

CONCEPT RENDERINGS

Artist's Renderings. For representation and inspiration only. Images do not represent accurate finishes, furniture, or architectural elements and are subject to change.



DINING & GATHERING



YOGA & FITNESS



THEATER & PERFORMANCES



MEETINGS & PRESENTATIONS



AUDITORIUM SD SECTION

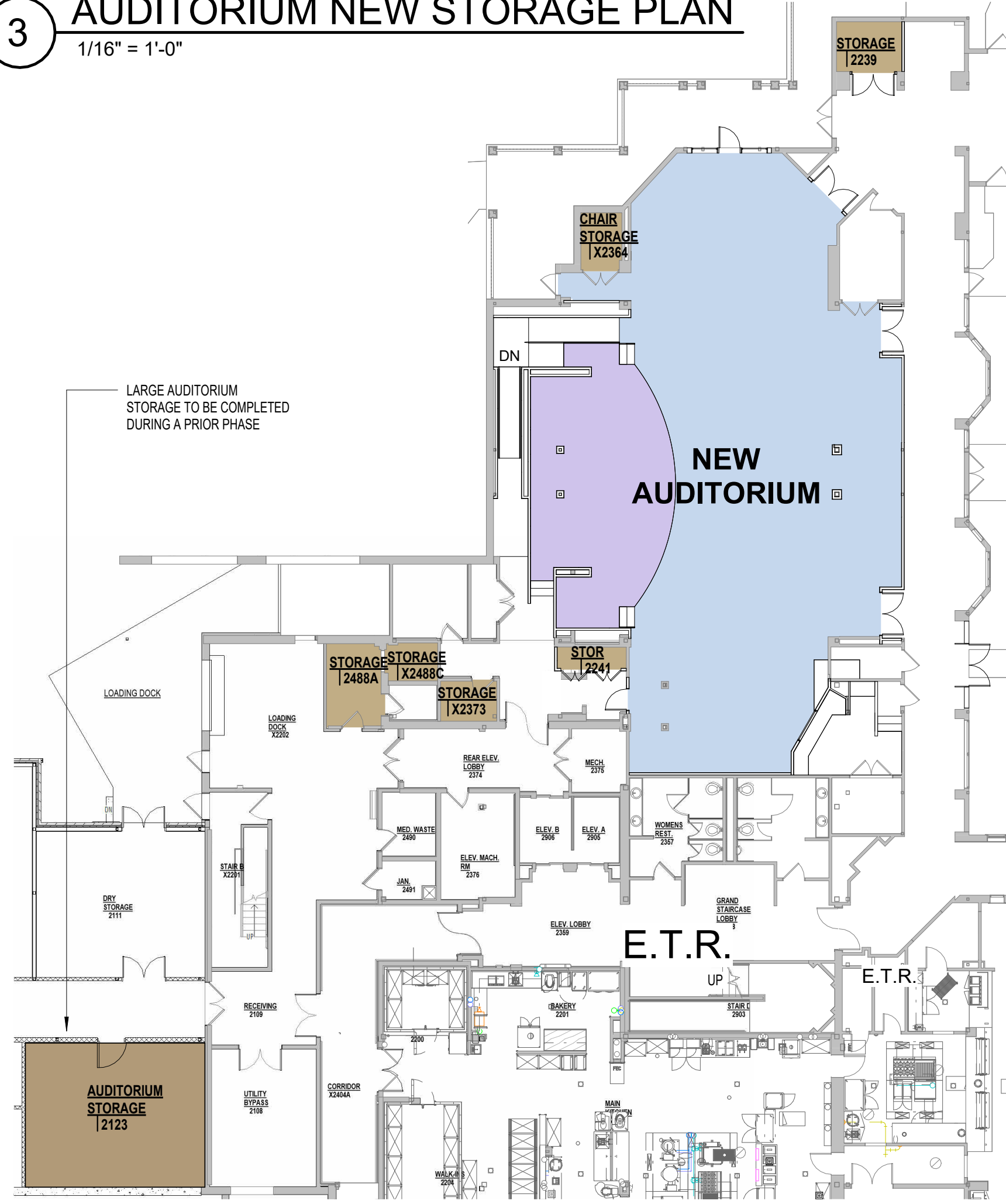
1/8" = 1'-0"

EXISTING VS NEW AREA TABULATION

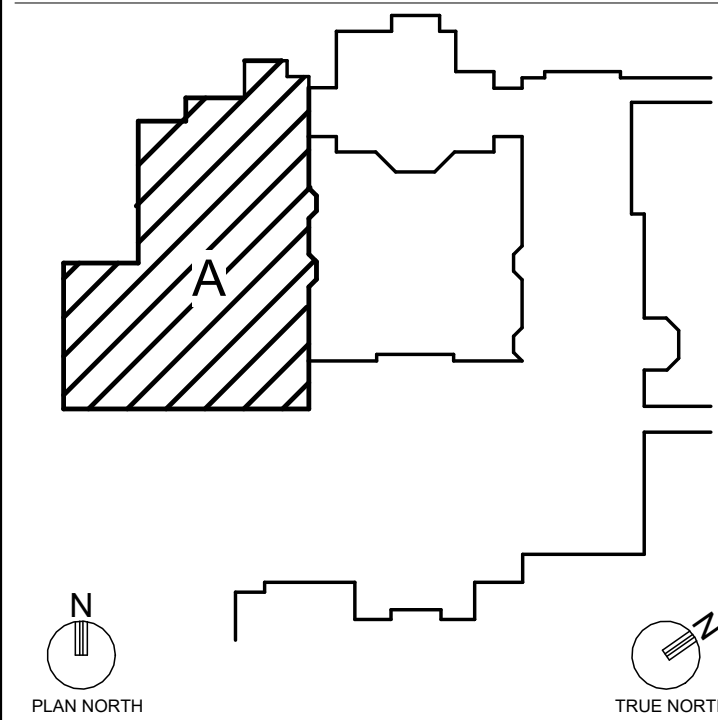
SPACE	EXISTING AREA	NEW AREA
AUDITORIUM STORAGE	222 SQFT	663 SQFT
AUDITORIUM STAGE AREA	307 SQFT	660 SQFT
AUDITORIUM ACTIVITY AREA	2480 SQFT	2747 SQFT

AUDITORIUM NEW STORAGE PLAN

1/16" = 1'-0"



KEYPLAN



GENERAL NOTES

NARRATIVES

ARCHITECTURAL NARRATIVE

The existing Auditorium will be substantially reconfigured to create a more flexible and functional event space. The existing movable wall partition located near the center of the Auditorium will be removed, allowing the two existing portions of the room to function as one large, continuous space. The removal of this partition will improve sightlines, simplify circulation, and provide greater flexibility for a variety of seating arrangements and event types.

The Auditorium stage will be completely reconfigured and rotated 90 degrees from its existing orientation. The new stage will be located along the longer wall of the Auditorium, rather than the existing shorter wall, allowing the stage to be increased in size and better proportioned to the overall room. This new configuration will provide a more flexible event space that can accommodate traditional chair seating, as well as layouts incorporating both tables and chairs. The revised orientation will also improve the ability to utilize the full length and width of the Auditorium for a variety of functions.

A new Backstage area will be created adjacent to the relocated stage to support performances, presentations, and other events. A new accessible ramp will be provided to connect the Backstage area to the stage level. Associated walls, doors, circulation areas, and support spaces will be modified as required to accommodate the new stage and Backstage configuration.

The existing AV Room will be relocated and reconfigured to support the new Auditorium layout and updated technology requirements. The existing audiovisual equipment will be removed and replaced with a completely new audiovisual system. New equipment will include, but will not necessarily be limited to, a new projector and projection screen, sound system, speakers, controls, and associated infrastructure. The complete audiovisual scope and equipment requirements will be further developed and documented as part of a separate package prepared by the AV consultant.

Existing windows, within the Auditorium, will be replaced with new, energy-efficient windows. Existing walls and openings will be modified as required to accommodate the new windows. New window systems and associated exterior finishes will be coordinated with the existing building and designed to match the existing construction.

At the north end of the project area, the existing Coat Room will be reconfigured to create a dedicated Coat Closet and a separate Storage Room. New partitions, doors, and finishes will be provided as required for the revised layout.

New floor, wall, and ceiling finishes will be provided throughout the areas affected by the renovation. Existing finishes disturbed by demolition and new construction will be repaired, patched, or replaced as required to provide a complete and coordinated installation. The extent of the finish changes is outlined in the Interiors Narrative and Documentation.

New lighting, electrical, mechanical, fire protection, and other building systems will be modified as necessary to accommodate the revised Auditorium configuration and maintain code-compliant coverage and functionality. Details for all other building systems and disciplines are outlined in their respective narratives.

Please refer to the drawings for the specific limits of demolition, new construction, and associated work included within the Auditorium Renovation package.

INTERIOR DESIGN NARRATIVE

Outlined in ID sheets, included in this package.

STRUCTURAL NARRATIVE

The existing roof structure is a steel pitched frame. An existing column will be removed from two frames. This will require temporary shoring, and the addition of new members to create a truss at the two frame bays. Foundation improvements at the frames will also be required.

MECHANICAL NARRATIVE

The existing auditorium is currently heated and air conditioned by (2) ducted water source heat pumps (Approximately 17.5 tons total) located in mechanical rooms. We believe the water source heat pumps were changed about 10 years ago. These units may need to increase in size or a supplemental unit may need to be installed since the Auditorium is increasing in size as well as occupant load. This will be determined during the design development stage of the project.

The majority of the existing ductwork located above ceilings and may need to be modified or replaced depending on the new ceiling heights and final layout.

ELECTRICAL NARRATIVE

New light fixtures & power for all spaces. Outlets throughout. Stage lighting, wall sconces, new functional & decorative lighting. To be coordinated with Electrical.

PLUMBING NARRATIVE

Some of the existing areas around the auditorium will need to have all of the existing plumbing fixtures removed and all of the associated piping capped back at the mains. This would apply to the existing food prep areas that are being demolished.

If any new plumbing fixtures or existing fixtures that will need to be replaced this will be incorporated into the plumbing scope during the design development phase of the project.

FIRE SUPPRESSION NARRATIVE

In all of the renovated areas the existing sprinkler heads will need to be removed and new heads and associated branch piping will need to be installed based on the new ceiling and room layouts for the renovations.

LOW VOLTAGE NARRATIVE

It is anticipated that new low voltage connections will be provided to the auditorium from the local IDF closet. Exact scope of the audiovisual and low voltage work is to be defined in the design development phase of the project. The audio/visual package is being developed by an audio/visual consultant and will be incorporated into the low voltage design in the design development phase of the project.

ACOUSTICAL NARRATIVE

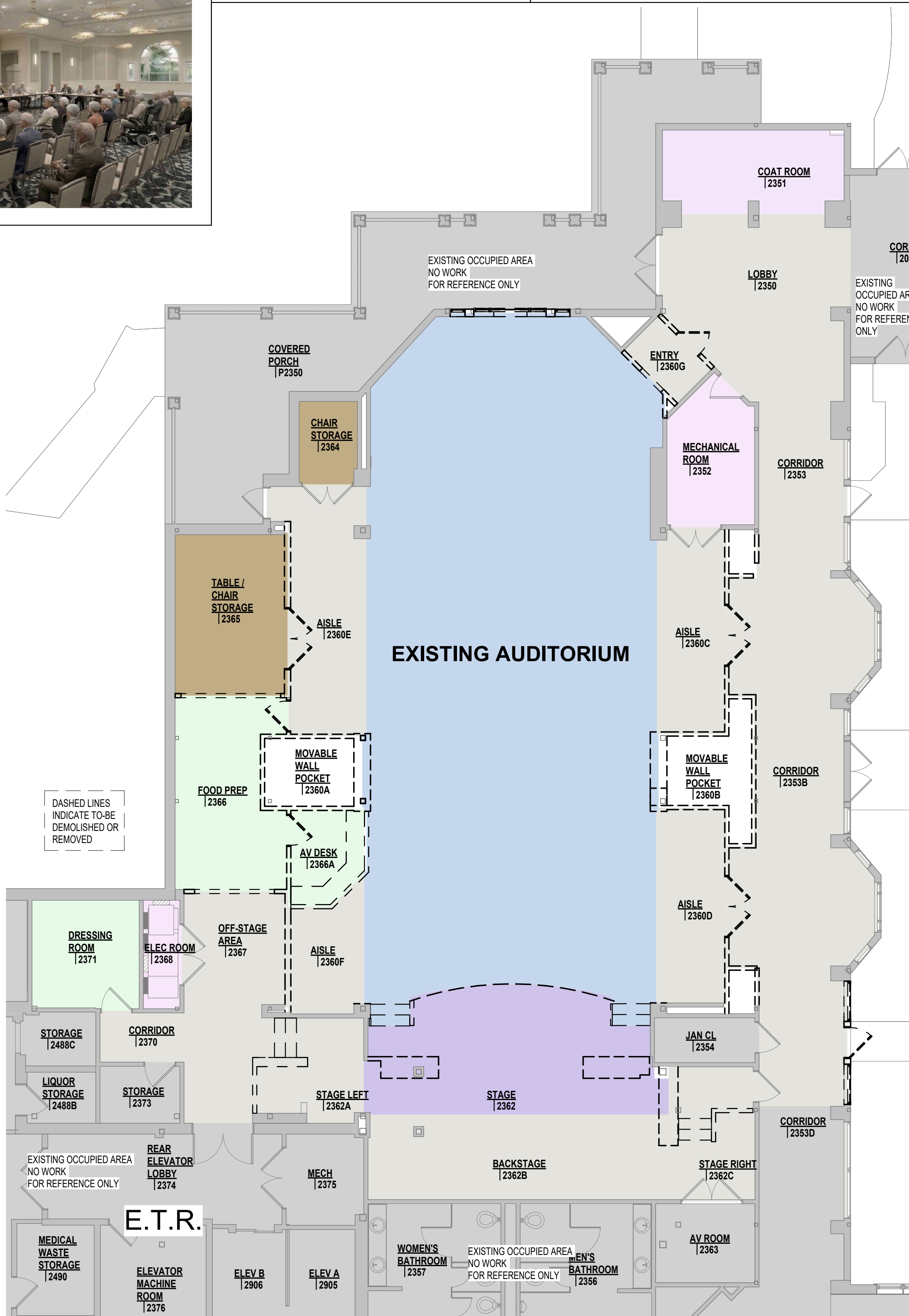
Acoustical treatment to be determined by acoustical consultant. Acoustics are important to this space, as it is a presentation and performance space. Special considerations to be coordinated with Acoustical Consultant.

AUDIOVISUAL NARRATIVE

The new Auditorium at Collington will integrate audio, video and lighting technologies designed to offer the very latest in ease of use and accessibility for the residents of Collington. By combining intuitive controls with thoughtfully designed components, the new space will bring a new dimension to the many events, meetings and programs that take place in this vibrant community.

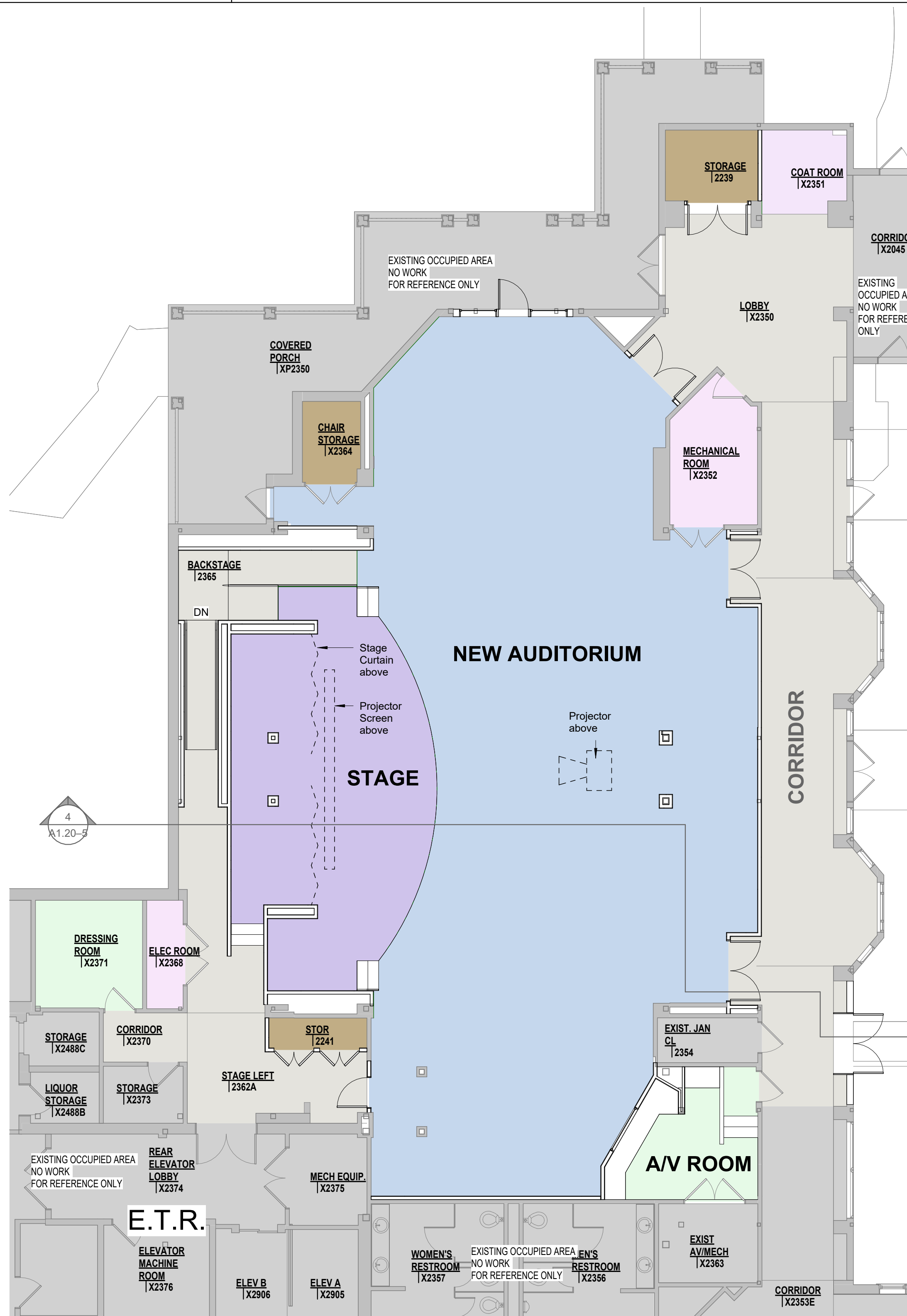
From an audio perspective, guests will enjoy consistent sound coverage throughout the space without a single bad seat in the house. A large complement of microphones and convenient connectivity options will ensure events of all types are well accommodated. Video content will be projected on a large projection screen, as well as other smaller displays located throughout the room. Enhanced stage lighting will bring additional life to every event, enabling both simple and advanced uses of stage lighting sure to leave an impression.

All of the above is brought together with a dedicated focus on accessibility. From built-in assistive listening technologies to the ability to display content wirelessly on handheld tablets, residents will be able to tailor their experience fully to their own needs. In addition, live closed captioning displayed on all screens rounds out the offering for a holistic accessibility approach.



AUDITORIUM EXISTING & DEMOLITION PLAN

1/8" = 1'-0"



AUDITORIUM NEW WORK PLAN

1/8" = 1'-0"

SCHEMATIC DESIGN PACKAGE

NOT FOR CONSTRUCTION

PROJECT TITLE

Collington KENDAL

CLOCKTOWER RENOVATIONS

VOL II: AUDITORIUM

SFCS

SFCS Inc. • 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6864 • Fax 540.343.6925
www.sfcs.com

DESIGNER : PJN

ARCHITECT : AKN

ENGINEER : SFCS, HWI

NO.

REVISION DESCRIPTION

DATE

DRAWN : AKN, PJN, NSS

CHECKED : JSL

APPROVED : JGB

DATE

DRAWING TITLE

2ND FLOOR DEMO,
NEW PLANS, SECTION,
NARRATIVES, &
RENDERING

DATE

SEPTEMBER 14, 2026

COMM. NO.

18135.00

A1.20-5

INTERIORS NARRATIVE

SCHEMATIC DESIGN PACKAGE 5– AUDITORIUM – INTERIORS NARRATIVE

Collington Care Community would like to embrace a transitional design aesthetic that is translated through architectural details and finishes. Interior finishes, textures, and colors will be developed to accentuate a residential character and define each space, while still providing state of the art concepts that relate to the interior and exterior architecture. Scheduled work is to include renovations and additions to the Auditorium.

The Auditorium will have its own unique color/finish palette; however, all spaces throughout all packages will work together to work toward a cohesive repositioning of the overall aesthetic for the community. Research and visual listening exercises will be conducted with the Owner Team to ensure that each interior space meets functional criteria and is consistent with their guiding principles. The interior of each space will be designed to promote the health, safety, and well-being of the residents, and encourage mobility and social interaction. Building finishes, lighting, furnishings, and artwork will work together to create a welcoming environment for all who visit.

GENERAL NOTES (Relative to all projects as noted above)

Chair Rail

Painted wood trim is to be installed in the Auditorium. Ensure that the chair rail/backer for handrail is continuous around the perimeter of spaces/corridors as to provide for a defined split finish barrier. Stained trim as noted in select areas.

Handrail

Stain grade wood rail with concealed brass finish brackets, installed with the chair rail/backer rail. Chair rail/backer rail to extend around entire perimeter of area as to provide for a split wall finish, even where handrail is not required.

Casings

Paint grade wood casing trim in profile to be determined at all interior doors and windows. Stained trim as noted in select areas.

Windowsills

Solid Surface (Corian or equal) to match trim paint with paint grade wood apron below on windows that have drywall returns.

Quarter Round/Shoe

Vinyl or painted/stained wood (coordinated with specified base material) where the wall base meets any hard surface flooring product (includes luxury vinyl flooring).

Sheet Vinyl Flooring

Shall be installed with a heat weld rod to match flooring.

Adhesives

All adhesives should be specified to include options for high humidity levels relative to the region and conditions.

Floor Transitions

Extruded aluminum strip (Schluter Schiene or equal) of the appropriate height for adjoining materials used in conjunction with a rubber subfloor leveling product (Johnsonite or equal) to create a flush transition between materials.

This is typical for all floor transitions between materials.

Paint

General walls shall be eggshell finish. (Sherwin Williams Super paint or Equal)
Ceilings to have flat finish. (Sherwin Williams Super Paint or Equal)
Trim to have semi-gloss finish.

Hardware

Brass finish in Auditorium, relates to door and cabinet hardware (cabinet manufacturer's premium hardware selection/PLAM millwork– Hafele Americana).

Metal Finish

Metal finishes are to be Brass, unless otherwise noted.

Window Treatments

Roller shades (SWF Contract or equal) at all common area windows.

Counters

All counters unless noted otherwise are to have 4" back splash and side splashes to match counter material.

Stairs

Stairs (risers and treads) to be STR-1. Base and Stringers to match to WDB-1. Handrails are to be stained in contrasting color to railings and walls.

Decorative Lighting

Decorative lighting is noted in the interior's narrative generally for each space, but is not inclusive of all lighting needs, please refer to the electrical narrative. If no lighting is noted for a space the intent is that area would be more typical general lighting fixtures as described in the electrical narrative. Please use the following allowances for those noted in the narrative space/room descriptions:

- Semi-Flush (18"-24" diameter) \$1000/unit
- Pendant/Drum (30-36" diameter) \$2000/unit
- Pendant/ Drum (42"-48" diameter) \$3000/unit
- Wall Sconce - \$1200/unit

In conjunction with the narrative to follow, please coordinate coded (example CPT-1) finishes to the Schematic Finish Legend document that gives more information related to the manufacturer, style, size, and other details. For most items, there are no colors or patterns selected, and it should be assumed that there will be multiple different colors and patterns for each item (example only one CPT-1 is listed for SD, but in DD CPT-1 type specification might expand to 6 or more similar type specifications).

Auditorium

Flooring: CPT-9
Walls: P-21/P-20
Base: RB-7
Ceiling: ACT-12
Lighting: Decorative Semi-Flush (10) with recessed LED cans for general lighting, Wall Sconces (4)
Note: RS-2 installed at Windows

Backstage

Flooring: WDF-1
Walls: P-20
Base: RB-7
Ceiling: ACT-12
Lighting: Recessed LED cans for general lighting

Elec. Room

Flooring: RF-14
Walls: P-20
Base: RB-7
Ceiling: ACT-12
Lighting: Recessed LED cans for general lighting

Storage Room

Flooring: RF-14
Walls: P-20
Base: RB-7
Ceiling: ACT-12
Lighting: Recessed LED cans for general lighting

Stage Left

Flooring: RF-14
Walls: P-20
Base: RB-7
Ceiling: ACT-12
Lighting: Recessed LED cans for general lighting

Dressing Room

Flooring: RF-14
Walls: P-20
Base: RB-7
Ceiling: ACT-12
Lighting: Recessed LED cans for general lighting

A/V Room

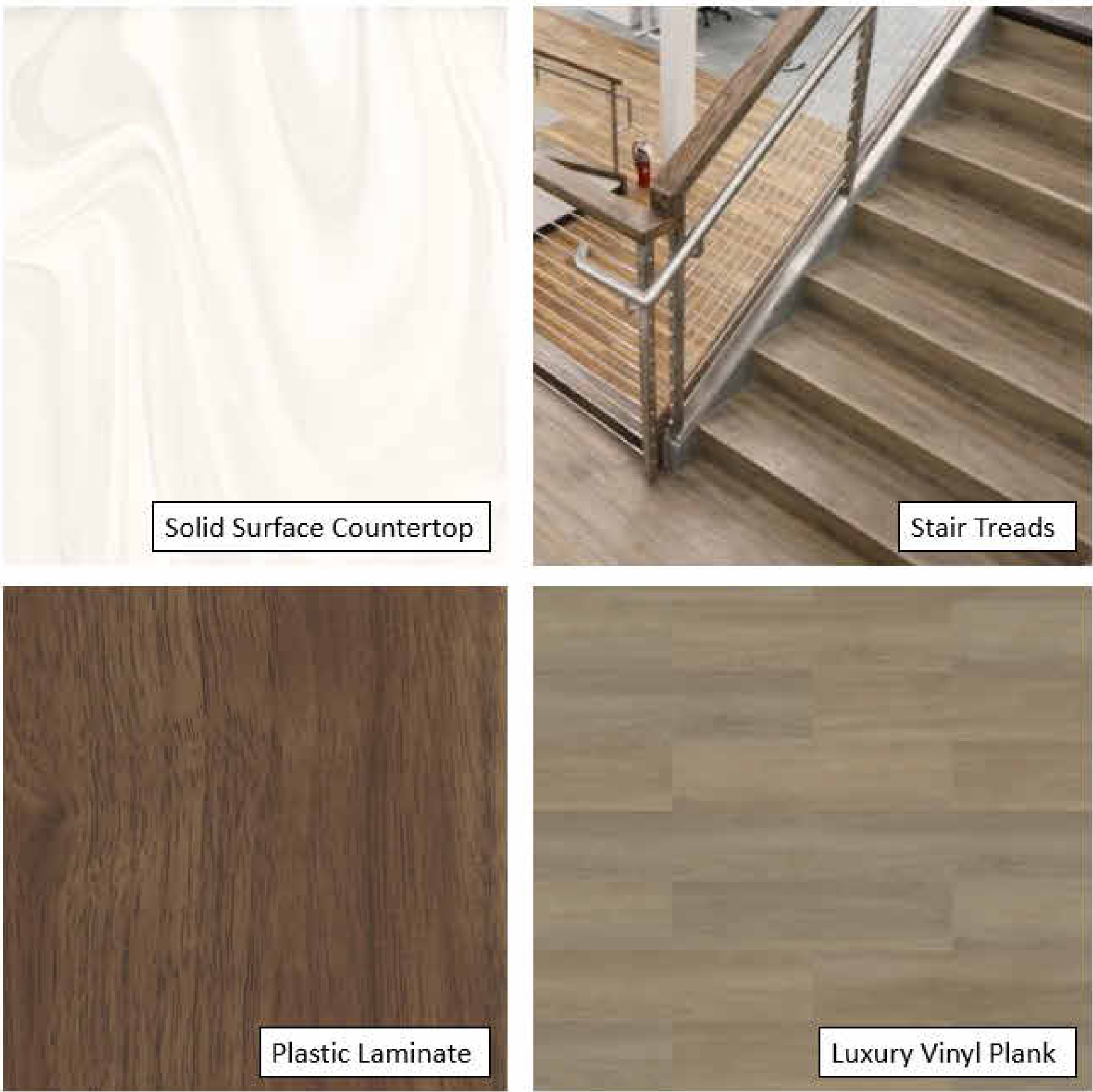
Flooring: STR-1/RF-14
Walls: P-20
Base: RB-7
Millwork: SS-4/PL-1
Ceiling: ACT-12
Lighting: Recessed LED cans for general lighting

FINISHES (APPROVED FINISHES ARE FROM THE DECEMBER FINISH MEETING)

APPROVED FINISHES

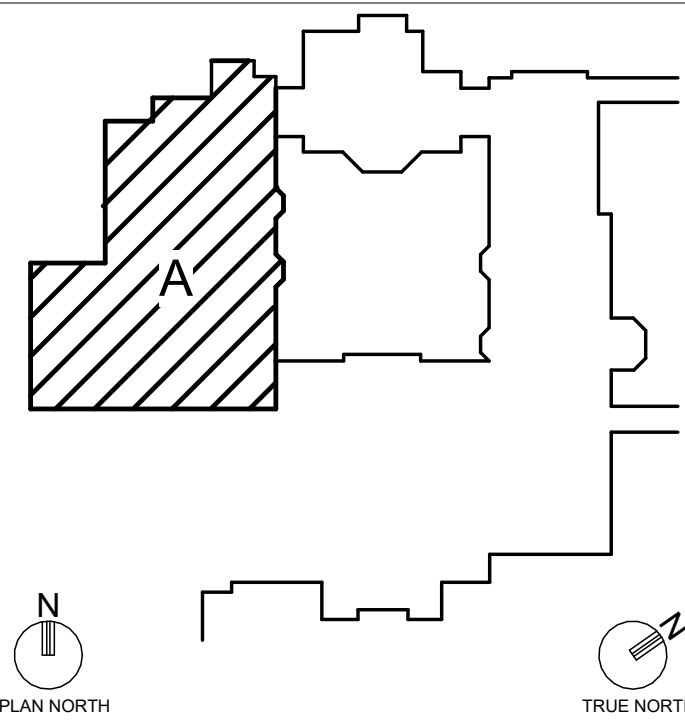


PROPOSED FINISHES



FINISH LEGEND						
Code	Rev. Date	Manufacturer	Pattern	Color	Details	Remarks
DIVISION 06: WOODS, PLASTICS, AND COMPOSITES						
062023 Interior Finish Carpentry						
CR-1		Tague Lumber or Equal	TL-4359	Primed and Painted P-1	7/16" x 5 1/4"	Chair Rail
064116 Plastic-Laminate-Faced Architectural Cabinets (As noted on Interior Elevations as - PLAM ARCH MILLWORK)						
PL-1		Wilsonart	7992-38	Pinnacle Walnut	Decorative hardware by Colonial Bronze 790-5 Series...	AV Room
PL-2 - PL-9 are not used in the Auditorium portion of project. Refer to Pavillion Finish Legend for finishes						
DIVISION 09: FINISHES						
095113 Acoustical Panel Ceilings						
ACT-12		Armstrong	Calla High NRC	White	12' x 2' Lay-In, 15/16" Prelude Grid White	Auditorium
096400 Wood Flooring						
WDF-1		Olde Savannah Flooring or Equal				Auditorium Platform
096513 Resilient Base and Accessories						
RB-7		Tarkett or Equal				Auditorium
STR-1 not used in the Auditorium portion of project. Refer to Pavillion Finish Legend for finishes						
STR-2		Six Degrees Flooring or Equal	Impression Vinyl Stair Treads IS233_C05S	Limed Gray Oak	Pre-molded, one-piece luxury vinyl combination tread/riser with integrated visual strip. Coordinating J-channel accessories and matching caulk. 28mil, Embossed Finish	Tread & Riser
DS-5						
DS-1 - DS-4 are not used in the Auditorium portion of project. Refer to Pavillion Finish Legend for finishes						
096519 Resilient Tile Flooring						
RF-1		Patcraft	Woodtone 1724V	Bark V2 00530	9" x 36", 20mil wear layer, Herringbone Pattern Installation in IL Corridors	Backstage Corridor, Stage Left, Dressing Room, AV Room
RF-2 - RF-13 are not used in the Auditorium portion of project. Refer to Pavillion Finish Legend for finishes						
096813 Tile Carpeting						
CPT-9		Patcraft	Enliven	Aspire	18" x 36", Moisture Barrier, Multi-Level Pattern Cut/Loop, 28 oz, 100% Solution Dyed, Monolithic Installation	Auditorium
CPT-10		Patcraft	Harmonious	Aspire	18" x 36", Multi-Level Pattern Cut/Loop, 28 oz, 100% Solution Dyed, Brick Installation	2nd Floor Connecting Corridor
CPT-11 - CPT-19 are not used in the Auditorium portion of project. Refer to Pavillion Finish Legend for finishes						
098433 Sound-Absorbing Wall Units						
AP-6						Auditorium
099123 Interior Painting						
P-1		Sherwin Williams	SW7006	Extra White	ProMar 200 Semi-gloss	General Trim
P-2		Sherwin Williams	SW7757	High Reflective White	ProMar 200 Flat	General Ceiling
P-3 - P-19 are not used in the Auditorium portion of project. Refer to Pavillion Finish Legend for finishes						
P-20		Sherwin Williams	SW7547	Sandbar	ProMar 200 Eggshell	Auditorium Above Chair Rail
P-21		Sherwin Williams	SW9138	Star dew	ProMar 200 Eggshell	Auditorium Below Chair Rail
P-22 - P-38 are not used in the Auditorium portion of project. Refer to Pavillion Finish Legend for finishes						
DIVISION 10: SPECIALITIES						
102239 19 Folding Panel Partitions						
PAR-1		Modernfold or Equal	Acousti-Seal Encore Automated Wall System	Len-Tex Vinyl in Serenity with SW Smoke Gray...	Continuously Hinged Electric	Auditorium
102600 Wall and Door Protection						
HR-2		Construction Specialities (Acrovyn)	P-OW	Stained	4-1/2" Solid wood, mitered at corners, Installed on...	IL Corridor (Oval)
DIVISION 12: FURNISHINGS						
122413 Roller Window Shades						
RS-2		SWF Contract	Dual Roller - Vela & Avila Twilight	White 002 & White A0002	Manual, 3% Openness & Blackout/PVC Free, Inside Mount with side rails to hide light	Auditorium
12661 Simulated Stone Countertop						
SS-4		Corian		White Onyx	Price Group 5, 1/2" thick material; Eased Edge	AV Room
SS-5 - SS-6 are not used in the Auditorium portion of project. Refer to Pavillion Finish Legend for finishes						

KEYPLAN



GENERAL NOTES

SCHEMATIC DESIGN PACKAGE

NOT FOR CONSTRUCTION

PROJECT TITLE



CLOCKTOWER RENOVATIONS

VOL II: AUDITORIUM



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

DESIGNER : PJN	DRAWN : AES
ARCHITECT : AKN	CHECKED : JMS
ENGINEER : Designer	APPROVED : Approver
NO.	REVISION DESCRIPTION

DRAWING TITLE

INTERIOR NARRATIVE & FINISH LEGEND

DATE: SEPTEMBER 14, 2026	DRAWING
COMM. NO. 18135.00	10.00-5

DECORATIVE LIGHTING - APPROVED IN THE DECEMBER FINISH MEETING



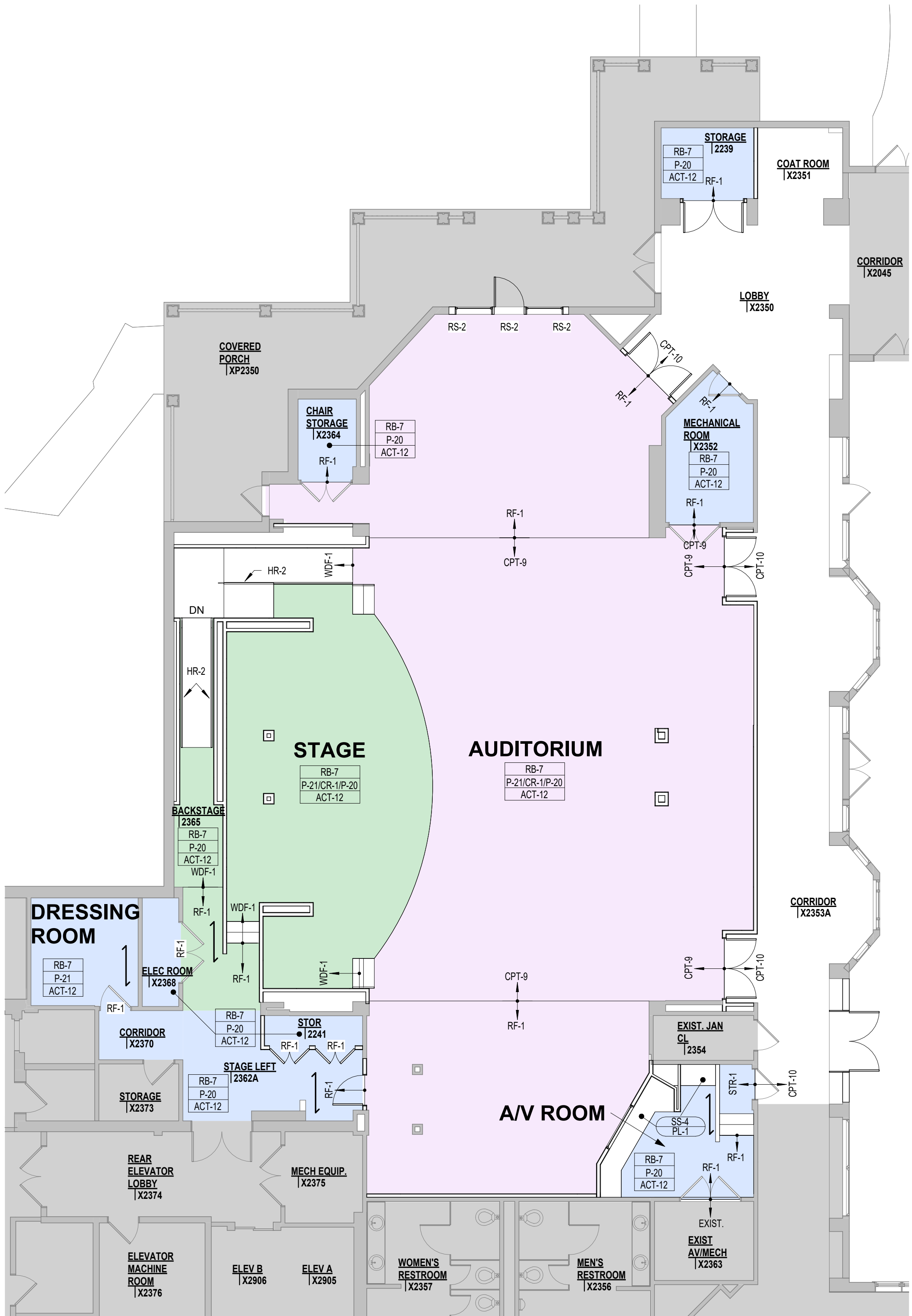
CHANDELIER



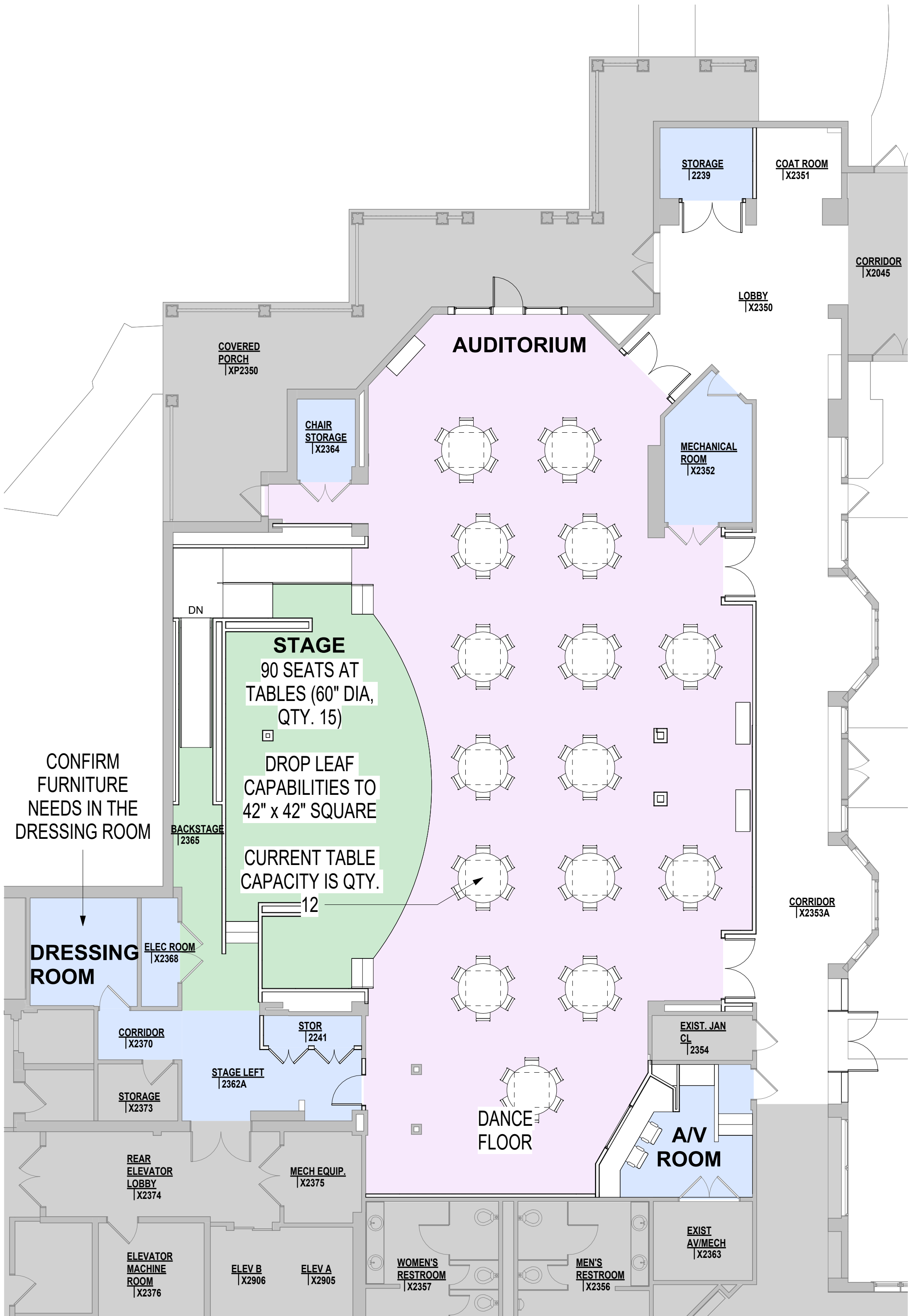
WALL SCONCE

* DISCLAIMER: ALL FURNITURE PLANS ARE SHOWN FOR REFERENCE. ALL TABLES AND CHAIRS CAN BE MOVED & THE LAYOUTS CAN BE INTERCHANGEABLE FOR THE PURPOSE OF EACH EVENT

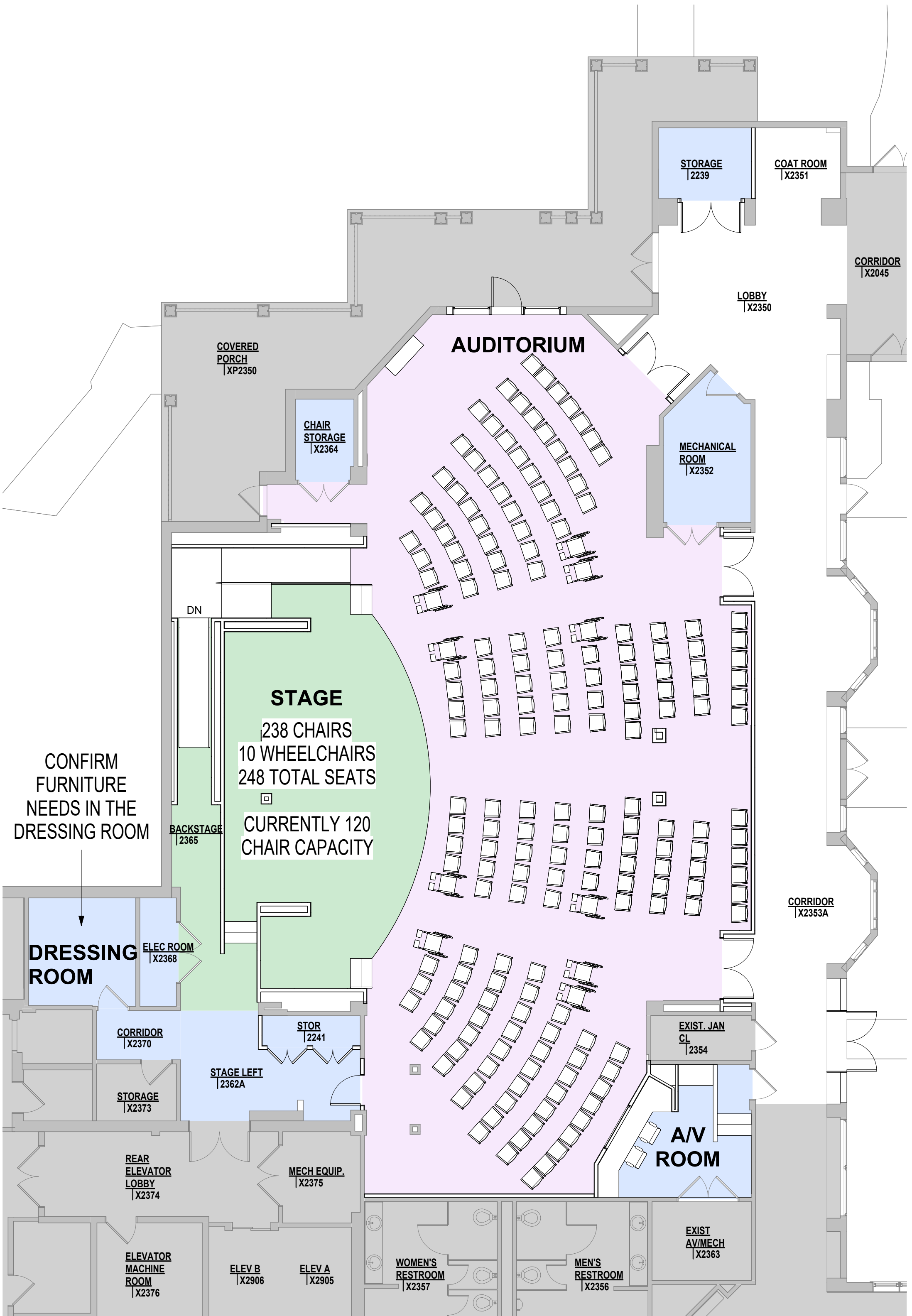
- CARPET & LUXURY VINYL PLANK
- LUXURY VINYL PLANK
- WOOD



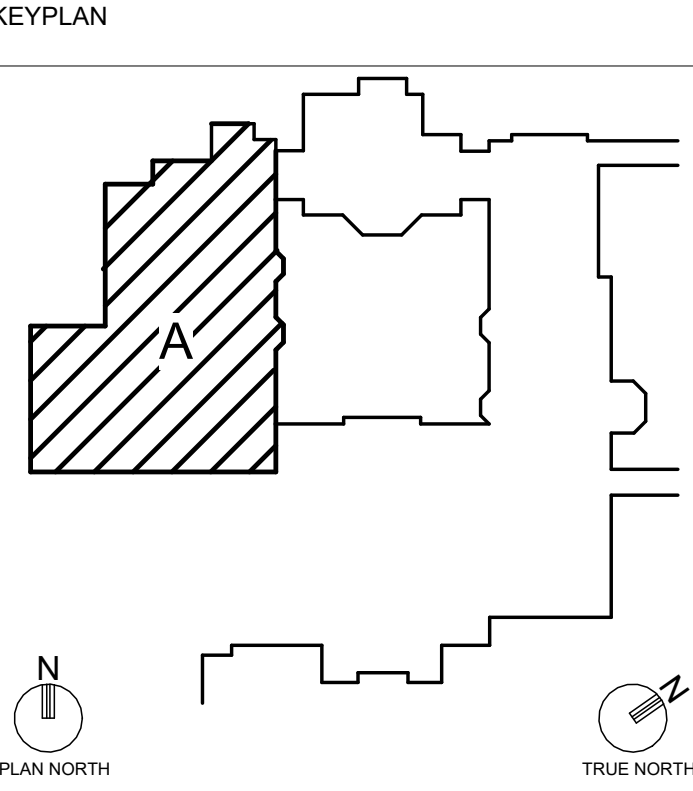
1 AUDITORIUM FINISH PLAN
1/10-5 1/8" = 1'-0"



2 AUDITORIUM FURNITURE PLAN - BANQUET TABLES
1/10-5 1/8" = 1'-0"



3 AUDITORIUM FURNITURE PLAN - CHAIRS
1/10-5 1/8" = 1'-0"



GENERAL NOTES

SCHEMATIC DESIGN PACKAGE

NOT FOR CONSTRUCTION

PROJECT TITLE

Collington KENDAL

CLOCKTOWER RENOVATIONS

VOL II: AUDITORIUM

SFCs Architecture Engineering Planning Interiors

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

DESIGNER : PJN	DRAWN : AES
ARCHITECT : AKN	CHECKED : JMS
ENGINEER : Designer	APPROVED : Approver
NO.	REVISION DESCRIPTION DATE

DRAWING TITLE
FINISH & FURNITURE PLANS

DATE: SEPTEMBER 14, 2026	DRAWING 11.10-5
COMM. NO. 18135.00	

DECORATIVE LIGHTING - APPROVED IN THE DECEMBER FINISH MEETING



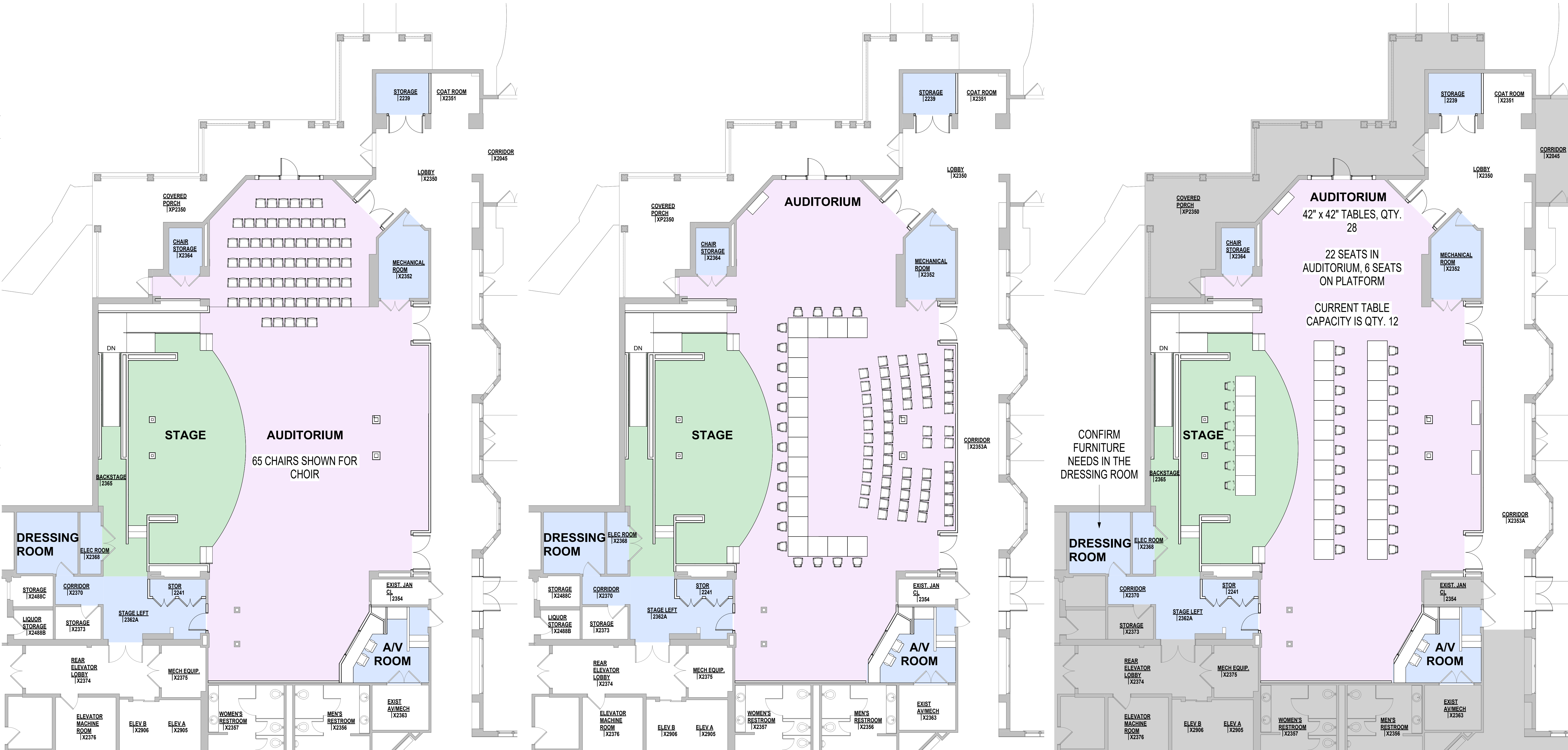
CHANDELIER



WALL SCONCE

* DISCLAIMER: ALL FURNITURE PLANS ARE SHOWN FOR REFERENCE. ALL TABLES AND CHAIRS CAN BE MOVED & THE LAYOUTS CAN BE INTERCHANGEABLE FOR THE PURPOSE OF EACH EVENT

- CARPET & LUXURY VINYL PLANK
- LUXURY VINYL PLANK
- WOOD

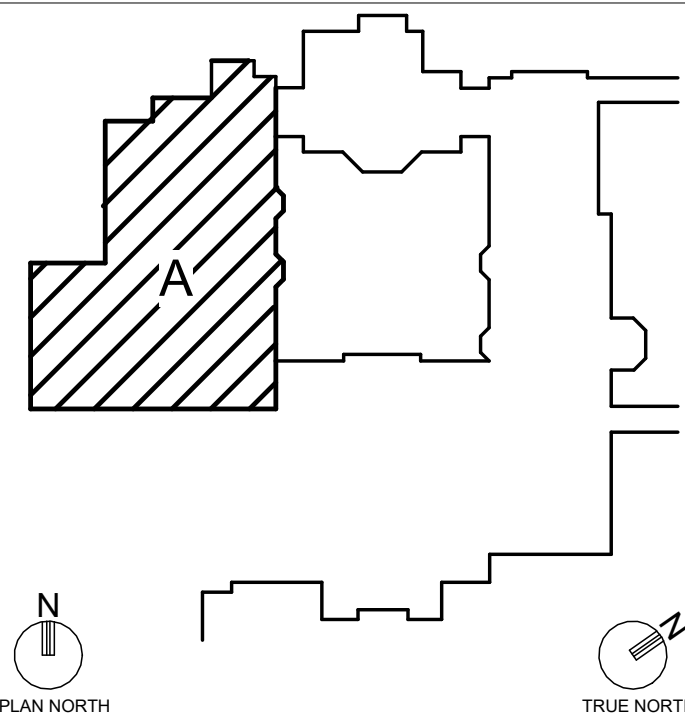


1 AUDITORIUM FURNITURE PLAN - SINGER LAYOUT

2 AUDITORIUM FURNITURE PLAN - MEETING SPACE

3 AUDITORIUM FURNITURE PLAN - RESIDENT COUNCIL MTG TABLES

KEYPLAN



GENERAL NOTES

SCHEMATIC DESIGN PACKAGE

NOT FOR CONSTRUCTION

PROJECT TITLE

Collington KENDAL

CLOCKTOWER RENOVATIONS

VOL II: AUDITORIUM

SFCS

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

DESIGNER : PUN	DRAWN : AES
ARCHITECT : AKN	CHECKED : JMS
ENGINEER : Designer	APPROVED : Approver
NO.	REVISION DESCRIPTION

DRAWING TITLE

FURNITURE PLANS
CONT.

DATE: SEPTEMBER 14, 2026
COMM. NO. 18135.00

11.11-5