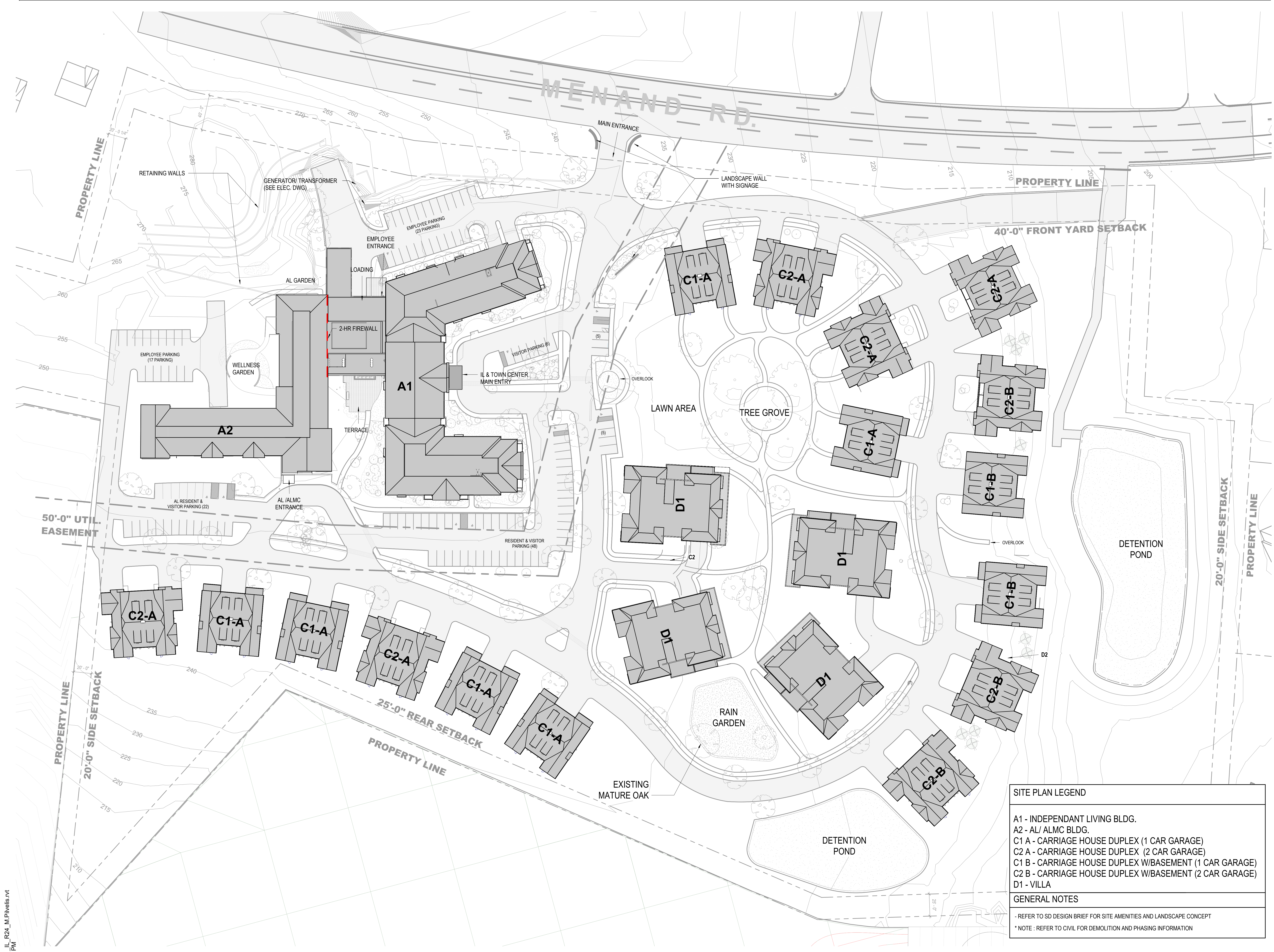


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1 SITE - PROPOSED SITE PLAN (OVERALL)  
1" = 40'-0"

| SITE PLAN LEGEND                                                    |                                                 |  |
|---------------------------------------------------------------------|-------------------------------------------------|--|
| A1 -                                                                | INDEPENDANT LIVING BLDG.                        |  |
| A2 -                                                                | AL/ ALMC BLDG.                                  |  |
| C1 A -                                                              | CARRIAGE HOUSE DUPLEX (1 CAR GARAGE)            |  |
| C2 A -                                                              | CARRIAGE HOUSE DUPLEX (2 CAR GARAGE)            |  |
| C1 B -                                                              | CARRIAGE HOUSE DUPLEX W/BASEMENT (1 CAR GARAGE) |  |
| C2 B -                                                              | CARRIAGE HOUSE DUPLEX W/BASEMENT (2 CAR GARAGE) |  |
| D1 -                                                                | VILLA                                           |  |
| GENERAL NOTES                                                       |                                                 |  |
| - REFER TO SD DESIGN BRIEF FOR SITE AMENITIES AND LANDSCAPE CONCEPT |                                                 |  |
| * NOTE : REFER TO CIVIL FOR DEMOLITION AND PHASING INFORMATION      |                                                 |  |

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

SEAL

KEY PLAN

**PERKINS — EASTMAN**  
115 Fifth Avenue  
New York, NY 10003  
T: +1 212 353 1200  
F: +1 212 353 7676

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

Construction Manager:  
**PIKE**  
15 Circle St Rochester, NY 14607

Civil / Site:  
**HERSHBERG & HERSHBERG**  
18 Locust Street Albany, NY 12203  
Telephone: (585) 482-8130  
Landscapes:  
**HERSHBERG & HERSHBERG**  
18 Locust Street Albany, NY 12203  
Telephone: (585) 482-8130  
Structural:  
**JENSEN/BRV ENGINEERING, PLLC**  
1653 East Main Street, Rochester, NY 14609  
Telephone: (585) 482-8130  
Mechanical & Plumbing:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Electrical:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Lighting Consultant:

Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

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

PROJECT No: 86241.00  
DRAWING TITLE:  
**PROPOSED SITE PLAN (OVERALL)**

SCALE: As Indicated

**AS-101**

SCHEMATIC DESIGN

05-12-2025



The Robbery  
209 South LaSalle St., Suite 400  
Chicago, IL 60604  
T. +1.312.755.1200  
F. +1.312.755.1155

Telephone: (518) 533-2171  
Lighting Consultant:

Code Consultant:  
**N/A**

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

DRAWING TITLE:  
**LEVEL B1 - OVERALL  
FLOOR PLAN**

**A-101**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





SEAL



Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT No: 86241.00

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DRAWING TITLE:

**LEVEL 01 - OVERALL  
FLOOR PLAN**

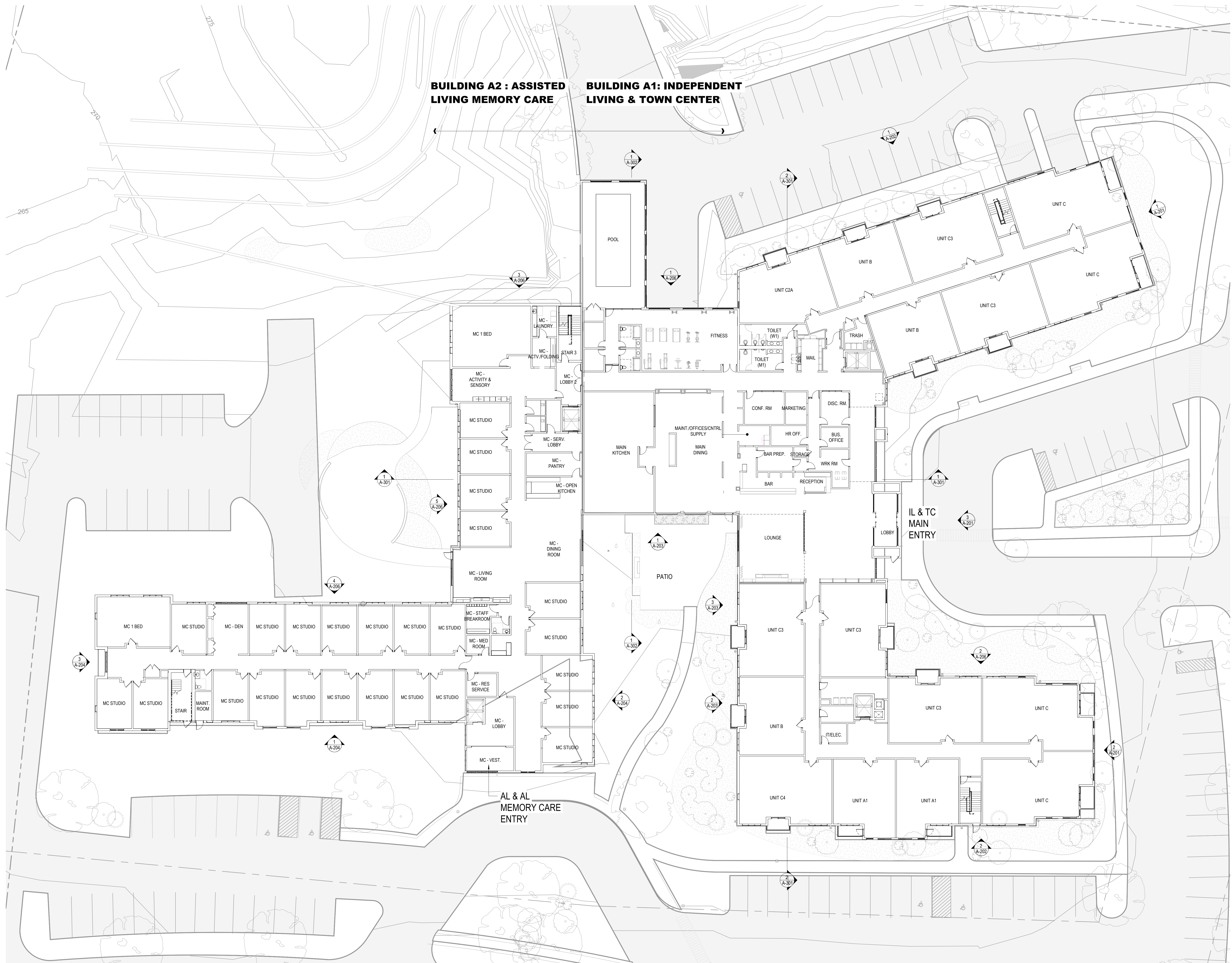
SCALE: 1/16" = 1'-0"

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**A-102**

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SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



**1 LEVEL 01 - RF FLOOR PLAN**  
1/16" = 1'-0"

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SEAL



Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT No: 86241.00

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DRAWING TITLE:

**LEVEL 02 - OVERALL  
FLOOR PLAN**

# A-103

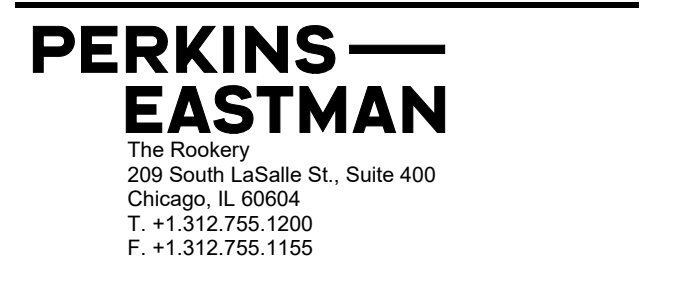
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SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





SEAL



Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT No: 86241.00

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DRAWING TITLE:

**LEVEL 03/04 -  
REFERENCE FLOOR  
PLAN**

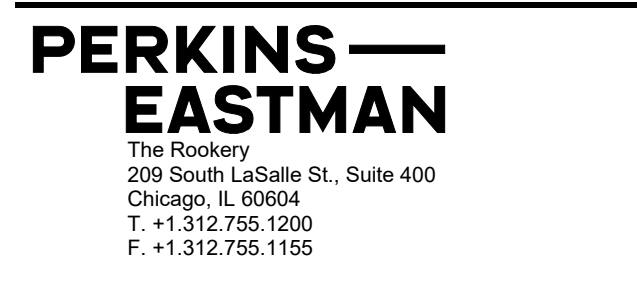
# A-104

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SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





SEAL

Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT No: 86241.00

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DRAWING TITLE:

**ROOF - REFERENC  
FLOOR PLAN**

# A-105

---

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





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

Civil / Site:  
**HERSHBERG & HERSHBERG**  
18 Locust Street Albany, NY 12203  
Telephone: (585) 482-8130  
Landscape:

**JENSEN/BRV ENGINEERING, P.C.**  
1653 East Main Street, Rochester, NY  
Telephone: (585) 482-8130

Telephone: (518) 533-2171  
Electrical:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady  
Telephone: (518) 533-2171

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

FRANCISCAN  
MINISTRIES -  
SENIOR LIVING  
ALBANY, NY

DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

**A-20**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025

# MATERIALS LEGEND

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





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1  
1/8" = 1'-0"



2  
1/8" = 1'-0"

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

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

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

AL / MC TC IL

KEY PLAN

**PERKINS EASTMAN**  
The Rockery  
209 South LaSalle St., Suite 400  
Chicago, IL 60604  
T. +1 312 755 1200  
F. +1 312 755 1155

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

Construction Manager:  
**PIKE**  
15 Circle St Rochester, NY 14607

Civil / Site:  
**HERSHBERG & HERSHBERG**  
18 Locust Street Albany, NY 12203  
Telephone: (585) 482-8130  
Landscapes:  
**HERSHBERG & HERSHBERG**  
18 Locust Street Albany, NY 12203  
Telephone: (585) 482-8130  
Structural:  
**JENSEN/BRV ENGINEERING, PLLC**  
1653 East Main Street, Rochester, NY 14609  
Telephone: (585) 482-8130  
Mechanical & Plumbing:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Electrical:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Lighting Consultant:

Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

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

PROJECT No: 86241.00

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

SCALE: As Indicated

**A-202**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



KEY PLAN

Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT No: 86241.00

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DRAWING TITLE:

**EXTERIOR  
ELEVATIONS**

SCALE: As indicated

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**A-203**

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SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025

# MATERIALS LEGEND

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





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3 WEST - AL  
1/8" = 1'-0"



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

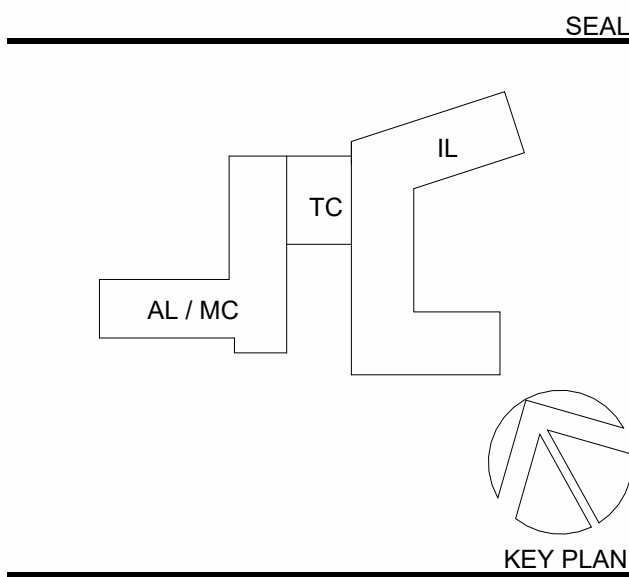


1 SOUTH - AL/MC  
1/8" = 1'-0"

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

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

| No. | Description                 | Date       |
|-----|-----------------------------|------------|
| 1   | ISSUED FOR SCHEMATIC DESIGN | 05-12-2025 |
| 2   | SITE PLAN SUBMISSION        | 06-17-2025 |
|     |                             |            |
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**PERKINS EASTMAN**  
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F: +1 312 755 1155

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Construction Manager:  
**PIKE**  
15 Circle St Rochester, NY 14607

Civil / Site:  
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Telephone: (585) 482-8130  
Landscapes:

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Telephone: (585) 482-8130  
Structural:

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1653 East Main Street, Rochester, NY 14609  
Telephone: (585) 482-8130

Mechanical & Plumbing:  
**ME ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Electrical:

**ME ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Lighting Consultant:

Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

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

PROJECT No: 86241.00

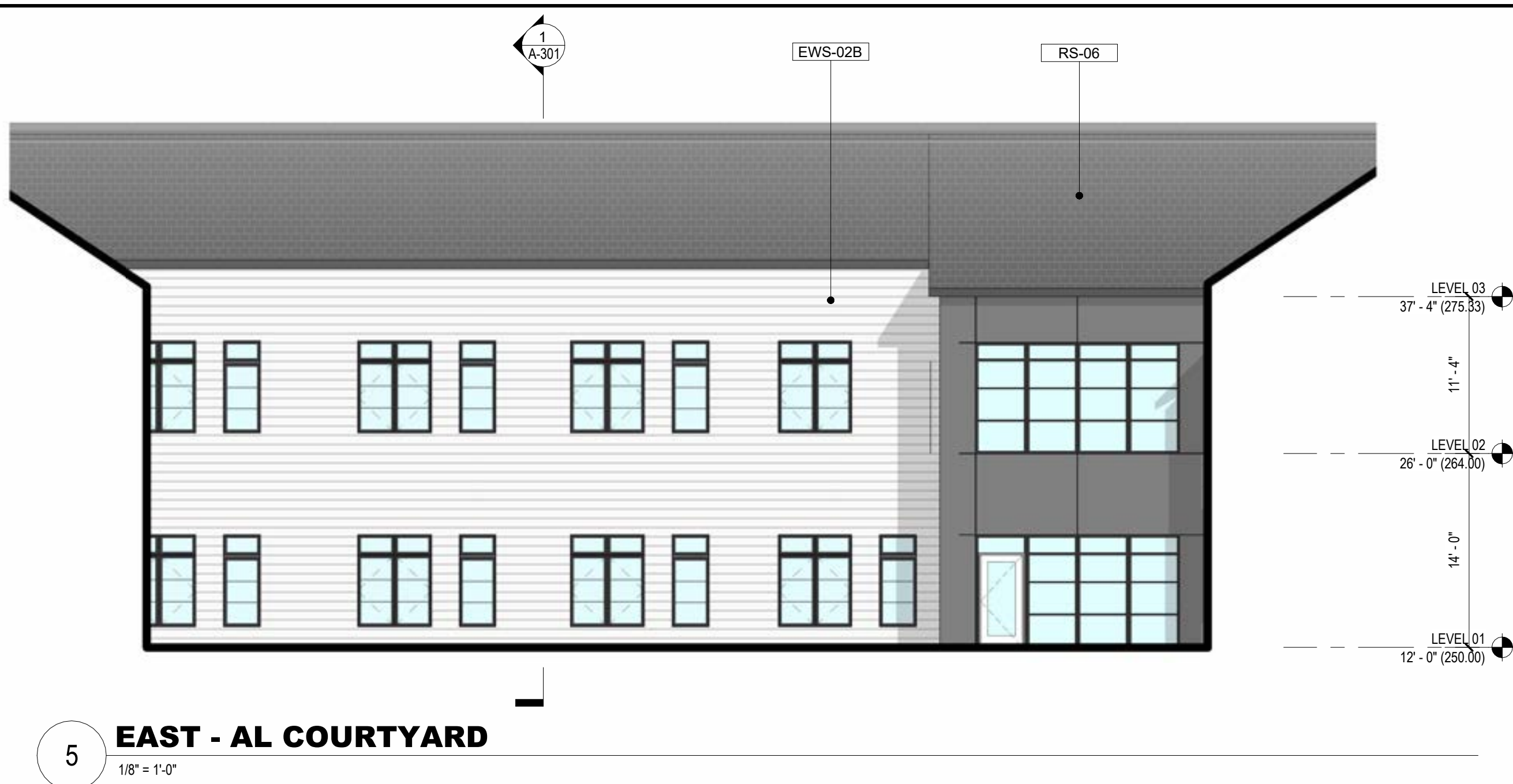
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

SCALE: As Indicated

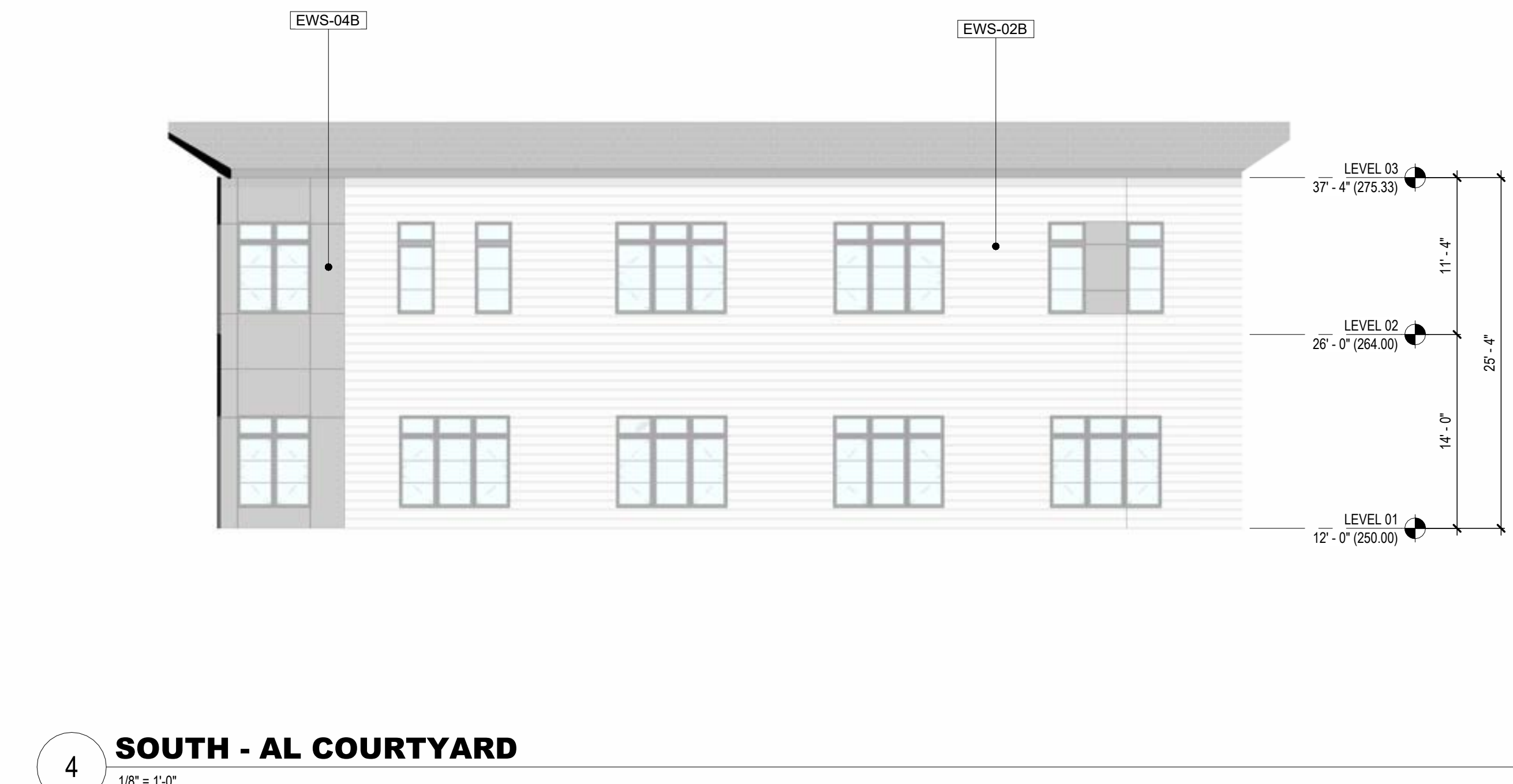
**A-204**  
SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



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5 EAST - AL COURTYARD  
1/8" = 1'-0"



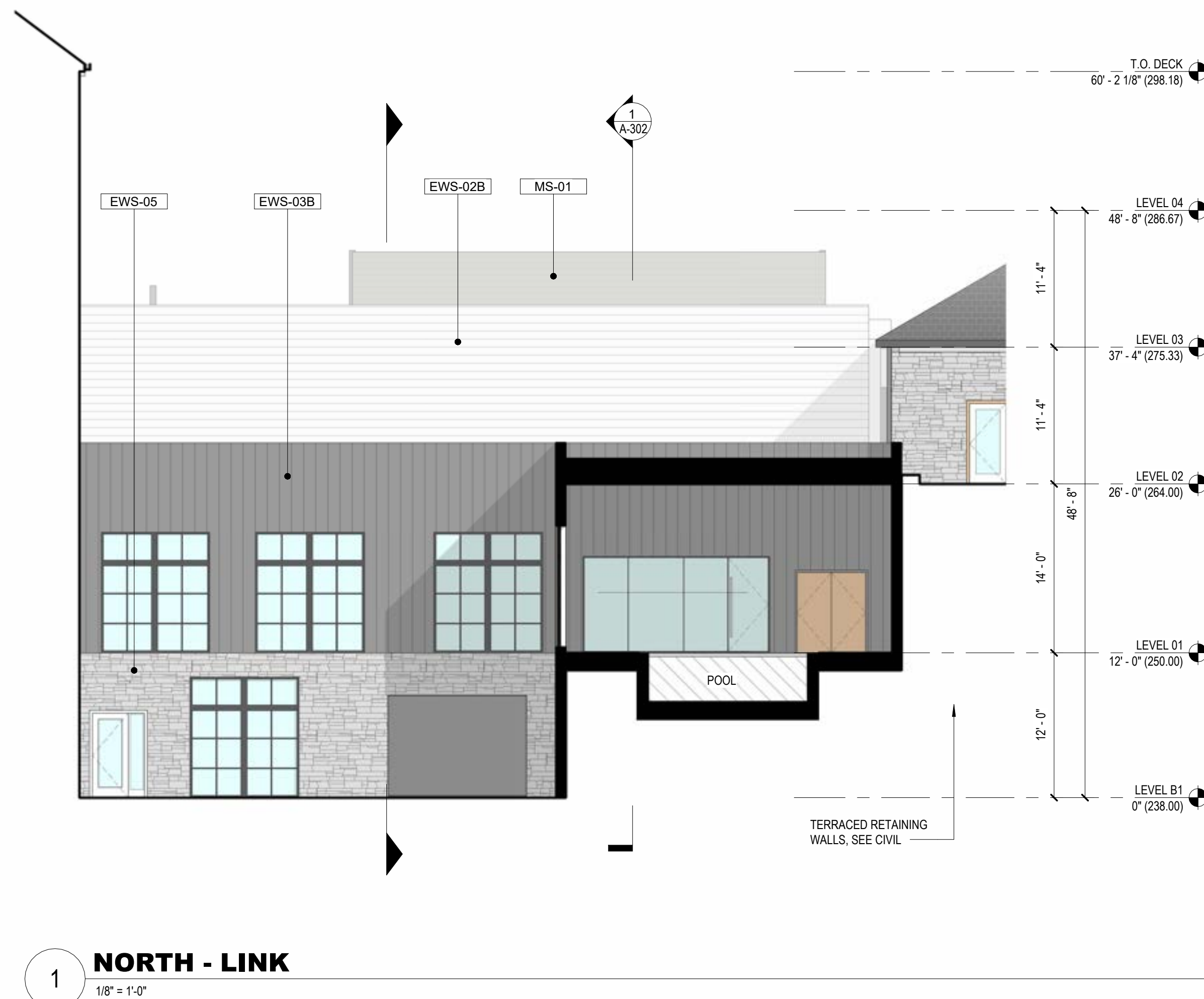
4 SOUTH - AL COURTYARD  
1/8" = 1'-0"



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



3 NORTH - AL/MC  
1/8" = 1'-0"

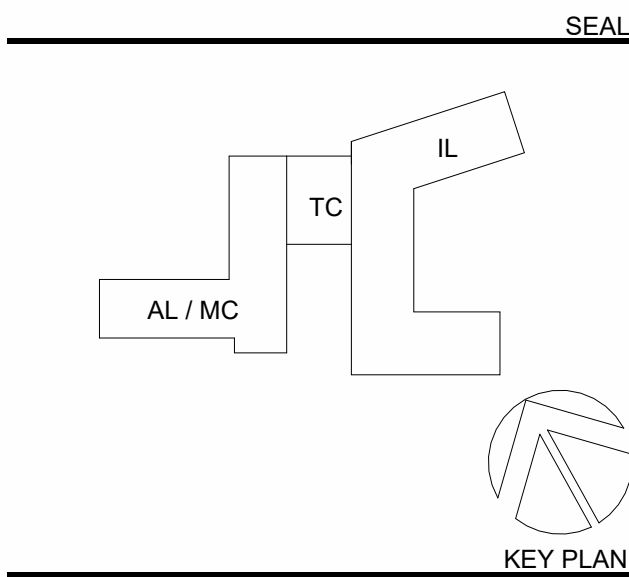


1 NORTH - LINK  
1/8" = 1'-0"

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

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

| No. | Description                 | Date       |
|-----|-----------------------------|------------|
| 1   | ISSUED FOR SCHEMATIC DESIGN | 05-12-2025 |
| 2   | SITE PLAN SUBMISSION        | 06-17-2025 |
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Telephone: (518) 533-2171  
Lighting Consultant:

Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

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

PROJECT No: 86241.00

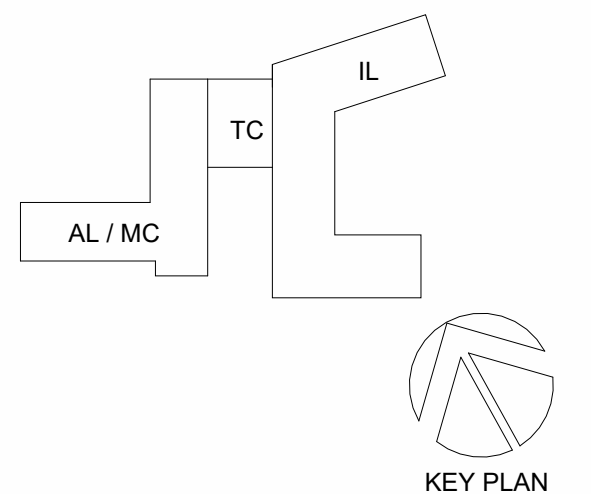
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

SCALE: As Indicated

**A-206**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



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Lighting Consultant:

Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT TITLE:

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

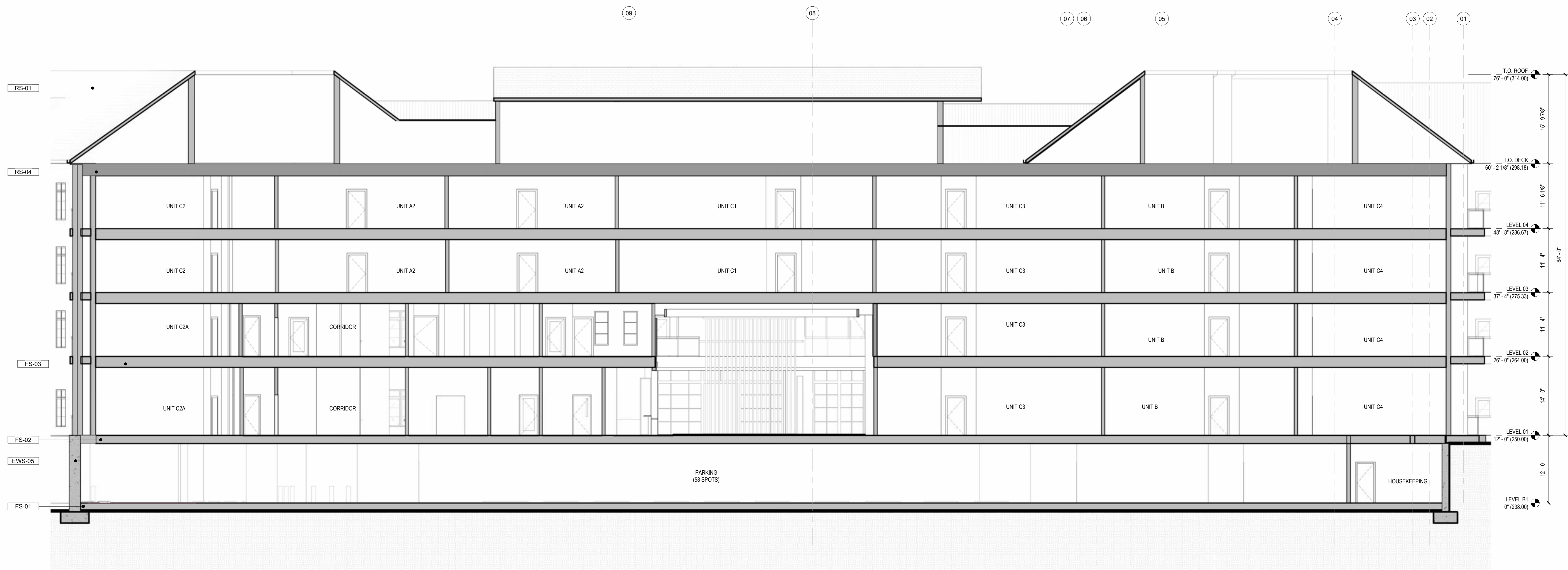
PROJECT No: 86241.00

# DRAWING TITLE: BUILDING SECTIONS

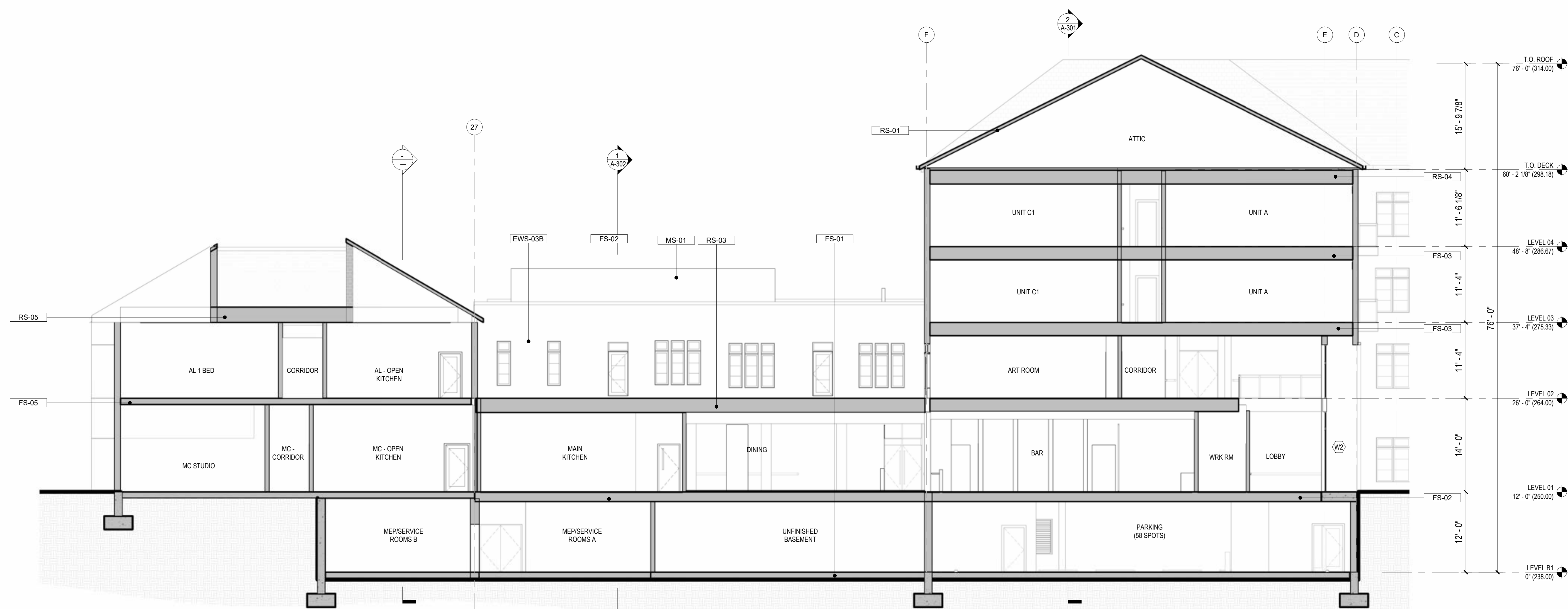
SCALE: 1/8" = 1'-0"

**A-301**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



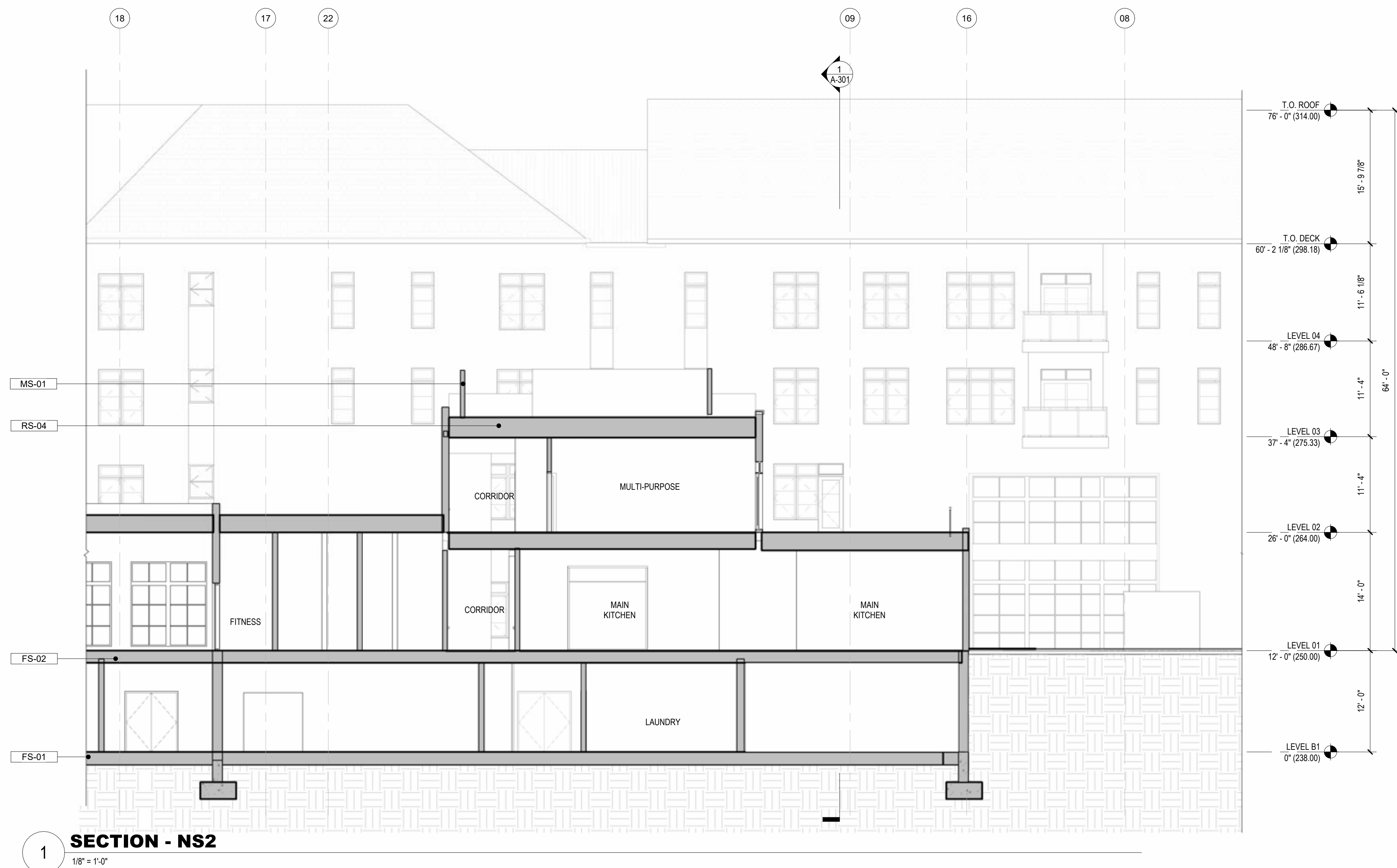
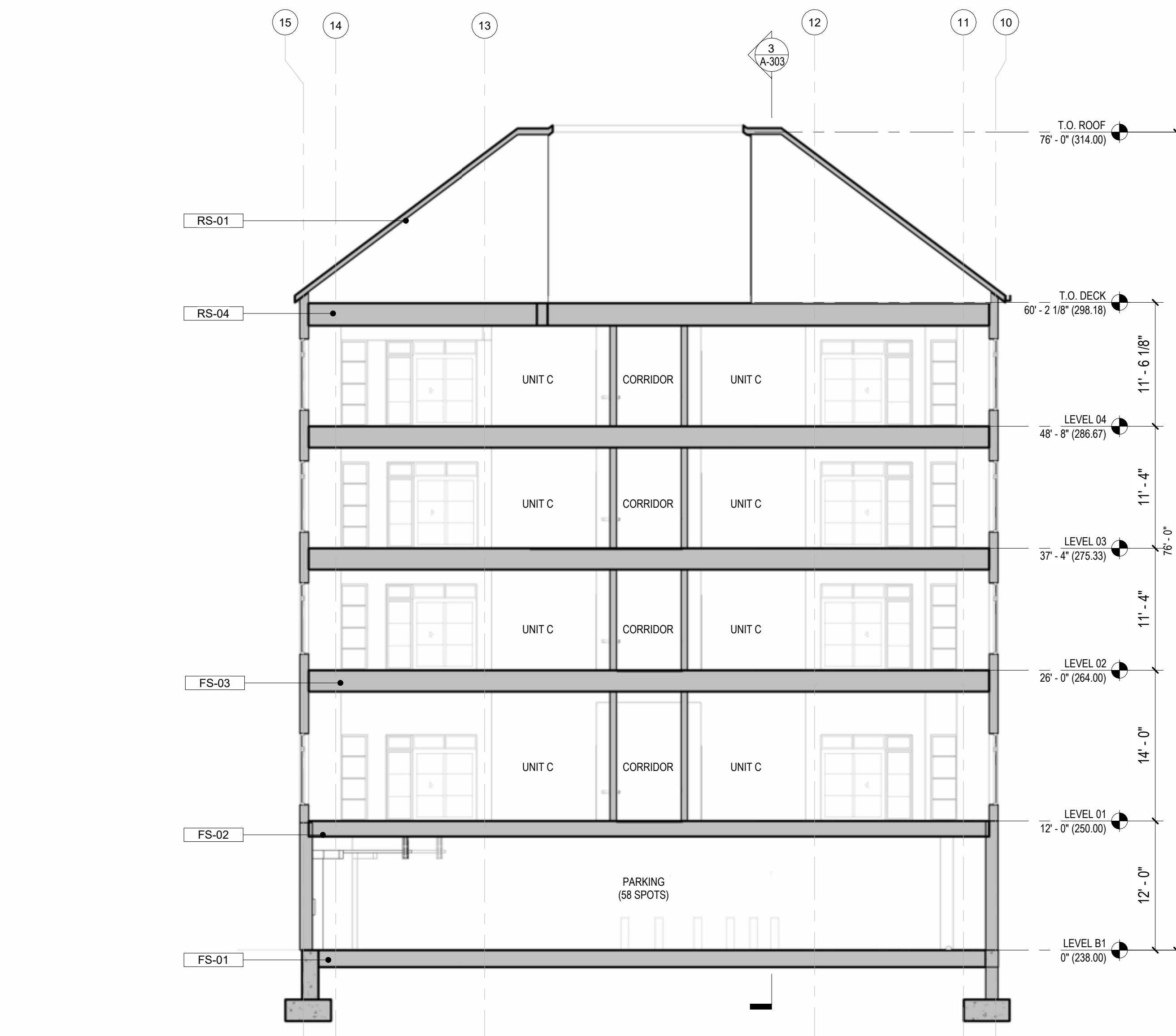
2 **SECTION - NS**  
1/8" = 1'-0"



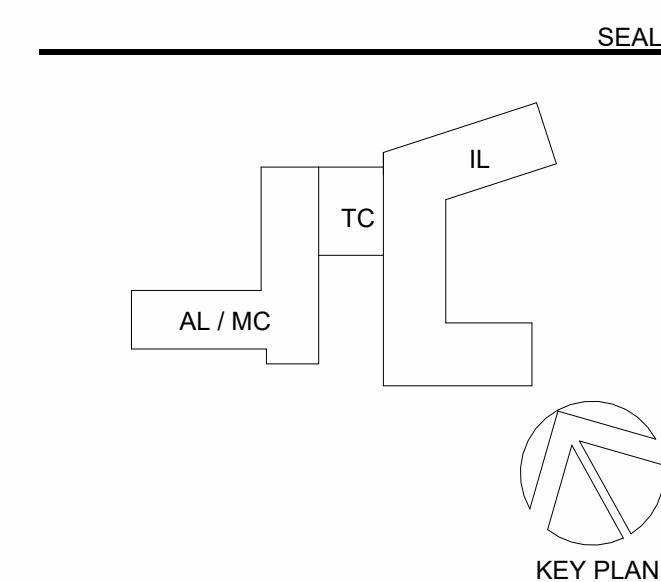
**1 SECTION - EW**  
1/8" = 1'-0"

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| KEYNOTE LEGEND |                                                                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Value      | Keynote Text                                                                                                                                                                                                                      |
| A-09           | EXTERIOR GLASS GUARDRAIL WITH POWDER COATED FRAME TO MATCH WINDOW FINISH                                                                                                                                                          |
| DR-02          |                                                                                                                                                                                                                                   |
| DS-01          | PREFINISHED ALUMINUM DOWNSPOUT WITH BOOT: RECTANGULAR PROFILE                                                                                                                                                                     |
| EWS-01A        | EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED WITH MORTAR O/THIN TECH ELITE PANEL SYSTEM O/2" RIGID INSUL. /DRAINAGE MAT O/WEATHER RESISTIVE BARRIER AND SUBSTRATE ON WOOD FRAMING W/ SUPPORTING RELIEVING ANGLE AT LEVEL 3 AND 4 |
| EWS-01B        | EXT. WALL SYSTEM - THIN BRICK MASONRY ADHERED WITH MORTAR O/THIN TECH ELITE PANEL SYSTEM O/2" RIGID INSUL. /DRAINAGE MAT O/WEATHER RESISTIVE BARRIER AND SUBSTRATE ON METAL FRAMING                                               |
| EWS-02B        | EXT. WALL SYSTEM - HORIZONTAL FIBER CEMENT SIDING O/RIGID INSULATION ON WOOD FRAMING                                                                                                                                              |
| EWS-03B        | EXT. WALL SYSTEM - VERTICAL FIBER CEMENT SIDING O/RIGID INSULATION ON WOOD FRAMING                                                                                                                                                |
| EWS-04B        | EXT. WALL SYSTEM - O/RIGID INSULATION ON WOOD FRAMING                                                                                                                                                                             |
| EWS-05         | EXT. WALL SYSTEM - CAST-IN-PLACE CONCRETE WALL O/2" RIGID INSUL TO OUTSIDE FACE WHERE UNEXPOSED OR STAMPED PROFILE /W/ RIGID INSUL. WHERE EXPOSED                                                                                 |
| EWS-07         | EXT. WALL SYSTEM - ENGINEERED STONE CLADDING O/RIGID INSUL. ON STRUCTURAL WOOD FRAMING                                                                                                                                            |
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| FS-02          | FLOOR SYSTEM - 12" HOLLOWCORE PRECAST CONCRETE PLANK WITH 3" TOPPING AND 2" RIGID INSULATION OVERBUILD                                                                                                                            |
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| MS-01          | METAL STUD ROOFTOP MECHANICAL SCREEN FASTENED TO ROOF FRAMING                                                                                                                                                                     |
| MTL-01         | PREFINISHED 6" ALUMINUM SQUARE PROFILE GUTTER                                                                                                                                                                                     |
| RS-01          | ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION WITH ASPHALT SHINGLES. 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH                                                                            |
| RS-02          | ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION AND SARNAFIL DECOR PROFILE FINISH                                                                                                                              |
| RS-03          | ROOF SYSTEM: STRUCTURAL WOOD TRUSS WITH CONTINUOUS RIGID INSULATION WITH PEDESTAL SYSTEM SUPPORTING A COMPOSITE WILD DECK FINISH                                                                                                  |
| RS-04          | ROOF SYSTEM: STRUCTURAL WOOD TRUSS WITH CONTINUOUS SHEATHING, TYPE X GYP LID AND INSULATION                                                                                                                                       |
| RS-05          | ROOF SYSTEM: STRUCTURAL STEEL TRUSS WITH CONTINUOUS RIGID INSULATION AND TPO TOP FINISH WHERE EXPOSED TO EXTERIOR                                                                                                                 |
| RS-06          | ROOF SYSTEM: METAL FRAME OVERBUILD TRUSS WITH ASPHALT SHINGLES. 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH                                                                                                      |

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**Civil / Site:**  
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Landscape:  
**HERSBERG & HERSHBERG**  
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Electrical:  
**M/E Engineering, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Lifting Consultant:

Food Service:  
**N/A**

Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT TITLE: \_\_\_\_\_

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

PROJECT No: 86241.00

DRAWING TITLE:  
**BUILDING SECTION**

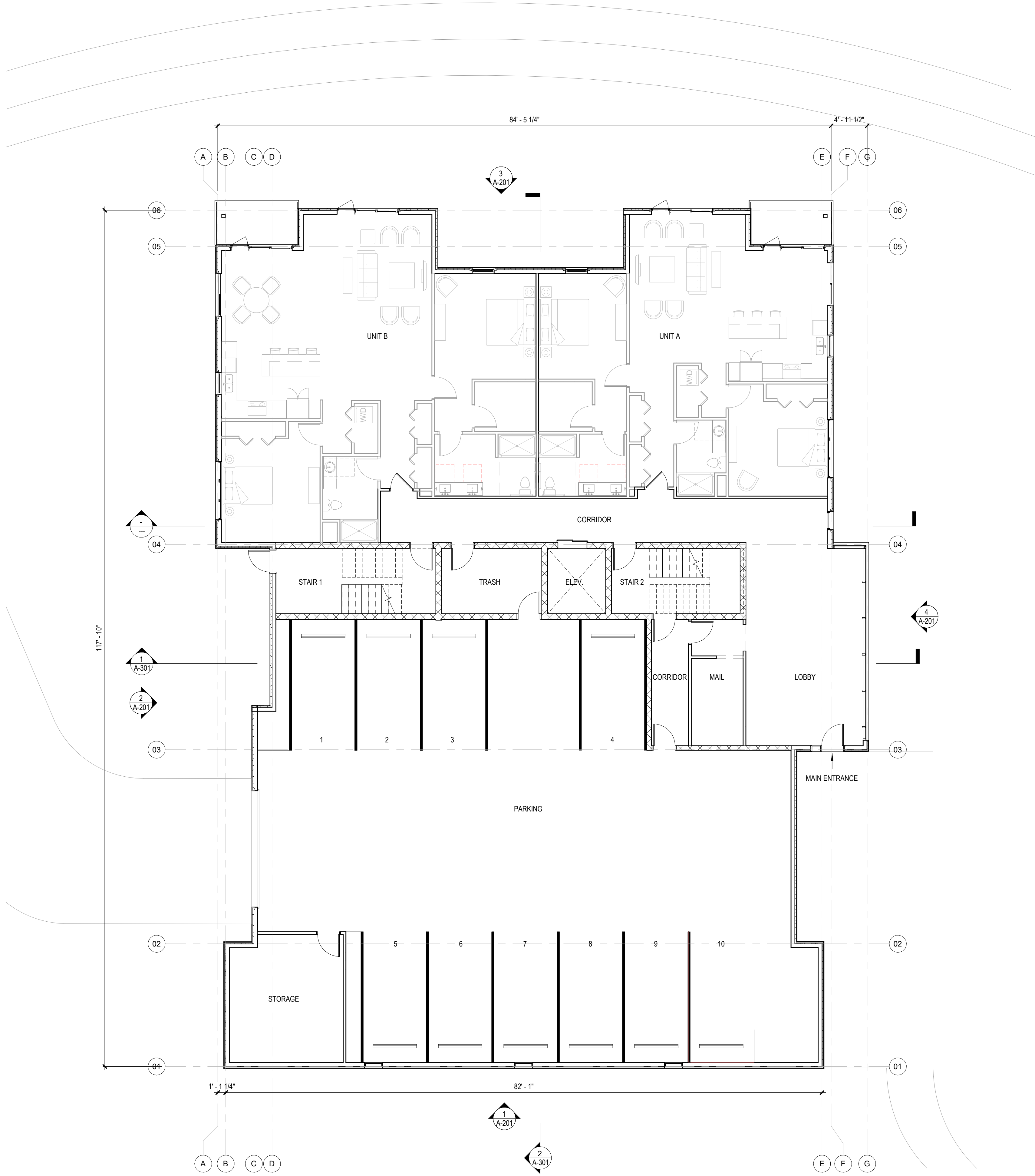
SCALE: 1/8" = 1'-0"

**A-302**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



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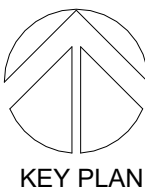
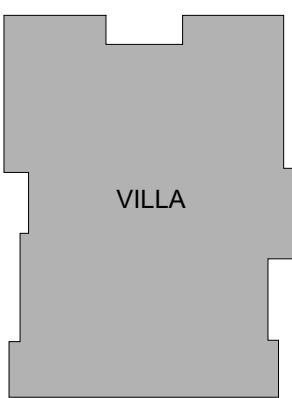
1 LEVEL 1 - VILLA FLOOR PLAN  
1/8" = 1'-0"

PLAN NOTES

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

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



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15 Circle St Rochester, NY 14607

Civil / Site:  
**HERSHBERG & HERSHBERG**  
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Landscapes:

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Telephone: (585) 482-8130  
Structural:

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Lighting Consultant:

Food Service:  
**CAPITAL FOODSERVICE DESIGN**  
2010 Arbutus Street, Janesville, WI  
Telephone 608-514-4373  
Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT TITLE:

**FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY**

PROJECT No: 86241.00

DRAWING TITLE:  
**LEVEL 1 - VILLA - FLOOR PLAN**

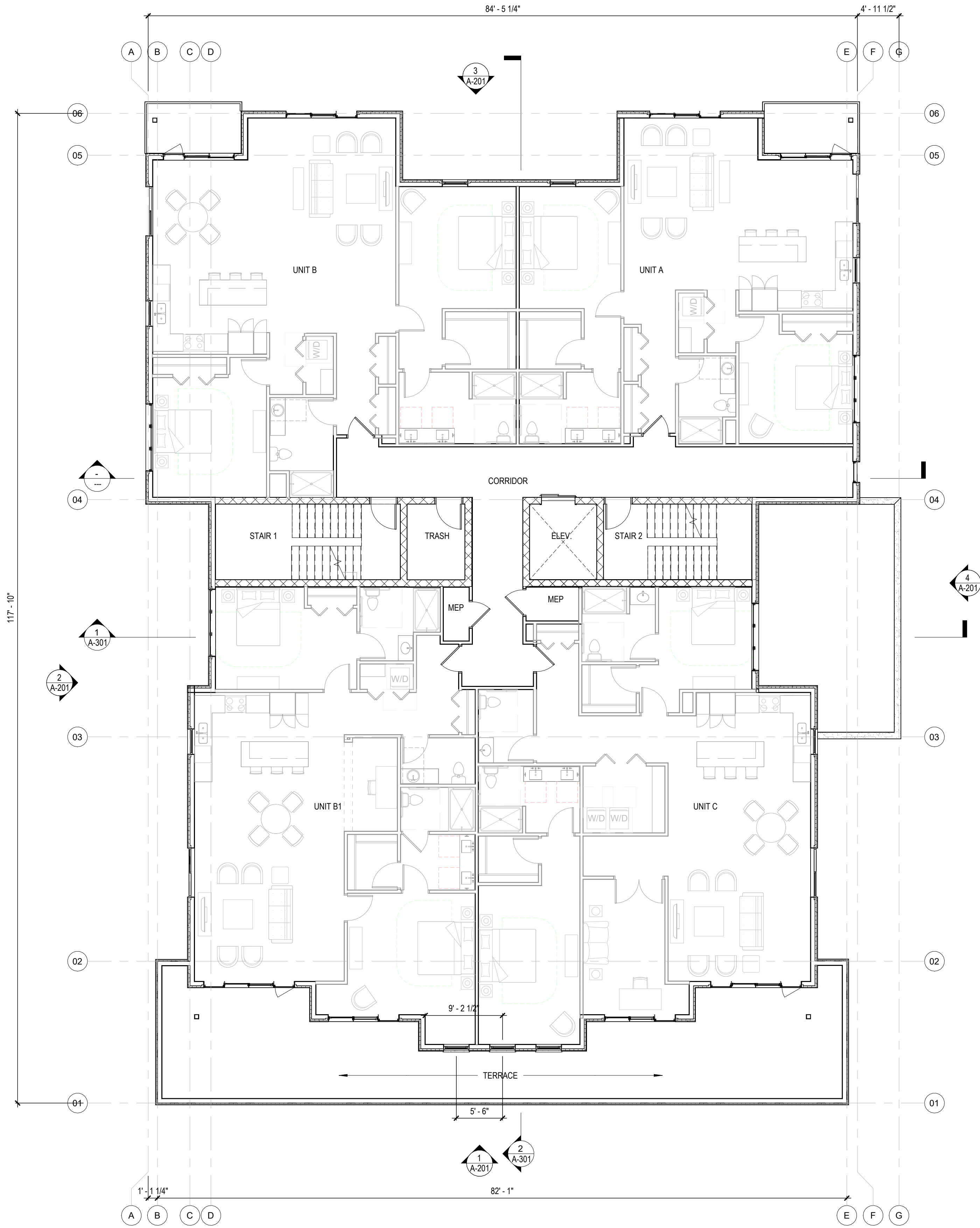
SCALE: As Indicated

**A-101**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
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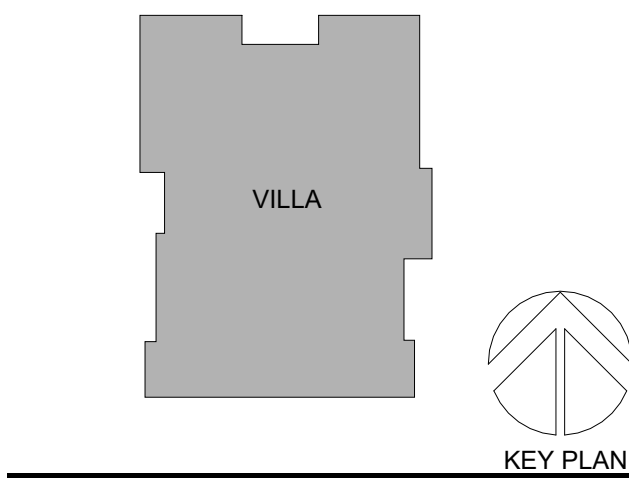
1 LEVEL 2 - VILLA FLOOR PLAN  
1/8\" = 1'-0"

PLAN NOTES

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

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



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Lighting Consultant:

Food Service:  
**CAPITAL FOODSERVICE DESIGN**  
2010 Arbutus Street, Janesville, WI  
Telephone 608-514-4373  
Planning / Zoning:

N/A

Code Consultant:  
N/A

PROJECT TITLE:

**FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY**

PROJECT No: 86241.00

DRAWING TITLE:  
**LEVEL 2 - VILLA FLOOR PLAN**

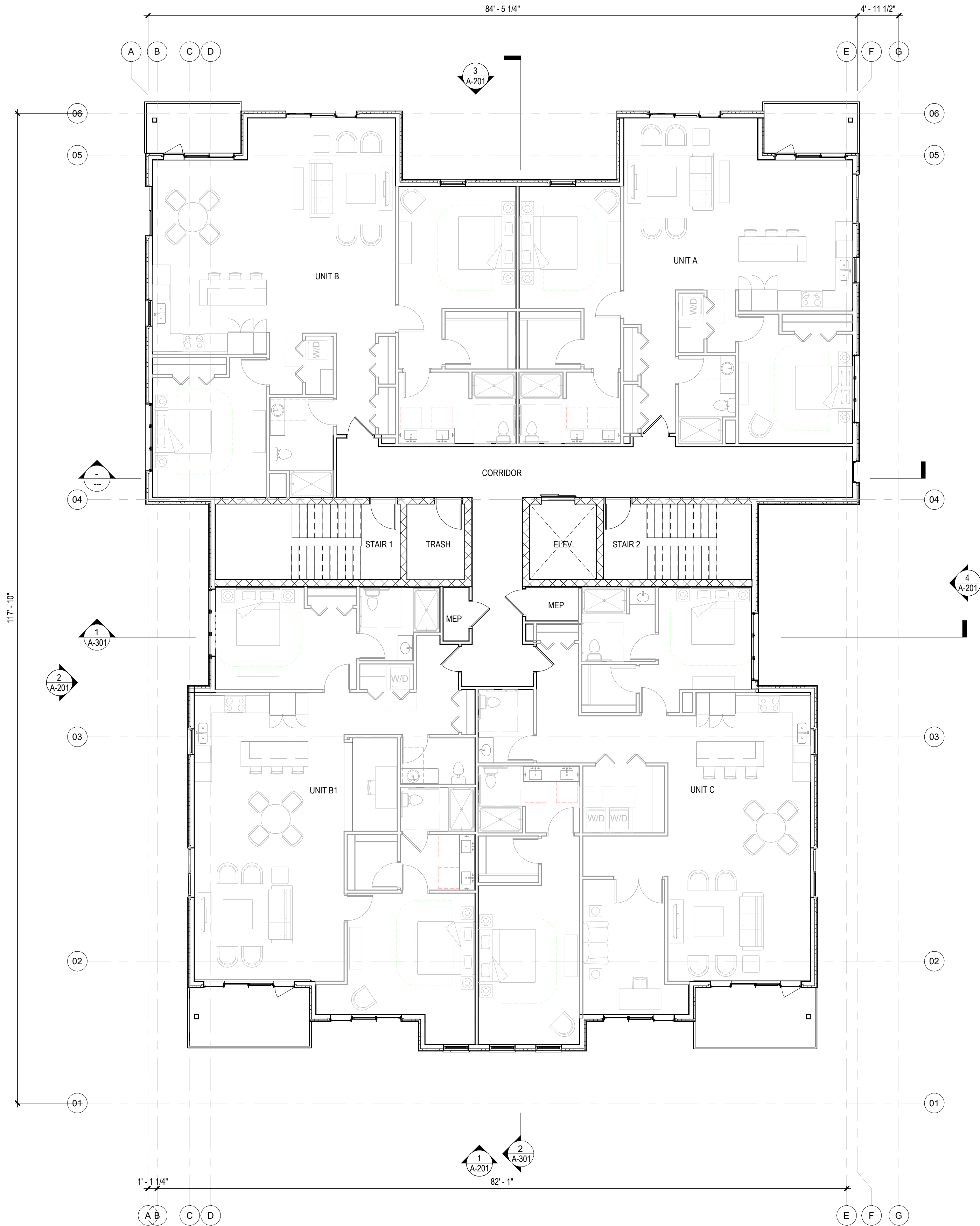
SCALE: As Indicated

**A-102**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



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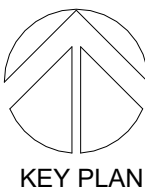
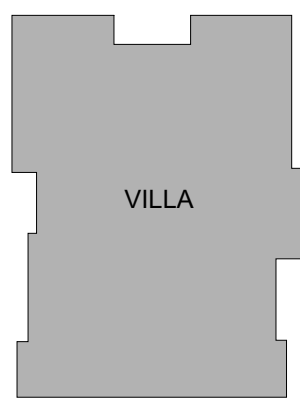
1 LEVEL 3 - VILLA FLOOR PLAN  
1/8" = 1'-0"

## PLAN NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR CMU U.O.N. INTERIOR DIMENSIONS ARE TO THE FACE OF FINISHES.
2. DOOR BUCKS SHALL BE LOCATED 4" FROM ADJACENT FINISHED WALL U.O.N.
3. SEE A-200 SERIES ENLARGED PLANS AND ENLARGED UNIT PLANS FOR WALL TYPES, DIMENSIONS AND NOTES WITHIN ROOMS AND UNITS.
4. DIAGONAL HATCHING INDICATES MILLWORK
5. PROVIDE BLOCKING AS REQUIRED WITHIN THE PARTITIONS TO PROVIDE SUPPORT FOR ALL WALL MOUNTED DEVICES, EQUIPMENT AND MILLWORK. REFER TO G-005 FOR TYPICAL MOUNTING HEIGHTS AND COORDINATE WITH MANUFACTURER SPECIFICATION

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



**PERKINS — EASTMAN**  
The Rockery  
209 South LaSalle St., Suite 400  
Chicago, IL 60604  
T: +1 312 755 1200  
F: +1 312 755 1155

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

Construction Manager:  
**LECESSE CONSTRUCTION COMPANY**  
15 Circle St Rochester, NY 14607

Civil / Site:  
**HERSHBERG & HERSHBERG**  
18 Locust Street Albany, NY 12203  
Telephone: (585) 482-8130  
Landscapes:

**HERSHBERG & HERSHBERG**  
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Structural:

**JENSEN/BRV ENGINEERING, PLLC**  
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Telephone: (585) 482-8130

Mechanical & Plumbing:  
**M/E ENGINEERING, P.C.**  
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Electrical:

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Lighting Consultant:

Food Service:  
**CAPITAL FOODSERVICE DESIGN**  
2010 Arbutus Street, Janesville, WI  
Telephone: 608-514-4373  
Planning / Zoning:

N/A

Code Consultant:  
N/A

PROJECT TITLE:

**FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY**

PROJECT No: 86241.00

DRAWING TITLE:  
**LEVEL 3 - VILLA FLOOR PLAN**

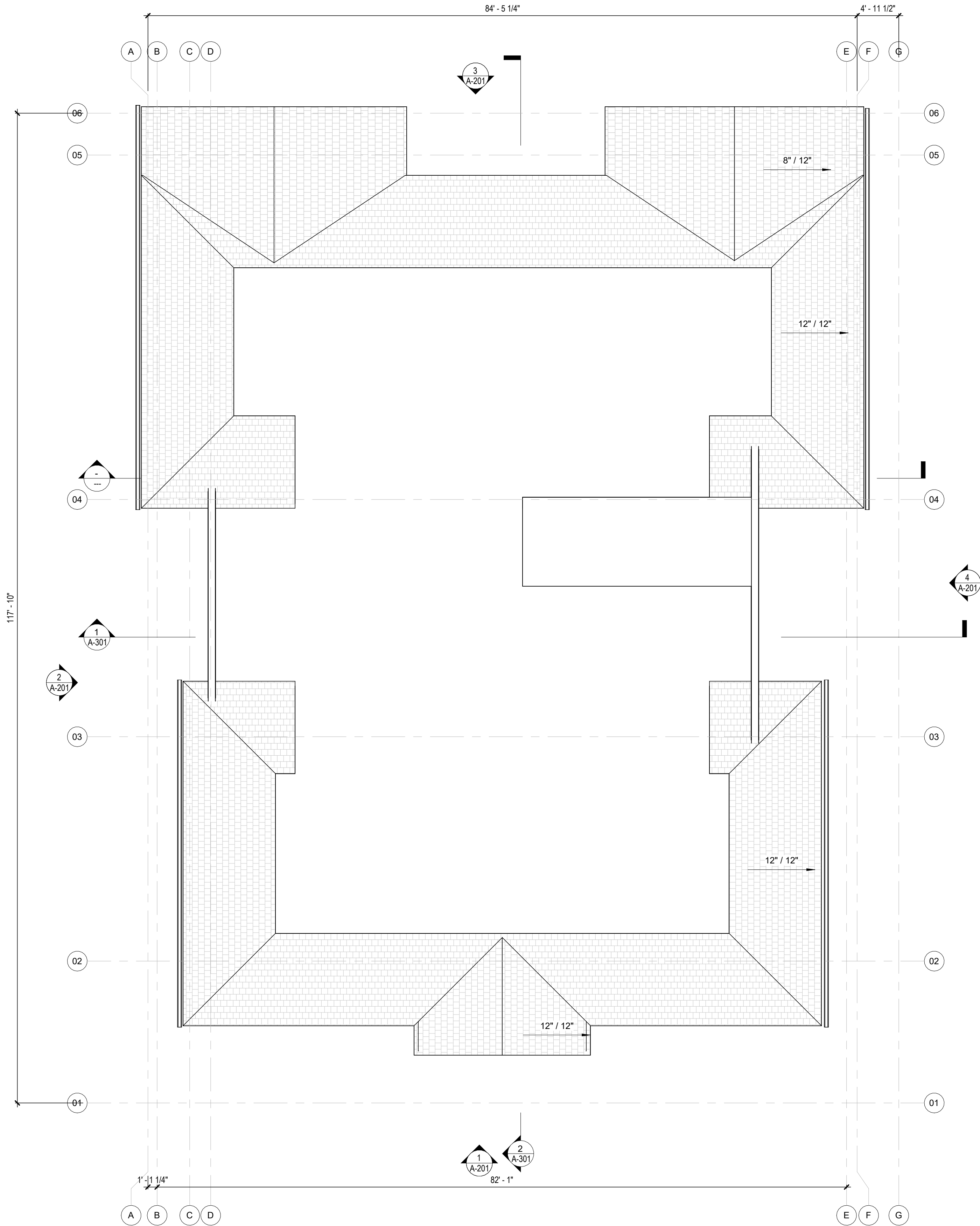
SCALE: As Indicated

**A-103**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



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

## ROOF PLAN NOTES

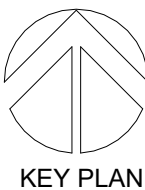
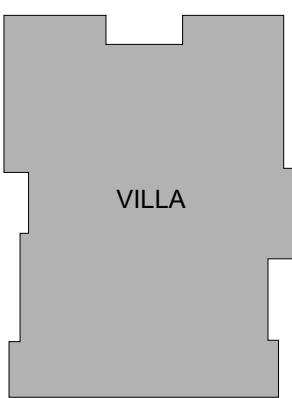
1. ALL SLOPED ROOF EDGES TO RECEIVE FASCIA TRIM U.O.N., SEE TRIM TYPES ON A-730
2. ALL LEVEL EDGES OF ROOF TO RECEIVE GUTTERS
3. TPO ROOF PITCH 1/4" PER FOOT MINIMUM U.O.N.
4. SEE A-960 SERIES FOR TYPICAL ROOF DETAILS
5. PROVIDE SPLASH BLOCK AT ALL DOWNSPOUT OUTLETS
6. PROVIDE DRAFTSTOPPING AT MANSARD ROOFS WHERE INDICATED. IN RESIDENTIAL BUILDINGS, ALIGN DRAFTSTOPPING WITH DEMISING WALL OF UNIT BELOW. TYP. SEE PLAN FOR LOCATIONS.
7. SNOW GUARDS TO BE PROVIDED ON SLOPED ROOFS ABOVE ALL EXTERIOR DOORS, WALKWAYS, AND PATIOS. TYP., SEE PLAN.
8. ALL ROOF VALLEYS TO HAVE ICE AND WATER BARRIER 36" FROM CENTERLINE OF VALLEY EA. SIDE. SEE 11/A-550 FOR MORE INFORMATION.

## ROOF LEGEND

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

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



**PERKINS — EASTMAN**  
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Owner:

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11500 Theresa Dr.  
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Food Service:

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Planning / Zoning:

N/A

Code Consultant:

N/A

PROJECT TITLE:

**FRANCISCAN MINISTRIES - NEW SENIOR LIVING IN ALBANY, NY**

PROJECT No: 86241.00

DRAWING TITLE:

**LEVEL ROOF - VILLA FLOOR PLAN**

SCALE: As Indicated

# A-104

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



| KEYNOTE LEGEND |                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Value      | Keynote Text                                                                                                                                                                                 |
| A-09           | EXTERIOR GLASS GARDRAIL WITH POWDER COATED FRAME TO MATCH WINDOW FINISH                                                                                                                      |
| EWS-02B        | EXT. WALL SYSTEM - HORIZONTAL FIBER CEMENT SIDING /ORIGID INSULATION ON WOOD FRAMING                                                                                                         |
| EWS-02C        | EXT. WALL SYSTEM - PHENOLIC PANEL CLADDING SYSTEM /ORIGID INSULATION ON WOOD FRAMING                                                                                                         |
| EWS-04B        | EXT. WALL SYSTEM - /ORIGID INSULATION ON WOOD FRAMING                                                                                                                                        |
| EWS-07         | EXT. WALL SYSTEM - ENGINEERED STONE CLADDING /ORIGID INSUL. ON STRUCTURAL WOOD FRAMING                                                                                                       |
| EWS-08         |                                                                                                                                                                                              |
| EWS-08B        | EXT. WALL SYSTEM - WOOD BOARD & BATTEN SIDING INSTALLED VERTICALLY /ORIGID INSULATION ON WOOD FRAMING STRIP                                                                                  |
| FS-01          | FLOOR SYSTEM - 12" CONCRETE SLAB ON GRADE WITH COMPACTED 6" STONE BASE COURSE AND 8" MIN. DRAINAGE LAYER OF CLEAN CRUSHED STONE WITH 4" DIA PERFORATED PVC PIPE AS UNDERSLAB DRAINAGE SYSTEM |
| FS-02          | FLOOR SYSTEM - 12" HOLLOWCORE PRECAST CONCRETE PLANK WITH 3" TOPPING AND 2" RIGID INSULATION OVERBUILD                                                                                       |

| KEYNOTE LEGEND |                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Value      | Keypoint Text                                                                                                                                                        |
| FS-03          | FLOOR SYSTEM - 2ND DEEP OPEN WOOD TRUSS AT 24" O.C. WITH 3/4" SHEATHING AND 1.5" GYPCRETE TOPPING WITH MAX SPAN OF 28FT FROM DEMISING WALL TO INTERIOR BEARING WALL. |
| RS-01          | ROOF SYSTEM: WOOD TRUSS OVERBUILD WITH CONTINUOUS RIGID INSULATION WITH ASPHALT SHINGLES, 5/8" THICK APA RATED PLYWOOD SHEATHING, VAPOR BARRIER FINISH               |
| RS-03          | ROOF SYSTEM: STRUCTURAL WOOD TRUSS WITH CONTINUOUS RIGID INSULATION WITH PEDESTAL SYSTEM SUPPORTING A COMPOSITE WID DECK FINISH                                      |
| RS-04          | ROOF SYSTEM: STRUCTURAL WOOD TRUSS WITH CONTINUOUS SHEATHING, TYPE X GYP LD AND INSULATION                                                                           |
| RS-05          | ROOF SYSTEM: STRUCTURAL STEEL TRUSS WITH CONTINUOUS RIGID INSULATION AND TPO TOP FINISH WHERE EXPOSED TO EXTERIOR                                                    |

[illegible]

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



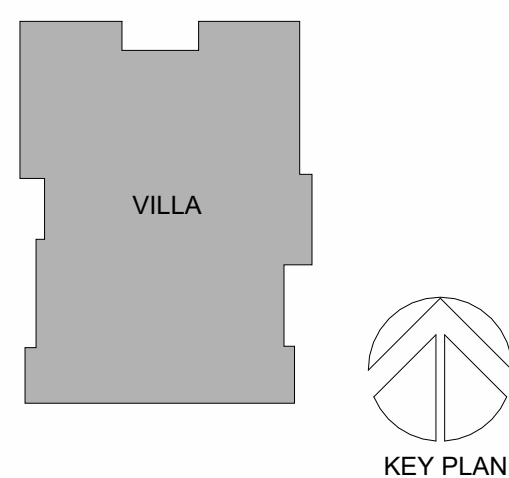
3 **BACK ELEVATION - VILLA**  
1/8" = 1'-0"



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



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



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Lighting Consultant:

Food Service:  
**CAPITAL FOODSERVICE DESIGN**  
 2010 Arbutus Street, Janesville, WI  
 Telephone 608-514-4373  
 Planning / Zoning:  
**N/A**

Code Consultant:  
**N/A**

PROJECT TITLE:

**FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY**

PROJECT No: 86241.00

---

DRAWING TITLE:

VILLA EXTERIOR  
ELEVATIONS

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

# A-201

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



[illegible]

A key plan diagram showing the location of Villa within the overall estate layout. The villa is represented by a grey-shaded rectangular area with a central label 'VILLA'. To the right of the villa is a circular symbol containing a stylized 'A' shape, which corresponds to the 'KEY PLAN' label below it.

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Lighting Consultant:

PROJECT TITLE:

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

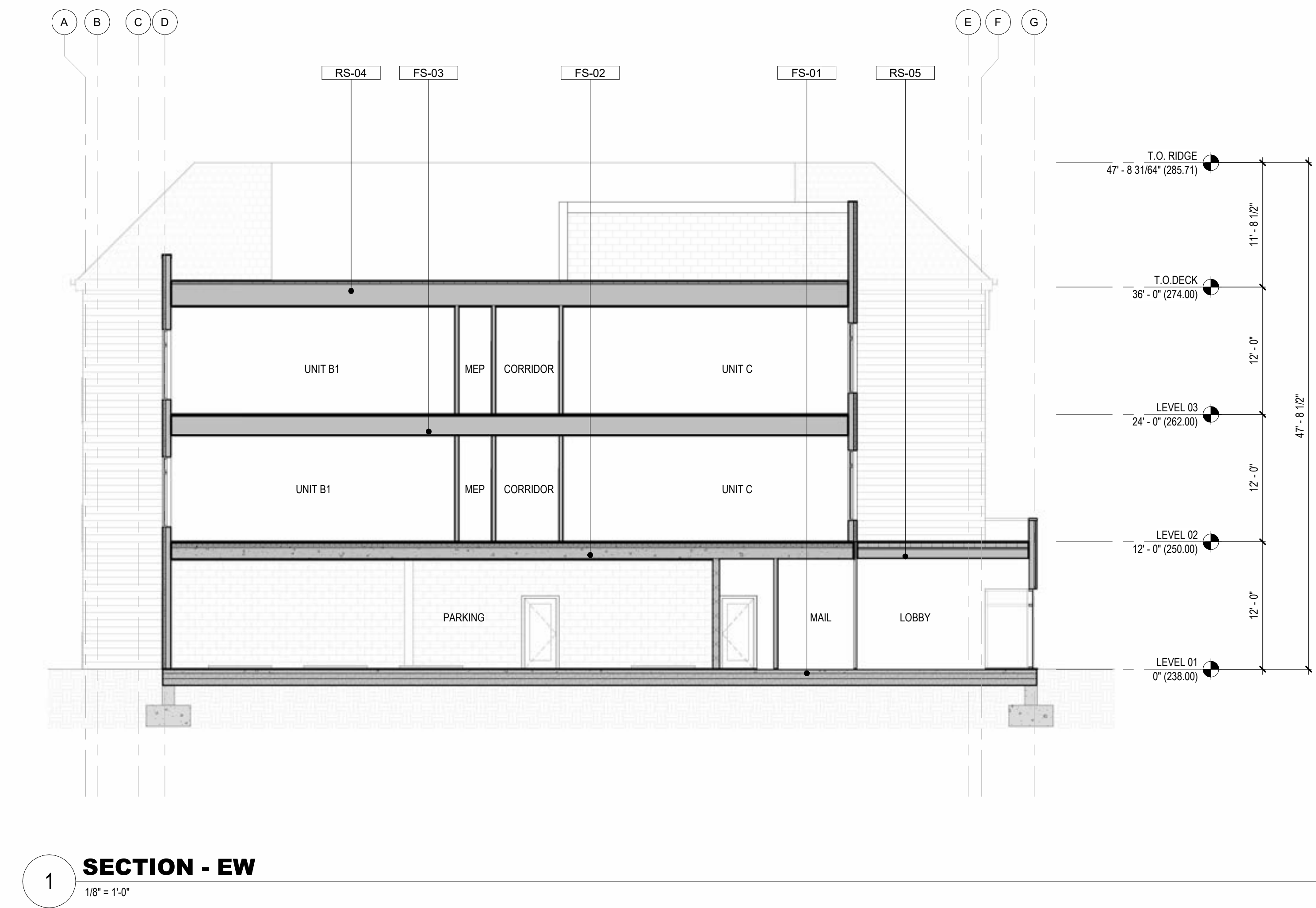
SCALE: 1/8" = 1'-0"

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**A-301**

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SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





SEAL



Food Service:

Planning / Zoning:

Code Consultant:

PROJECT TITLE:

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

PROJECT No: 86241

DRAWING TITLE:  
**DUPLEX C1-A -  
 FLOOR PLAN**

SCALE: As indicated

# A-100

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025

1. PROVIDE BLOCKING FOR GRAB BARS AT ALL TOILETS AND SHOWERS IN ALL UNIT PARTS PER ANSI REQUIREMENTS
2. PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES
3. REFER TO PROJECT DESCRIPTION FOR PARTITION TYPE CONSTRUCTION.
4. AT ALL UNIT MECH. ENCLOSURE PARTITIONS AND SOFFIT ENCLOSURES TO BE NON-COMBUSTIBLE FRAMING.
5. REFER TO PLUMBING CUT SHEETS FOR ROUGH IN DIMENSIONS REQUIRED FOR SHOWER SIZES.
6. GWB AT UNDERSIDE OF FLOOR FLOORCEILING ASSEMBLY IS CONTINUOUS. LOWER CEILINGS WITHIN COTTAGES ARE SUSPENDED BELOW RATED ASSEMBLY.
7. ALL CEILINGS IN COTTAGES TO BE GWB UNLESS NOTED OTHERWISE
8. 2% OF UNIT WALLS WILL BE CONVERTED TO A FULLY ACCESSIBLE UNIT. LOCATIONS TO BE DETERMINED. AT APPROVAL OF THE ARCHITECT.
  - A. ALL COUNTRIES IN KITCHEN TO BE LOWERED TO 34" AFF.
  - B. 2% OF CEILING SWITCHED TO 42" GWD DROP IN RANGE WITH RANGE PANEL LOWERED
  - C. 2% OF MICROWAVE OWNER REMOVED. PROVIDE STOVE WITH DRAWER MICROWAVE CO-08.
  - D. 2% OF 42" MICROWAVE REDUCE HEIGHT TO ACCOMMODATE 34" COUNTER 0408
  - E. REMOVE CABINET AT SINK AND COUNTER 0.30" WIDE CABINET BTD.
  - F. LOWER ALL UPRIGHT CABINETS TO ADO REACH RANGE APPROACH
  - G. ALL BATHROOMS ADJ TO IN ALL NECESSARY GRAB BARS NOTED IN THE ACCESSORY GROUPS IN THE MASTER BATHROOM TOILET AND SHOWER. PROVIDE ONE OR MORE OF REMOVABLE CABINETS AT ONE SINK.
9. AT ALL CABINETS MARKED AS REMOVABLE PROVIDE THE FOLLOWING:
  - A. FLOOR FINISH TO EXTEND UNDER ALL CABINETS.
  - B. ALL ADJACENT CABINETS MUST HAVE FINISHED SINK LEVEL TO MATCH EXPOSED CABINET FRAME FINISH.
  - C. PROVIDE ADDITIONAL BLOCKING AND RECESSED SINK BRACKETS IN WALLS TO SUPPORT COUNTERTOPS
  - D. ALL ADJACENT WALLS PAINTED TO MATCH EXPOSED WALLS AND INSTANT BARE PAINTED TO MATCH.
  - E. PROVIDE FINISHED SIDE PANEL TO MATCH CABINET FRAME FINISH AT EXPOSED SIDE OF DISHWASHER
10. PROVIDE APRON AT ALL OVER HEAD UPRIGHT CABINETS TO CONCEAL UNDER CABINET LIGHT
11. PROVIDE FIRE RATED GYP BOARD ON BACK SIDE OF ALL SHOWER NICHES WHEN SHOWN IN FIRE RATED WALLS.
12. TRIPLEX IS BASIS OF DESIGN FOR ALL OTHER COTTAGE TYPES. TAKE INTO ACCOUNT DIFFERENT VARIATIONS ACCORDING TO EACH PLANS LAYOUT.

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY SUBSTANTIAL DISCREPANCIES OR CONFLICTS BETWEEN INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS AND ACTUAL CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS AS WELL AS ALL CITY ORDINANCES.
3. ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OR FINISHED SURFACE, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS NOTED OTHERWISE.
5. NOTES ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
6. ALL DIMENSIONS SHALL BE TO THE UNFINISHED FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE. SEE PARTITION TYPE SCHEDULE FOR NOMINAL DIMENSIONS.
7. PROVIDE ALL NECESSARY FRAMING, HEADERS, BRACING, BLOCKING AND ANCHORING FOR PARTITIONS, SPOFFS, SPOFFS, SPOFFS, SPOFFS, SPOFFS, SPOFFS, SPOFFS, HANDRAILS, GRAB BARS, CABINETS (AND SHELVES).
8. PROVIDE SILICONE SEALANT JOINT BETWEEN TOILET RACKS AND WALLS, AND BETWEEN TOILET RACKS AND SPLASHES, WALL SURFACES, AND ANY DISSIMILAR MATERIALS.
9. ALL STRUCTURAL MEMBERS, WALLS, PARTITIONS, FLOORS, AND CEILING ASSEMBLIES SHALL BE PROTECTED WITH APPROVED FIRE-RATED SYSTEMS PER REQUIREMENTS SPECIFIED UNDER CODE INFORMATION.
10. ALL PARTITIONS SHALL BE RATED TO A MINIMUM 1-HR FIRE-RESISTIVE RATING ARE MAINTAINED PER LOCATIONS. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE PROTECTED TO MAINTAIN THE RATED RATING.
11. SEE SHEET G-102 FOR LOCATIONS AND RATINGS OF FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS.
12. ALL PARTITIONS SHALL BE PROTECTED BY A FIRE SYSTEM THROUGHOUT ALL AREAS OF THE PROJECT. SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY OF LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
13. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE-PROTECTION DRAWINGS IN ADDITION TO THE CONTRACT DOCUMENTS FOR THE LOCATION OF ALL FIRE-PROTECTION CONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR ON THE CONTRACT DOCUMENTS, INCLUDING THE CONTRACT DOCUMENTS, AND THAT IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE PROPER COORDINATION.
14. ALL INTERIOR WALLS ARE 403 U.S.





SEAL



Food Service:

Code Consultant:

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

DRAWING TITLE:  
**DUPLEX C1-A - ROOF  
 PLAN**

# A-101

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





SEAL

Food Service:

Planning / Zoning:

Code Consultant:

PROJECT TITLE: \_\_\_\_\_

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

PROJECT No: 86241

DRAWING TITLE:  
**DUPLEX C1-B -  
BASEMENT PLAN**

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

**A-102**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





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 254-7453  
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 482-8130  
 Landscape

**HERSBERG & HERSBERG**  
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 Structural

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 Electrical

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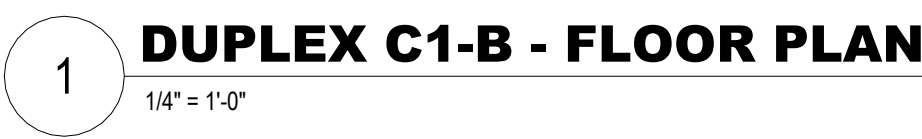
Code Consultant:

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

DRAWING TITLE:  
**DUPLEX C1-B -  
 FLOOR PLAN**

# A-103

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





SEAL



Food Service:

Planning / Zoning:

Code Consultant:

PROJECT No: 86241

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DRAWING TITLE:

**DUPLEX C1-B - ROOF  
PLAN**

**A-104**





SEAL



Food Service:

Planning / Zoning:

Code Consultant:

PROJECT TITLE: \_\_\_\_\_

PROJECT No: 86241

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

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025





SEAL



Food Service:

Planning / Zoning:

Code Consultant:

PROJECT No: 86241

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DRAWING TITLE:

**DUPLEX C2-A - ROOF  
PLAN**

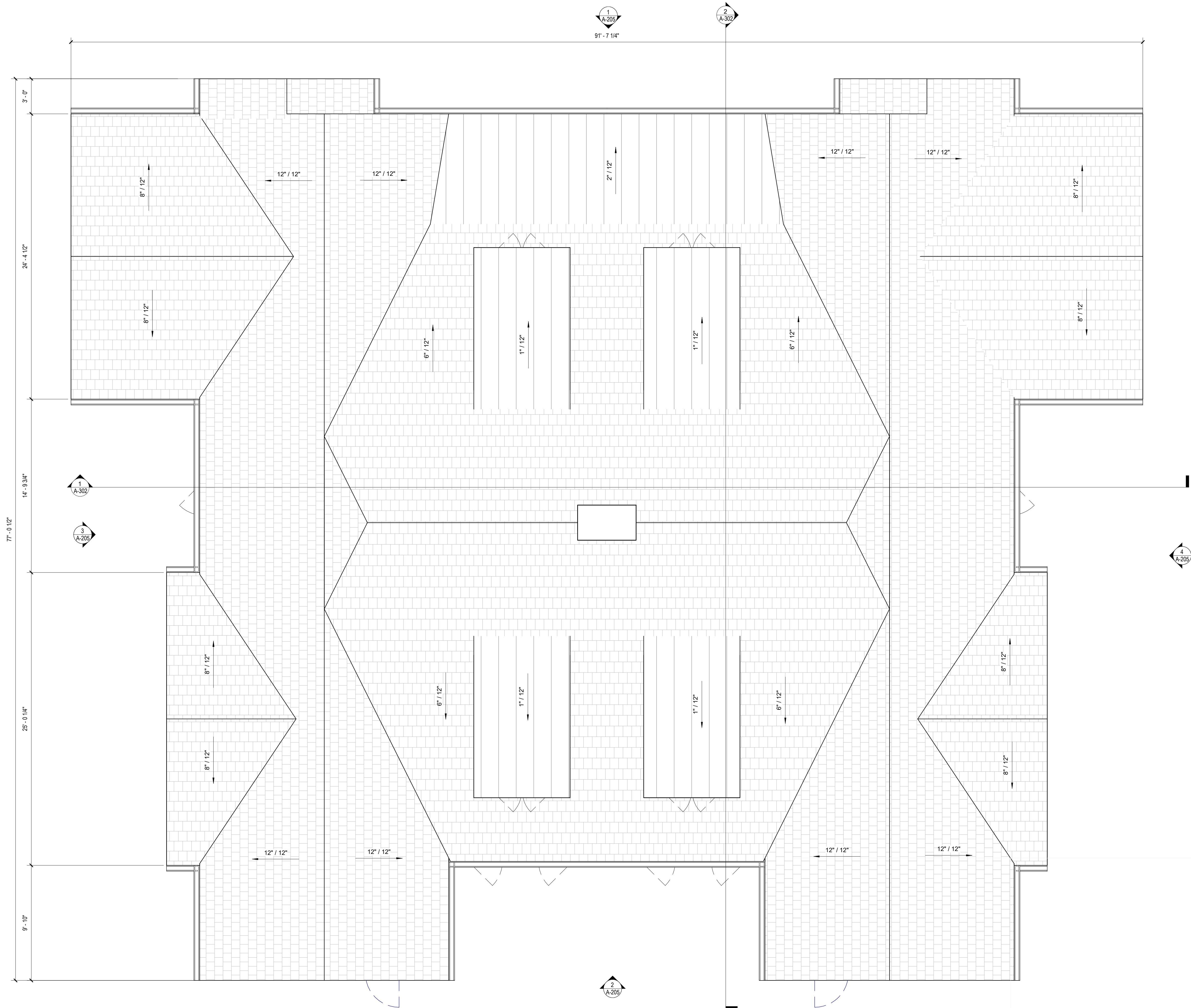
SCALE: 1/4" = 1'-0"

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**A-106**

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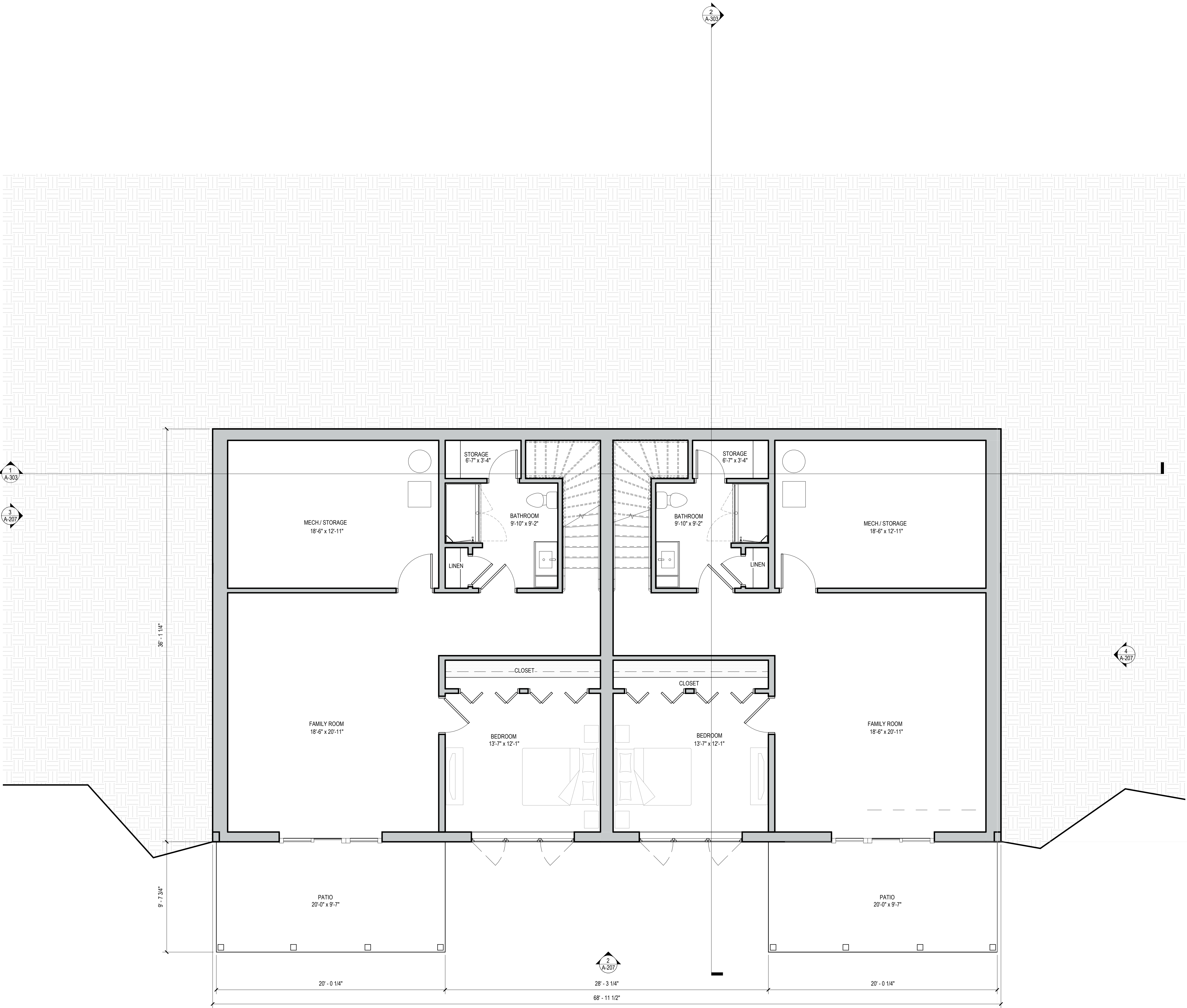
SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



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



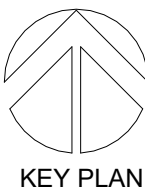
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1 **DUPLEX C2-B - BASEMENT PLAN**  
1/4" = 1'-0"

| No. | Description                 | Date       |
|-----|-----------------------------|------------|
| 1   | ISSUED FOR SCHEMATIC DESIGN | 05-12-2025 |
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SEAL



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**JENSEN/BRV ENGINEERING, PLLC**  
1653 East Main Street, Rochester, NY 14609  
Telephone: (585) 482-8130  
Mechanical & Plumbing:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Electrical:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Lighting Consultant:

Food Service:

Planning / Zoning:

Code Consultant:

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

PROJECT No: 86241

DRAWING TITLE:  
**DUPLEX C2-B - BASEMENT PLAN**

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

**A-107**

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



SEAL



Food Service:

Planning / Zoning:

Code Consultant:

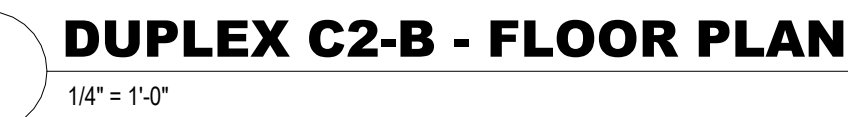
PROJECT No: 86241

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DRAWING TITLE:

**DUPLEX C2-B -  
FLOOR PLAN**

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





SEAL



Food Service:

Planning / Zoning:

Code Consultant:

PROJECT No: 86241

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DRAWING TITLE:

**DUPLEX C2-B - ROOF  
PLAN**

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

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**A-109**

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SCHEMATIC DESIGN  
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05-12-2025





[illegible]

  
KEY PLAN

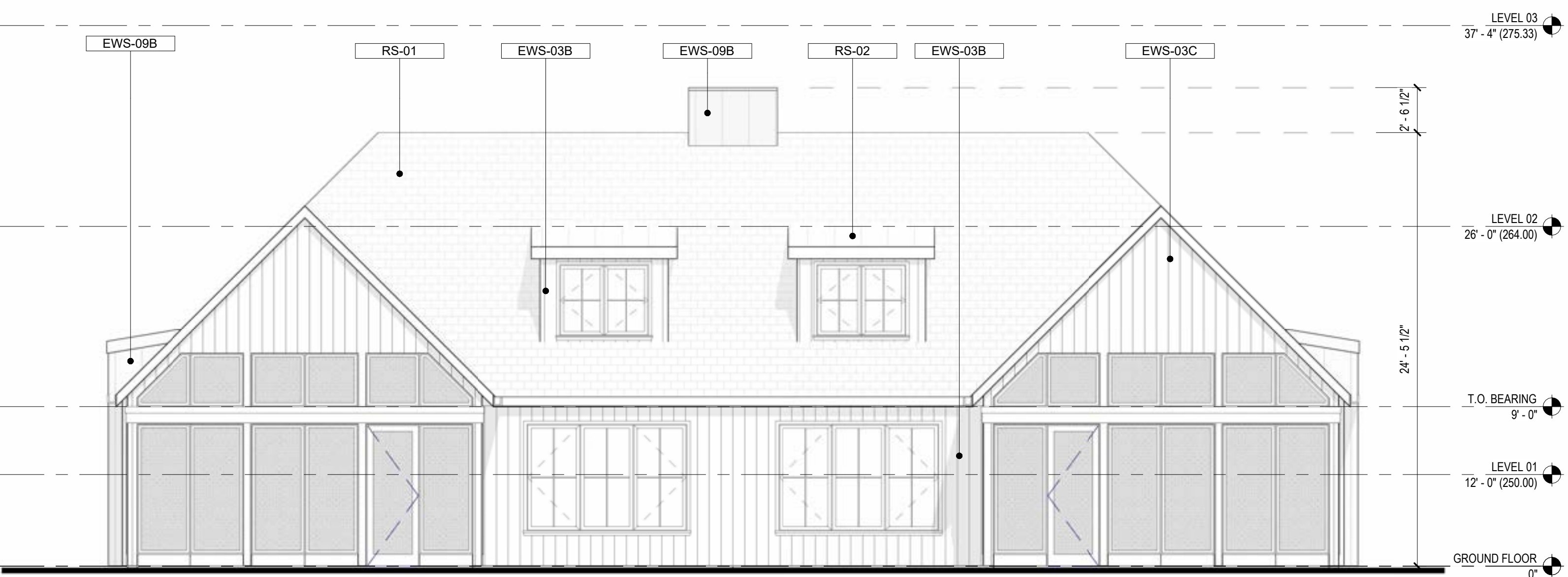
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**PERKINS —  
EASTMAN**  
The Rookery  
209 South LaSalle St., Suite 400  
Chicago, IL 60604  
T. +1.312.755.1200  
F. +1.312.755.1155

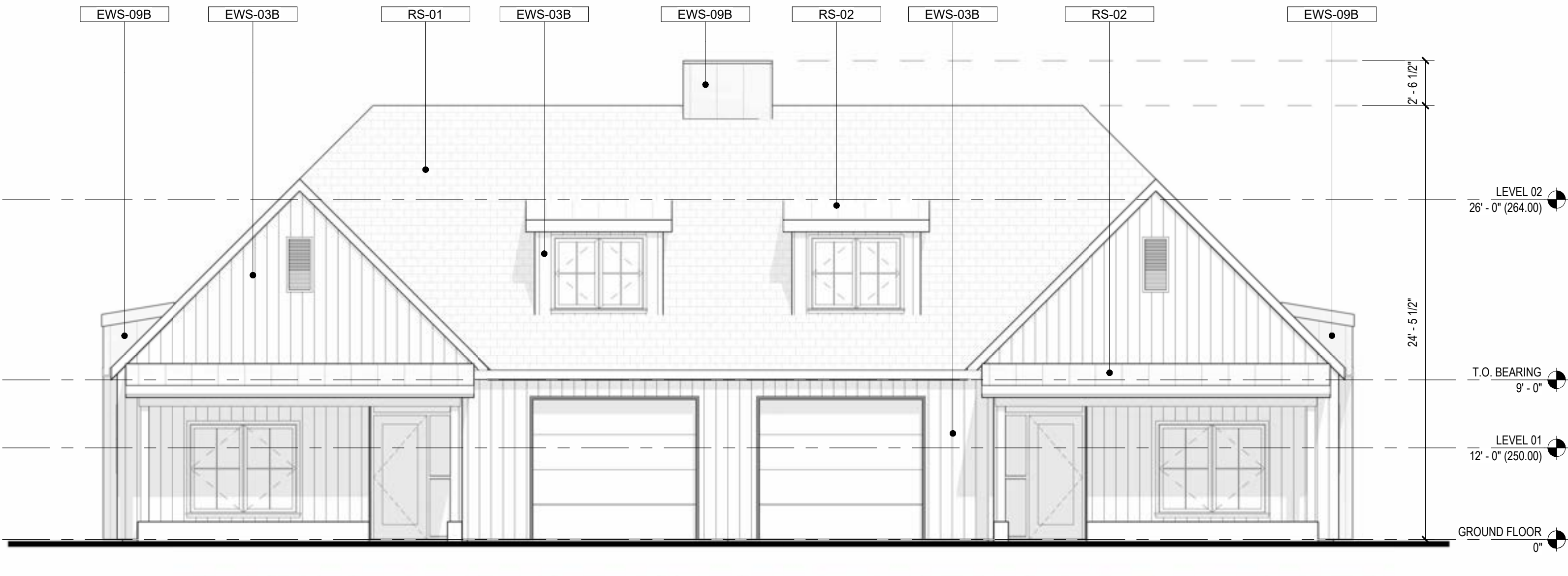
Food Service:

Planning / Zoning:

Code Consultant:



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



1 **DUPLEX C1-A FRONT ELEVATION**  
3/16" = 1'-0"

PROJECT No: 86241

---

DRAWING TITLE:

EXTERIOR  
ELEVATIONS -  
DUPLEX C1-A

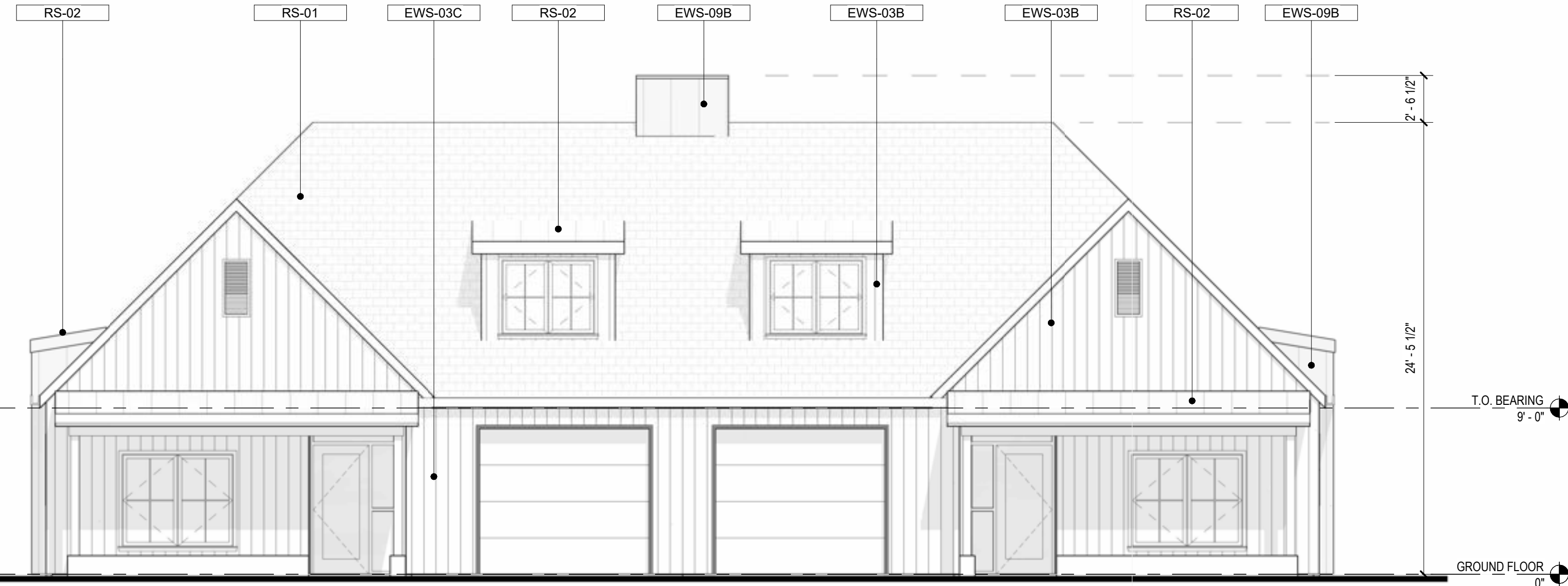
# A-201

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025



[illegible]

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



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



KEY PLAN

**Construction Manager:**  
**PIKE**  
1 Circle Street, Rochester, NY 14507 Tel: (800)  
254-7453  
Pillar / Site:

**HERSHBERG & HERSHBERG**  
18 Locust Street Albany, NY 12203 Telephone: (585)  
482-8130  
Architect

**HERSHBERG & HERSHBERG**  
18 Locust Street Albany, NY 12203 Telephone: (585)  
482-8130  
Structural

**JENSEN/BRV ENGINEERING, PLLC**  
1663 East Main Street, Rochester, NY 14609  
Telephone: (585) 459-1330

**Mechanical & Plumbing:**  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171

**Electrical:**  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171

**Lighting Consultant:**

Code Consultant:

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

DRAWING TITLE:  
EXTERIOR  
ELEVATIONS -  
DUPLEX C1-B

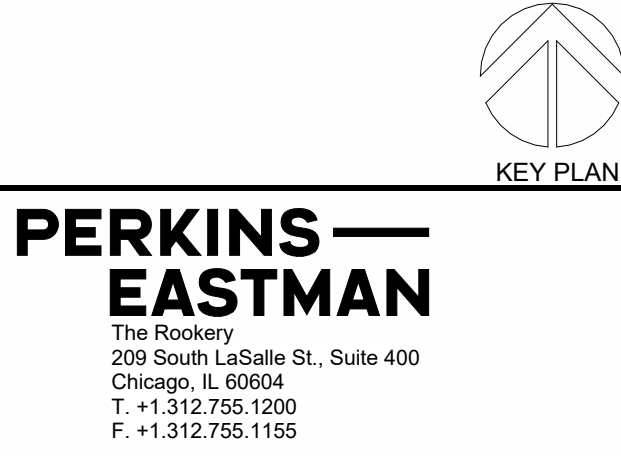
# A-203

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05-12-2025



[illegible]

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



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

**Construction Manager:**  
**PIKE**  
21 Circle Street, Rochester, NY 14507 Tel 1 (800)  
254-6333  
Fax: (585) 482-8130  
City / State:

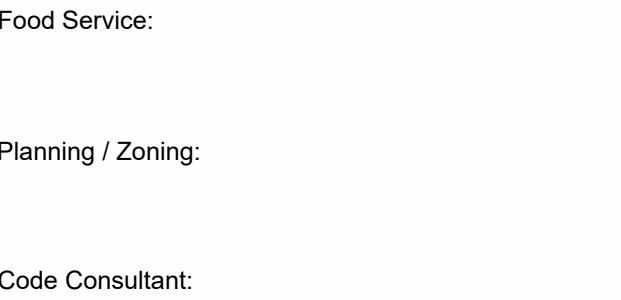
**HERSBERG & HERSBERG**  
18 Locust Street Albany, NY 12203 Telephone: (585)  
482-8130  
Fax: (585) 482-8130  
City / State:

**HERSBERG & HERSBERG**  
18 Locust Street Albany, NY 12203 Telephone: (585)  
482-8130  
Fax: (585) 482-8130  
Structural

**JENSEN/BRYENGINEERING, PLLC**  
1653 East Main Street, Rochester, NY 14609  
Telephone: (585) 462-0131  
Fax: (585) 462-0131  
Mechanical & Plumbing

**M/E ENGINEERING, P.C.**  
4343 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Electrical

**M/E ENGINEERING, P.C.**  
4343 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Lighting Consultant



PROJECT TITLE:

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

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PROJECT No: 86241

---

DRAWING TITLE:

EXTERIOR  
ELEVATIONS -  
DUPLEX C2-A

# A-205

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SEAL



Food Service:

Planning / Zoning:

Code Consultant:

PROJECT No: 86241

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DRAWING TITLE:

**EXTERIOR  
ELEVATIONS -  
DUPLEX C2-B**

SCALE: 3/16" = 1'-0"

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05-12-2025

The image displays two architectural elevation drawings of a building facade, likely for a residential or institutional structure. The drawings are oriented horizontally, showing the side profile of the building.

**Left Elevation:**

- Roof:** A gabled roof with a chimney on the right side.
- Windows:** A large multi-paned window on the left, a smaller window in the center, and a large window on the right.
- Dimensions:** A vertical dimension of 20'-4" is shown on the left. A horizontal dimension of 10'-0" is shown at the bottom.
- Labels:** EWS-03B, EWS-09B, EWS-01A, RS-01, T.O. BEARING 9'-0", GROUND FLOOR 0'-0", BASEMENT -10'-0".

**Right Elevation:**

- Roof:** A gabled roof with a chimney on the right side.
- Windows:** A large multi-paned window on the left, a smaller window in the center, and a large window on the right.
- Dimensions:** A vertical dimension of 20'-4" is shown on the right. A horizontal dimension of 10'-0" is shown at the bottom.
- Labels:** EWS-03B, EWS-09B, EWS-01A, RS-01, T.O. BEARING 9'-0", GROUND FLOOR 0'-0", BASEMENT -10'-0".

4  $3/16" = 1'-0"$

**3/16" = 1'-0"**



2 **DUP**  
3/16" = 1'-0"



1 **DUP**  
2/16" = 1' 0"

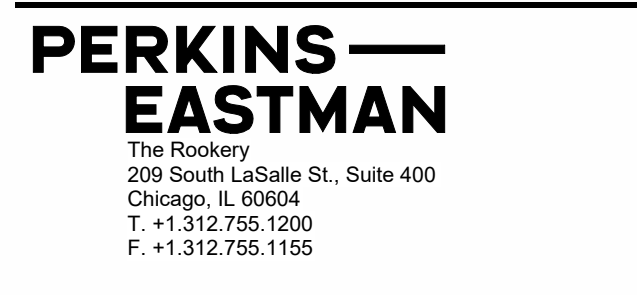


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SEAL



**Construction Manager:**  
**PIKE** 1 Circle Street, Rochester, NY 14607 Tel: 1 (800) 254-7453  
Civil / Site:  
**HERSBERG & HERSBERG**  
18 Locust Street Albany, NY 12203 Telephone: (585) 482-8130  
Landscape:  
**HERSBERG & HERSBERG**  
18 Locust Street Albany, NY 12203 Telephone: (585) 482-8130  
Structural:  
**JENSEN/BRV ENGINEERING, PLLC**  
1053 East Main Street, Rochester, NY 14609  
Telephone: (585) 462-8130  
Mechanical & Plumbing:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Electrical:  
**M/E ENGINEERING, P.C.**  
433 State Street, Suite 410 Schenectady, NY 12305  
Telephone: (518) 533-2171  
Lighting Consultant:

Food Service:

Planning / Zoning:

Code Consultant:

PROJECT No: 86241

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DRAWING TITLE:

**BUILDING SECTION**

**C1-A**

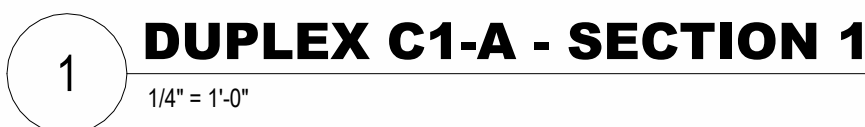
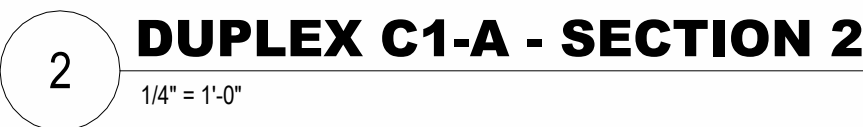
SCALE: 1/4" = 1'-0"

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**A-300**

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# A-301

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SEAL



Food Service:

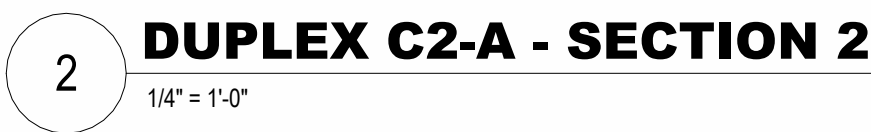
Code Consultant:

FRANCISCAN  
MINISTRIES - NEW  
SENIOR LIVING IN  
ALBANY, NY

DRAWING TITLE:  
**BUILDING SECTION  
C2-A**

**A-302**

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05-12-2025



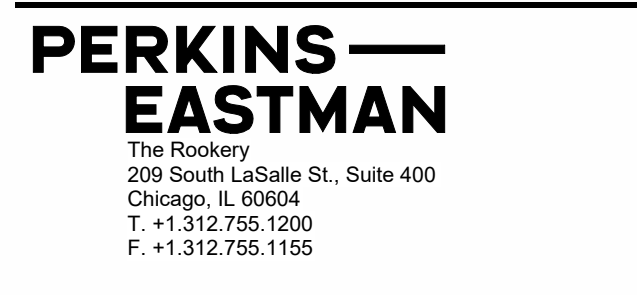


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SEAL



Food Service:

Planning / Zoning:

Code Consultant:

PROJECT No: 86241

---

DRAWING TITLE:

**BUILDING SECTION**

**C2-B**

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

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# A-303

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SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
05-12-2025

