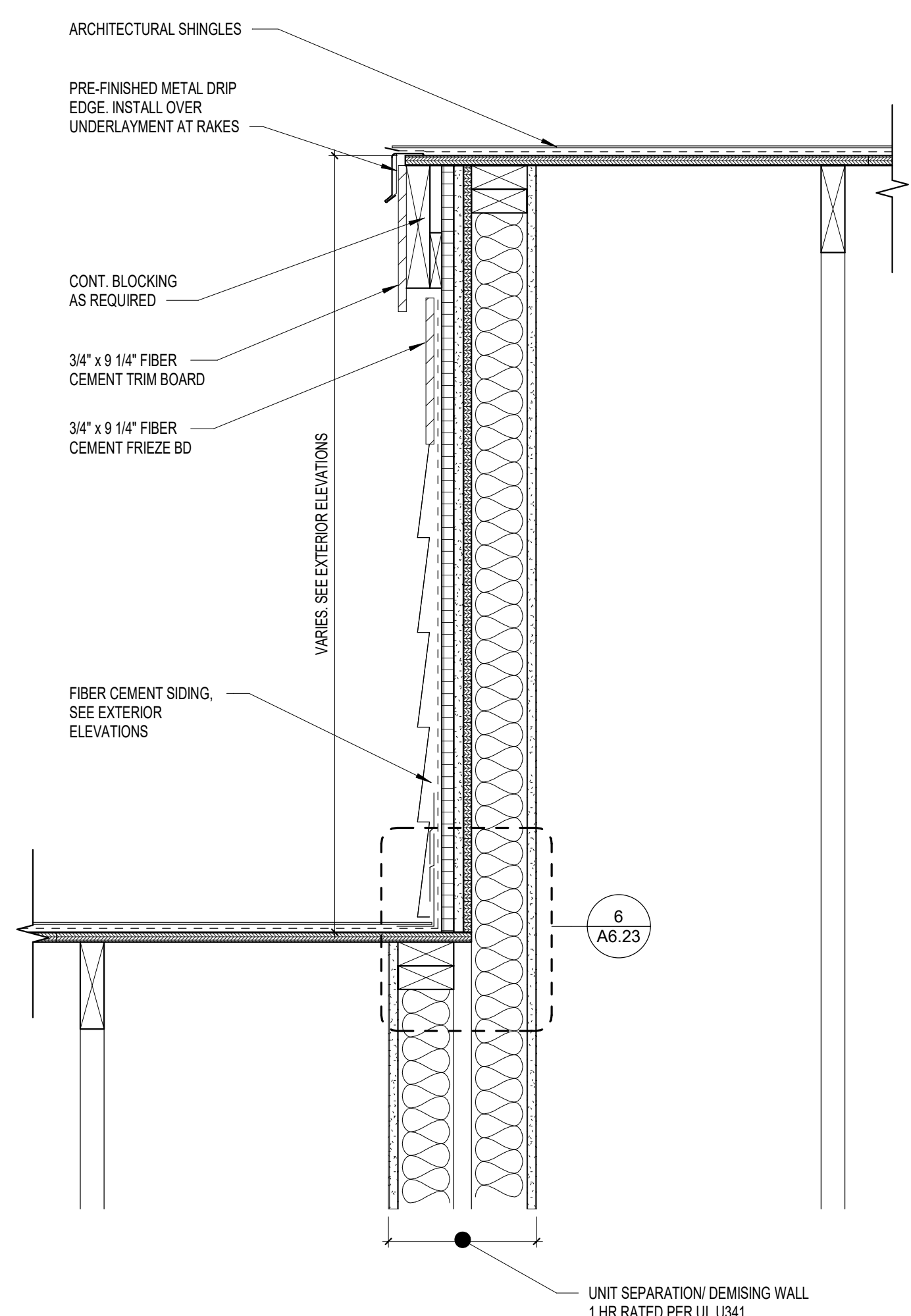
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SECTION DETAILS

DATE:	MAY 28, 2026	DRAWING
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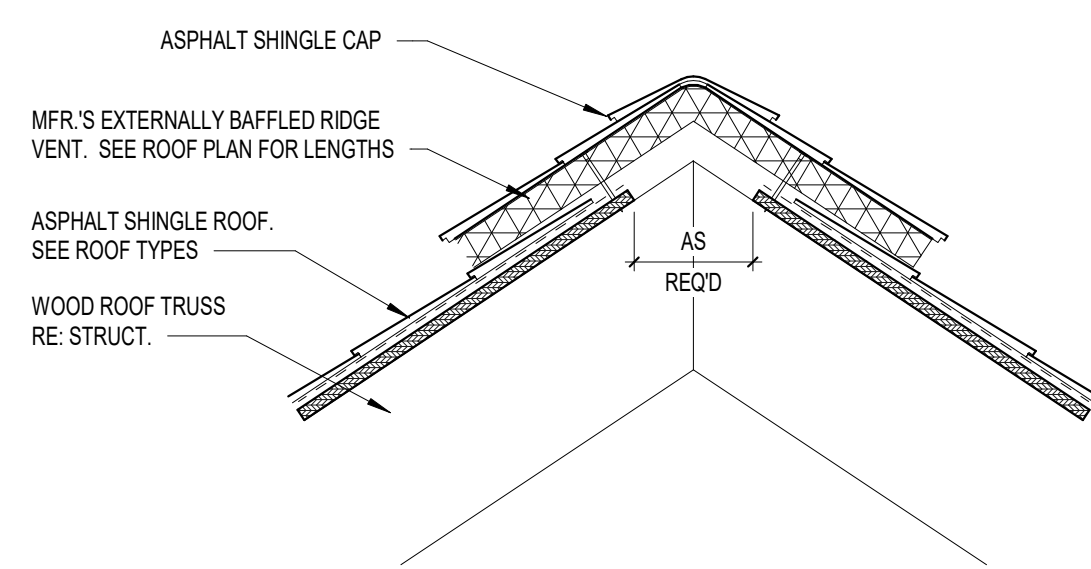
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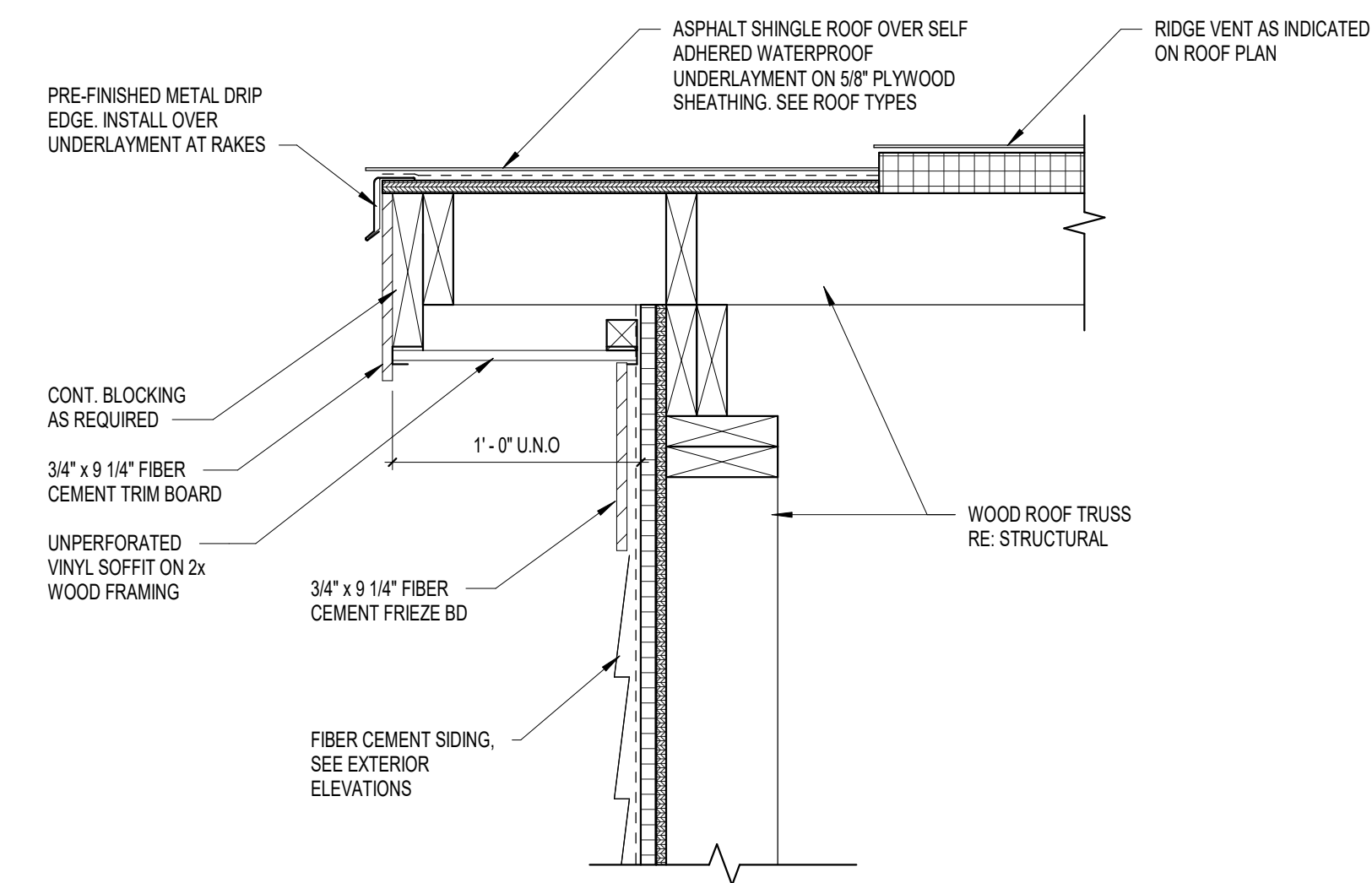
7 TYP FOUNDATION DETAIL AT OFFSET SLABS
A6.24 1 1/2" = 1'-0"



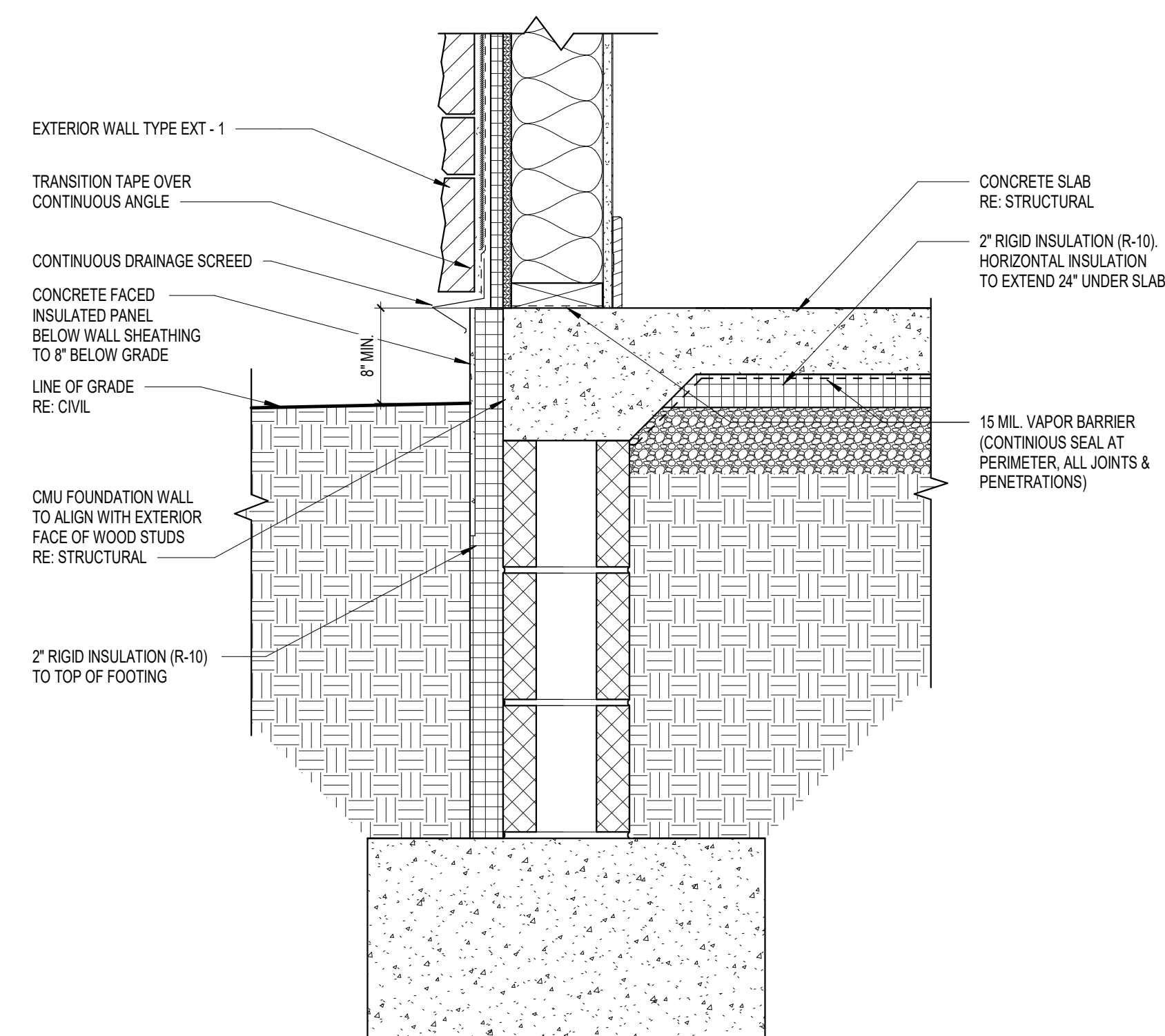
5 TYP RAKE DETAIL AT OFFSET DOUBLE WALL
A6.24 1 1/2" = 1'-0"



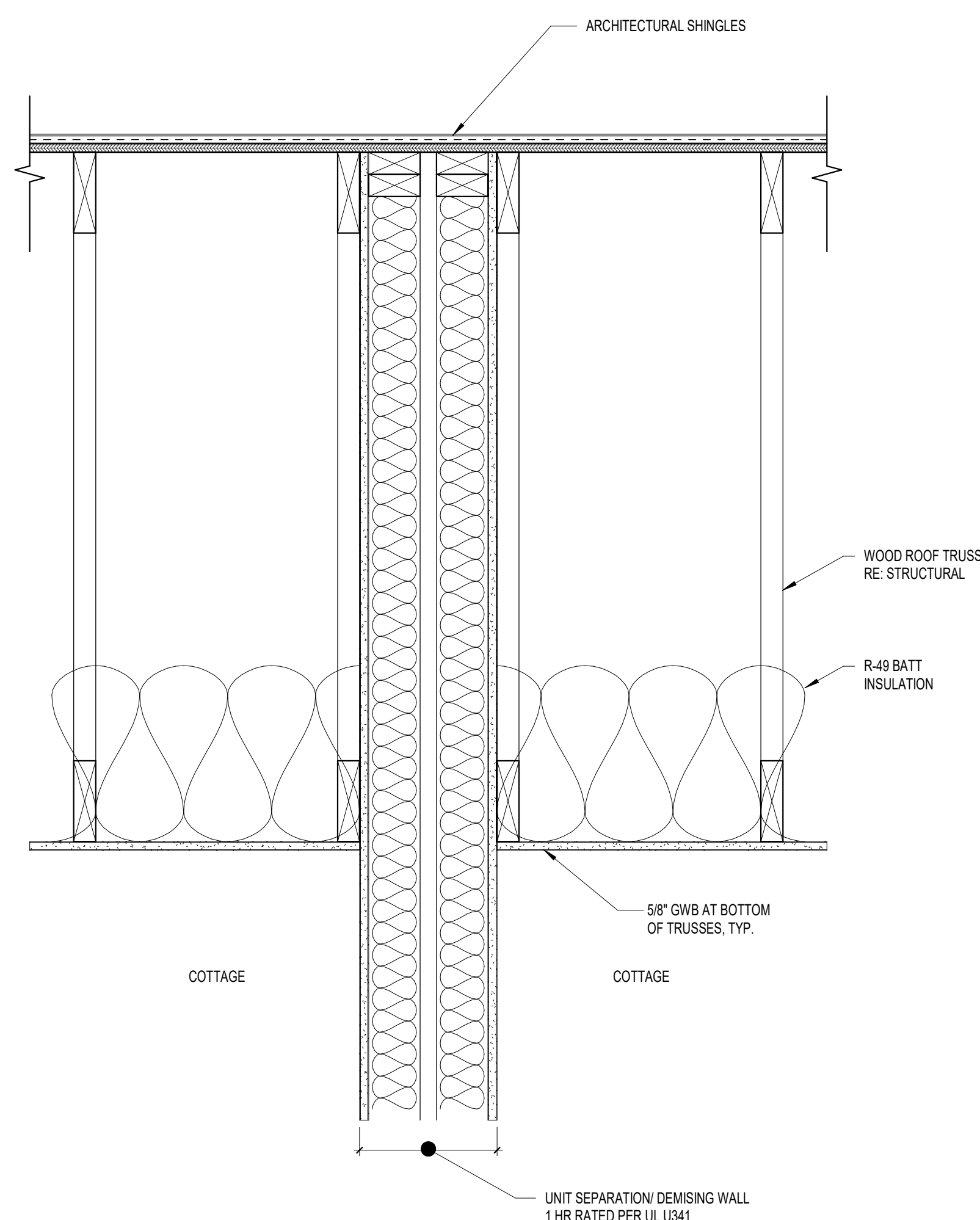
3 RIDGE VENT DETAIL
A6.24 1 1/2" = 1'-0"



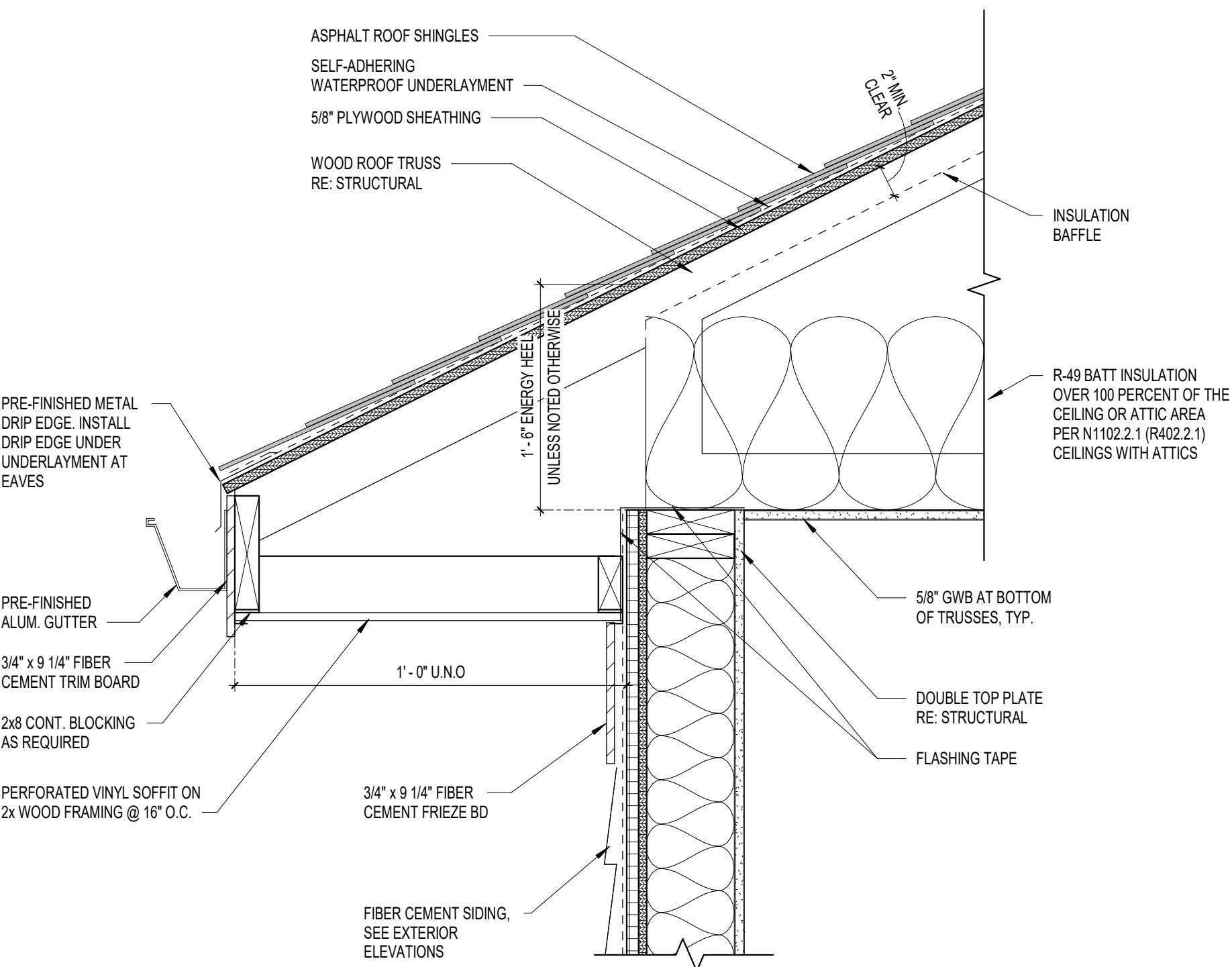
2 TYP RAKE DETAIL
A6.24 1 1/2" = 1'-0"



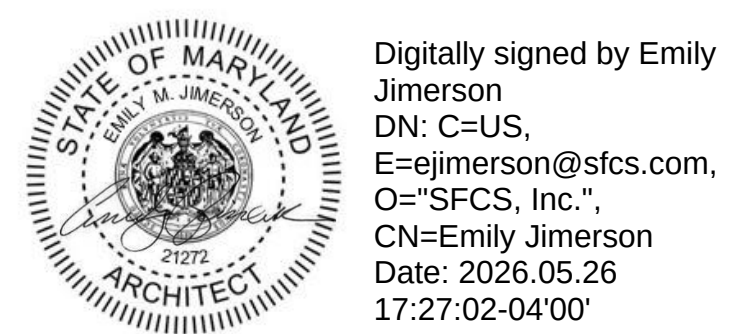
6 TYP FOUNDATION DETAIL AT EXTERIOR WALLS
A6.24 1 1/2" = 1'-0"



4 TYP DETAIL AT DOUBLE WALL
A6.24 1 1/2" = 1'-0"



1 TYP EAVE DETAIL
A6.24 1 1/2" = 1'-0"



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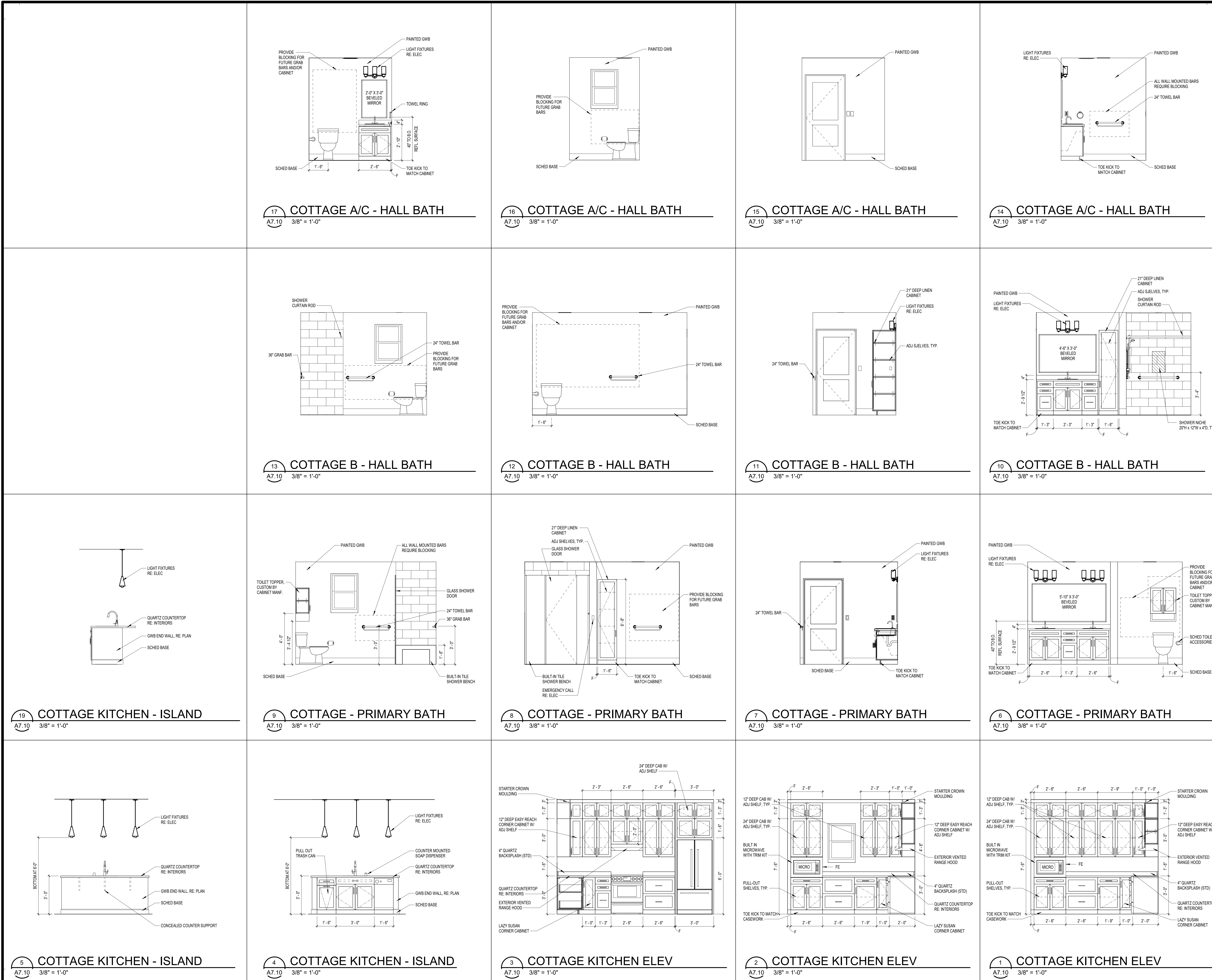
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SECTION DETAILS

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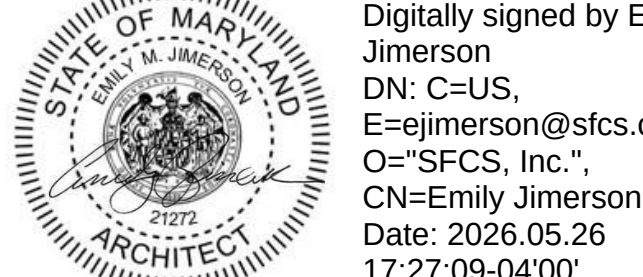
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5/26/2026 5:00:09 PM Autodesk Docs://18135.00 - Collington Life Care Community/18135.00/P1 - Cottages and Villas_ARCH.rvt



- GENERAL NOTES
- KITCHEN AND BATH CASEWORK
 - A. PROVIDE WOLF CLASSIC CABINETRY
 - B. FINISH AND SUBSTRATE SELECTED BY THE OWNER.
 - COUNTERTOPS
 - A. STANDARD OPTION: QUARTZ, COLOR SELECTED BY OWNER
 - B. UPGRADE OPTION: GRANITE (AND ADDL QUARTZ), COLOR SELECTED BY OWNER
 - C. VANITY COUNTERTOPS: SOLID SURFACE WITH INTEGRAL BOWL
 - CABINET HARDWARE
 - A. PROVIDE PULL AT EACH DRAWER AND DOOR
 - B. STYLE AND MANUFACTURER SELECTED BY OWNER
 - C. ELEMENTS HARDWARE
 - TOILET ACCESSORIES
 - A. PROVIDE ACCESSORIES AS SHOWN IN ELEVATIONS INCLUDING
 - a. TOILET PAPER HOLDER
 - b. 24" TOWEL BAR
 - c. DOUBLE ROBE HOOK
 - d. TOWEL RINGS
 - e. FRAMED MIRROR
 - B. PROVIDE ONE (1) EMERGENCY PULL CORD IN EACH BATHROOM



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ENGINEER	-	APPROVED	JGB

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DRAWING TITLE
**INTERIOR ELEVATIONS -
COTTAGES**

DATE: MAY 26, 2026
COMM. NO. 18135.00

A7.10

