



*Empowering Businesses. Inspiring Growth.*

# APPLICATION FOR FINANCIAL ASSISTANCE

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(Applicant Name)

---

(Date of Application)

Orange County IDA  
4 Crotty Lane, Suite 100 New Windsor, NY 12553  
Phone: 845-234-4192 Fax: 845-220-2228  
[www.ocnyida.com](http://www.ocnyida.com) [business@ocnyida.com](mailto:business@ocnyida.com)

Updated August 3, 2023



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Project Manager

**Martha Borrás**  
Administrative Assistant

**Bousquet Holstein PLLC**  
IDA Legal Counsel

**Hodgson Russ LLP**  
IDA Bond Counsel



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## **MISSION STATEMENT**

“The mission of the Orange County Industrial Development Agency is to **promote economic growth** through a program of incentives-based allocations that assist in the construction, equipping and maintenance of specific types of projects and facilities. The IDA works to advance the health, prosperity and economic welfare of our County’s citizens by **retaining and creating jobs and attracting new businesses.**”



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The sections below make up the information and documents that must be completed and submitted to the OCIDA for a project application to be considered. Failure to provide the required information may cause a delay in the project being considered in a timely manner.

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Fill in all blanks, using “none” or “not applicable” or “N/A” where the question does not pertain to the applicant’s project.

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## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

#### A) APPLICANT

Company Name: Wallkill Preservation Limited Partnership

Mailing Address: 401 Wilshire Blvd Ste 1100 Santa Monica, CA 90401

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Fed Id. No.: 87-2056035

Contact Person: Wes McLean

Title: Vice President

Contact Phone No.: 303-870-6332

Contact Email: wmclean@lincolnavcap.com

IDA Management must be able to reach the Applicant's Contact throughout the duration of the Agreement. Should this information change at any time IDA Management should be notified Immediately. Please initial stating you understand and consent to the above RC

#### B) INDIVIDUAL COMPLETING APPLICATION

Name: Alex Wood

Company Name: Lincoln Avenue Capital

Title: Associate

Address: 401 Wilshire Blvd Ste 1070

Phone No.: 323-229-2076

Fax No.: alex@lincolnavcap.com

Email: \_\_\_\_\_

**C) APPLICANT'S COUNSEL**

Name: Eleor Cohen

Address: 423 W 55th St, New York, NY 10019

Phone No.: 347-886-4118

Fax No.: ecohen@levittboccio.com

Email: \_\_\_\_\_

IDA Management must be able to reach the Applicant's Counsel throughout the duration of the Agreement. Should this information change at any time IDA Management should be notified Immediately. Please initial stating you understand and consent to the above RC

**D) APPLICANT'S AUDIT CONTACT**

Name: Matt Catlin

Address: 501 Congressional Blvd Carmel, IN 46032

Phone No.: 317-819-6134

Fax No.: \_\_\_\_\_

Contact Email: mcattlin@dozllc.com

**E) APPLICANT'S GENERAL CONTRACTOR/CONSTRUCTION MANAGER**

Name/Contact: Cory Maher

Address: 23701 Miles Road Cleveland, OH 44128

Phone No.: 216-854-0004

Fax No.: cdm@legacy-construction.com

Email: \_\_\_\_\_

F) **Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):**

Name	Office Held	% of Ownership	% of Voting Rights

\*\*Please attach chart if space provided is not sufficient.

G) **Corporate Structure (attach schematic if applicant is a subsidiary or otherwise affiliated with another entity)**

Form of Entity

☐ **Corporation**

Date of Incorporation: \_\_\_\_\_

State of Incorporation: \_\_\_\_\_

☒ **Partnership**

General ☐ or Limited ☐

Number of general partners \_\_\_\_\_

If applicable, number of limited partners \_\_\_\_\_

Date of formation \_\_\_\_\_

Jurisdiction of Formation \_\_\_\_\_

☐ **Limited Liability Company/Partnership** (number of members \_\_\_\_\_)

Date of organization: \_\_\_\_\_

State of Organization: \_\_\_\_\_

☐ **Sole Proprietorship**

H) **If a foreign organization, is the applicant authorized to do business in the State of New York?**

☐ Yes or ☐ No

If no, please explain below:

--

**\*\*Please attach narrative if space provided is not sufficient.**

- I) **If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by such persons**

--

**having more than a 50% interest in such organizations.**

**\*\*Please attach chart if space provided is not sufficient.**

- J) **Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.**

--

**\*\*Please attach narrative if space provided is not sufficient.**

**K) Has the Applicant or any of its affiliated organizations ever received OCIDA benefits?**

☐ Yes or ☐ No

If yes, please describe the assisted project below:

**\*\*Please attach narrative if space provided is not sufficient.**

**L) Legal Questions:**

1. Is the Company presently the subject of any litigation, or is any litigation threatened, which would have a material adverse effect on the Company's financial condition?  
☐ Yes or ☐ No
2. Has the company or any of its affiliates ever been involved in bankruptcy, a creditor's rights or receivership proceeding, or sought protection from creditors?  
☐ Yes or ☐ No
3. Has the Company ever settled a debt with a lending institution for less than the full amount outstanding?  
☐ Yes or ☐ No
4. Has any senior manager, member, officer or principal of the Company ever been convicted of any felony or misdemeanor, other than a minor traffic violation, or are any such charges pending?  
☐ Yes or ☐ No
5. Has the Company or any of its affiliates, been cited for a violation of federal, state, or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or operating practices?  
☐ Yes or ☐ No
6. Are there any outstanding judgments or liens pending against the Company other than liens in the normal course of business?  
☐ Yes or ☐ No
7. Is the Company delinquent on any New York State, federal or local tax obligations?  
☐ Yes or ☐ No

8. Is the applicant (Company) in violation of any local, state, and federal, workers' compensation protection, and environmental laws?

☐ Yes or ☐ No

If your answer is "NO" for any of the above questions, please provide an explanation:

**\*\*Please attach narrative if space provided is not sufficient.**

M) **Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year?**

☐ Yes or ☐ No

If yes, please attach offering statement used.

N) **Brief description of Company History (formation, growth, transitions, location):**

**\*\*Please attach narrative if space provided is not sufficient.**

Estimated % of sales within the County:

Estimated % of sales outside the County but within NYS:

Estimated % of sales outside NYS but within the U.S.:

Estimated % of sales outside the U.S.:

- O) Sales and income projection or a project pro forma for proposed project for the next 3 to 5 years.

--

\*\*Please attach chart if space provided is not sufficient

## FINANCIAL INFORMATION OF THE COMPANY

**A. For existing businesses:**

- The Applicant must submit three (3) years of accountant prepared financial statements.
- The Applicant must submit a current Certificate of Good Standing from the Department of State for the business.

**B. For new businesses: Financials provided in OCFC bond application.**

- The Applicant must submit three (3) years of personal tax returns for the owner(s).
- The Applicant must submit three (3) years of tax returns for the related businesses as well as Certificates of Good Standing from the Department of State.

*The requested Financial Information of the Company is to be kept confidential and is not subject to the Freedom of Information Law (FOIL).*

## II. PROJECT INFORMATION

A) Project Address: \_\_\_\_\_

Tax Map Number \_\_\_\_\_  
(Section/Block/Lot)

Located in City of \_\_\_\_\_

Located in Town of \_\_\_\_\_

Located in Village of \_\_\_\_\_

School District of \_\_\_\_\_

B) Are utilities on site?

Water _____	Electric _____
Gas _____	Sanitary/Storm Sewer _____

C) Present legal owner of the site \_\_\_\_\_  
If not the Applicant, who is owner and by what means will the site be acquired? If leasing, when does the lease end?

\_\_\_\_\_

D) Zoning of Project Site: Current: \_\_\_\_\_ Proposed: \_\_\_\_\_

E) Are any variances needed? \_\_\_\_\_

F) Environmental Information. An Environmental Assessment Form (EAF) MUST be completed and submitted along with this application. Please visit <https://www.dec.ny.gov/permits/6191.html> for the online EAF Mapper Application and EAF Forms.

1. Have any environmental issues been identified on the property?

☐ Yes or ☐ No

If yes, please explain:

2. Has any public body issued a State Environmental Quality Review Act determination for this Project?

☐ Yes or ☐ No

If yes, please attach to this application.

G) Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

H) Statement describing project. Include all uses and services, allocated square footages, improvements and equipment to be installed (i.e. land acquisition, construction of manufacturing facility, all exterior renovations including landscaping, etc.):

\*\*Please attach narrative if space provided is not sufficient.



Attach a detailed description of the proposed project including all uses and services and allocated square footages, improvements and equipment to be installed.

**I)** Statement describing the impact of incentives on this project, should they be granted:

**\*\*Please attach narrative if space provided is not sufficient.**

**J)** Statement describing the economic benefit to the surrounding community resulting from this project:

**\*\*Please attach narrative if space provided is not sufficient.**

**K)** Anticipated Date of Completion: \_\_\_\_\_

**L)** Anticipated Date of Occupancy: \_\_\_\_\_

**M)** Principal use of project upon completion:

- |                                        |                                       |                                   |                                      |
|----------------------------------------|---------------------------------------|-----------------------------------|--------------------------------------|
| <input type="checkbox"/> manufacturing | <input type="checkbox"/> warehousing  | <input type="checkbox"/> research | <input type="checkbox"/> offices     |
| <input type="checkbox"/> Industrial    | <input type="checkbox"/> recreation   | <input type="checkbox"/> retail   | <input type="checkbox"/> residential |
| <input type="checkbox"/> Training      | <input type="checkbox"/> data process |                                   |                                      |

If other, explain: \_\_\_\_\_

Identify NAIC Code, if applicable \_\_\_\_\_  
(see <https://www.census.gov/naics/>)

## Project Data

1. Project site (land)

- (a) Indicate approximate size (in acres or square feet) of project site.

\_\_\_\_\_

- (b) Are there buildings now on the project site? ☐ Yes ☐ No

- (c) Indicate the present use of the project site.

\_\_\_\_\_

- (d) Indicate relationship to present user of project.

\_\_\_\_\_

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size, and approximate age of buildings:

\_\_\_\_\_

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

\_\_\_\_\_

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

\_\_\_\_\_

5. Estimated Start Date of Construction: \_\_\_\_\_

6. Estimated End Date of Construction: \_\_\_\_\_

Has construction work on this project begun? ☐ Yes or ☐ No

Complete the following

- |                            |                                                          |                  |
|----------------------------|----------------------------------------------------------|------------------|
| (a) site clearance         | <input type="checkbox"/> Yes <input type="checkbox"/> No | _____ % complete |
| (b) foundation             | <input type="checkbox"/> Yes <input type="checkbox"/> No | _____ % complete |
| (c) footings               | <input type="checkbox"/> Yes <input type="checkbox"/> No | _____ % complete |
| (d) steel                  | <input type="checkbox"/> Yes <input type="checkbox"/> No | _____ % complete |
| (e) masonry work           | <input type="checkbox"/> Yes <input type="checkbox"/> No | _____ % complete |
| (f) other (describe below) | <input type="checkbox"/> Yes <input type="checkbox"/> No | _____ % complete |

7. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

N) NAICS Code: \_\_\_\_\_

### III. PROJECT COSTS & FINANCING

#### A) Estimated Project Costs

1. State the costs reasonably necessary for the acquisition, construction, and/or renovation of the Project:

Description of Cost Type	Total Budget Amount
Land Acquisition	
Site Work/Demo	
Building Construction & Renovation	
Furniture, Fixtures	
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	
Financial Charges	
Legal Fees	
Other	
Management /Developer Fee	
Total Project Cost	
Total Construction Budget (Project Cost – Acquisition Costs)	

Project refinancing; estimated amount  
(for refinancing of existing debt only)

\$ \_\_\_\_\_

2. Sources of Funds for Project Costs:

(a) Bank Financing: \$ \_\_\_\_\_

(b) Equity (excluding equity that is attributed to grants/tax credits) \$ \_\_\_\_\_

- (c) Tax Exempt Bond Issuance (if applicable) \$ \_\_\_\_\_
- (d) Taxable Bond Issuance (if applicable) \$ \_\_\_\_\_
- (e) Public Sources  
(include sum total of all state and federal grants and tax credits) \$ \_\_\_\_\_

Identify each state and federal grant/credit:

_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
Other: Cash Flow from Operations		\$750,000
Total Sources of Funds for Project Costs:	\$ _____	

The total amount of public sector funding should equal the public sector amount listed in (2)(e) above.

**B) Financial Assistance Requested (estimated values):**

Applicants requesting exemptions and/or abatements from OCIDA must provide the estimated value of the savings they anticipate receiving. New York State regulations require OCIDA to recapture any benefit that exceeds the amount listed in this application.

1. Is the Applicant expecting that the financing of the Project will be secured by one or more mortgages: ☐ Yes ☐ No

If yes, list amount requested and name of lender: \_\_\_\_\_

**2. Benefits Requested:**

- ☐ Sales Tax Exemption    ☐ Tax-Exempt/ Taxable Revenue Bond
- ☐ Mortgage Recording Tax Exemption    ☐ Real Property Tax Agreement

**C) Amount of Exemption/Abatement Requested:**

IDA PILOT Benefit:

1. Is the Applicant requesting a payment in lieu of tax agreement (PILOT) for the purpose of a real property tax abatement? ☐ Yes ☐ No

*If yes, identify from the Agency's UTEP the category of PILOT requested:*

\_\_\_\_\_

Is the Applicant requesting any real property tax abatement that is **inconsistent** with the Agency's UTEP? ☐ Yes ☐ No

*Please contact the Executive Director prior to submission of this Application for assistance with PILOT calculation.*

Sales and Use Tax:

**2.** Estimated value of Sales Tax exemption for facility construction, fixtures and equipment:

\$ \_\_\_\_\_ \* X .08125 (4.125% State, 4% local) = \$ \_\_\_\_\_

\*(Amount of project cost subject to tax)

Mortgage Recording Tax Exemption Benefit:

**3.** Estimated value of Mortgage: \$ \_\_\_\_\_

Estimated value of Mortgage Recording Tax exemption:

\$ \_\_\_\_\_ X .0075 = \$ \_\_\_\_\_

(Projected Amount of Mortgage X Mortgage Recording Tax = Total)

**\*\*To calculate the value of this exemption take 1.05% of the mortgage amount from (C)(3) above to get the "mortgage recording tax" and then multiply the mortgage recording tax figure by 75%. You will receive an exemption equal to 75% of the mortgage recording tax.**

Tax-Exempt/ Taxable Revenue Bond Benefit:

☐ Amount of Bonds, if requested: \$ \_\_\_\_\_

Is a purchaser for the Bonds in place? ☐ Yes or ☐ No

**D) Likelihood of Undertaking Project without Receiving Financial Assistance**

Please confirm by checking the box below, will this project move forward without the requested incentives?

☐ Yes or ☐ No

If the Project will be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be given economic incentives by the Agency:

**E) In accordance with N.Y. GML Sec. 862(1):**

- 1.** Will the Project primarily consist of retail facilities that will be primarily used in making sales of goods or services to customers who personally visit the Project site as defined in Section 862(2)(a) of the GML?

☐ Yes      ☐ No

If yes, will the cost of these facilities exceed one-third of the total Project cost?

☐ Yes      ☐ No

- 2.** Will the Project be in a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? (Source: United States Census Bureau <https://factfinder.census.gov/>)

☐ Yes      ☐ No

- 3.** Is the Project site designated as an Empire Zone?

☐ Yes      ☐ No

- 4.** Is the Project location or facility likely to attract a significant number of visitors from outside the Mid-Hudson Economic Development Region (i.e.: Orange, Dutchess, Putnam, Rockland, Sullivan, Ulster, and Westchester counties)?

☐ Yes      ☐ No

- 5.** Will the Project make available goods or services which are not currently reasonably accessible to the residents of the municipality within which the proposed Project would be located?

☐ Yes      ☐ No

- 6.** Will any other companies or related facilities within the state close or be subjected to reduced activity as a result of this Project? If so please list the town and county of the location(s):

☐ Yes      ☐ No

- 7.** Will the completion of the Project result in the removal of a plant or facility of the Applicant from one area of the State New York to another area of the State of New York?

☐ Yes      ☐ No

- 8.** Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant located in the State of New York?

☐ Yes      ☐ No

a. If any answer to questions 6, 7 or 8 above is yes, is the Project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

☐ Yes ☐ No

b. If any answer to questions 6, 7 or 8 above is yes, is the Project reasonably necessary to preserve the competitive position of the Applicant in its respective industry?

☐ Yes ☐ No

#### IV. EMPLOYMENT PLAN

##### A) Current Employee Headcount:

	Current # of jobs at proposed project location or to be relocated to project location from existing facility (e.g. retained jobs)	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED within THREE Years after Project completion			Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE years after Project Completion**				
		End of Year 1	End of Year 2	End of Year 3	End of Year 1	End of Year 2	End of Year 3	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Full Time (FTE)									
Part Time (PTE)									
Total									

Full-time Employee Definition: (i) a full-time, permanent, private-sector employee on the Company's payroll, who has worked at the Project Location for a minimum of 35 hours per week for more than six months of a year and who is entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties; or (ii) two part-time, permanent, private sector employees on Recipient's payroll, who have worked at the Project Location for a combined minimum of 35 hours per week for more than six months of a year and who are entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties.

\*\*For the purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column. The Labor Market Area includes Orange County and the surrounding region (or six other contiguous counties, including Orange County, chosen at the Agency's discretion).

**B) Salary and Fringe Benefits for Jobs to be Created:**

Category of Jobs to be Created	Number of Jobs to be created in Year 1	Number of Jobs to be created in Year 2	Number of Jobs to be created in Year 3	Average Salary or Salary Range	Average Fringe Benefit or Range of Fringe Benefits
Management					
Professional					
Administrative					
Sales					
Production/ Manufacturing					
Independent Contractor					
Other (specify)					

If there is a salary range larger than \$20,000 in a category above please provide additional breakdown information below:

--

**\*\*Please attach breakdown if space provided is not sufficient.**

**C) Salary and Fringe Benefits for Jobs to be Retained:**

Category of Jobs to be Retained	Current Number of Jobs	Average Salary or Salary Range	Average Fringe Benefit or Range of Fringe Benefits
Management			
Professional			
Administrative			
Sales			



Production/ Manufacturing			
Independent Contractor			
Other (specify)			

D) Describe the benefits or benefits package offered to employees:

\*\*Please attach narrative if space provided is not sufficient.

E) Describe internal training and advancement opportunities offered to employees:

\*\*Please attach narrative if space provided is not sufficient.

## **V. REPRESENTATIONS BY THE APPLICANT**

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the project is located.
- B. First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D. Annual Sales Tax Fillings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E. Annual Employment Reports and Outstanding Bonds: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of FTE at this Project site. The Applicant also understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the Project that is requested by the Comptroller of the State of New York.
- F. Compliance with N.Y. GML Sec. 862(1): In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the Project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry.
- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I. Recapture: Should the Applicant not expend, hire as presented, or violates Sales Tax Exemption regulations, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J. Rescission of Benefits Conferred: Applicant understands and agrees that in the event that (a) the Applicant does not proceed to final Agency approval within six (6) months of the date the Agency adopts its initial approval resolution and/or (b) close with the Agency on the requested financial assistance within twelve (12) months of the date the Agency adopts its initial resolution, the Agency reserves its right to rescind and cancel all prior approvals. In the event the Agency rescinds its approvals and the Applicant re-applies to the Agency, the Applicant understands and agrees that its re-application will be subject to any and all changes in law, Agency policies or fees imposed by the Agency that are in effect as of the date of re-application.
- K. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:
- L. Freedom of Information Law (FOIL): The applicant acknowledges that the OCIDA is subject to New York State's Freedom of Information Law (FOIL). Applicants understand that all project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.
- M. The IDA is legally required to submit an annual PARIS report to the state that requires information from each project. Applicant participation is **NOT OPTIONAL. ALL INFORMATION** must be submitted in a **COMPLETE** and **TIMELY** manner. Failure to comply with this request **WILL RESULT** in a **LOSS/RECAPTURE** of **ALL OR SOME** of your benefits.
- N. GML Compliance: The Applicant certifies that, as of the date of the Application, the proposed project is in substantial compliance with all provisions of NYS General Municipal Law Article 18-A, including but not limited to Sections 859-a and 862(1).
- O. OCIDA's Policies: The Applicant is familiar with all of OCIDA's policies posted on its website <https://www.ocnyida.com> and agrees to comply with all applicable policies.
- P. Disclosure: Article 6 of the Public Officers Law declares that all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officers Law, if requested, OCIDA may also redact personal, private, and/or

proprietary information from publicly disseminated documents. The Applicant understands that the Applicant must identify in writing to OCIDA any information it deems proprietary or personal and seeks to have redacted and the rationale therefore.

- Q. Reliance: THE APPLICANT ACKNOWLEDGES THAT ALL ESTIMATES OF PROJECTED FINANCIAL IMPACTS, VALUE OF FINANCIAL ASSISTANCE REQUESTED, AND OTHER INFORMATION CONTAINED IN THIS APPLICATION WILL BE RELIED UPON BY OCIDA AND ANY CHANGES IN SUCH INFORMATION MUST BE MADE IN WRITING AND MAY IMPACT THE GRANT OF FINANCIAL ASSISTANCE TO THE PROJECT.
- R. Prevailing Wage: **The Company hereby acknowledges and agrees that the Financial Assistance being provided by the Agency under the Company Documents constitutes "public funds" unless otherwise excluded under Section 224-a(3) of the New York Labor Law, and by executing this Agreement, (i) confirms that it has received notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law and (ii) acknowledges its obligations pursuant to Section 224-a(8)(a) of the New York Labor Law. Other than the Agency Financial Assistance estimates provided herein and disclosed to the Company, the Agency makes no representations or covenants with respect to the total sources of "public funds" received by the Company in connection with the Project.**

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

VERIFICATION

STATE OF California )  
 ) SS.:  
COUNTY OF Los Angeles )

Russell Condas, deposes and says that s/he is the  
(Name of Individual)  
Vice President of Walkill Preservation Limited Partnership  
(Title) (Applicant Name)

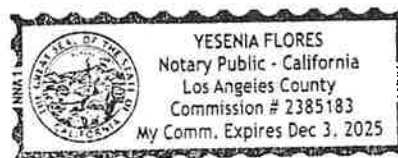
that s/he is the CEO or a person authorized to bind the company/applicant, and has personally completed and read the foregoing Application, which includes and incorporates all attachments and exhibits, and knows the contents thereof and that the same is true, accurate, and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of deponent's beliefs relative to all matters in the said Application which are not stated upon her/his own personal knowledge are investigations which the deponent has caused to be made concerning the subject matter of the Application as well as, if applicable, information acquired by deponent in the course of her/his duties/responsibilities for the Applicant and from the books and records of the Applicant. The deponent also acknowledges the receipt of the schedules attached to the Application, including but not limited to the Agency's fee schedule and assumes responsibility for payment of any and all applicable fees as described therein. Deponent further acknowledges review and understanding of the Agency's published policies, including but not limited to the Agency's Recapture Policy, and agrees on behalf of the Applicant to be bound by and comply with, all such policies.

RGC  
Applicant Representative's Signature

Vice President  
Title

Subscribed and sworn to before me this  
13th day of October, 20 23.

[Signature]  
Notary Public



This Application should be submitted to:

Orange County Industrial Development Agency  
c/o Dean Tamburri, Acting Chairman  
Orange County Business Accelerator  
4 Crotty Lane, Suite 100  
New Windsor, NY 12553

The Agency will collect an administrative fee at the time of closing.

**SEE ATTACHED FEE SCHEDULE AT EXHIBIT "A".**

Transaction Counsel  
Susan R. Katzoff, ESQ.  
Bousquet Holstein PLLC  
110 West Fayette Street  
One Lincoln Center, Suite 1000  
Syracuse, NY 13202  
Tel: (315) 701--6303  
Fax: (315) 410-1557  
Email: [skatzoff@bhlawpllc.com](mailto:skatzoff@bhlawpllc.com)



*Empowering Businesses. Inspiring Growth.*

## HOLD HARMLESS AGREEMENT

Applicant hereby releases the ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.

(Applicant Signature)

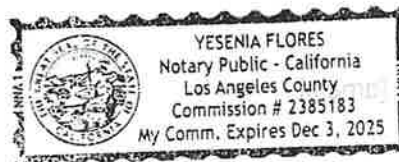
By: Wallkill Preservation Limited Partnership

Name: Russell Condas

Title: Vice President

  
(Notary Public)

Sworn to before me this 13<sup>th</sup> day  
of October, 2023.



ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

**APPENDIX A  
CONFLICT OF INTEREST STATEMENT**

Agency Board Members

1. Dean Tamburri
2. Vincent Odock
3. Marc Greene
4. Giovanni Palladino
5. James Rinaldi
6. Susan Walski

Agency Officers/Staff

1. Bill Fioravanti
2. Kelly Reilly
3. Martha Borrás

Agency Legal Counsel

1. Bousquet Holstein PLLC
2. Hodgson Russ LLC


The Applicant has received from the Agency a list of members, officers, and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Signature:

Authorized Representative:

Title:

Date:



Vice President

September 8, 2023



## EXHIBIT "A"



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### FEE SCHEDULE

#### **Application Fee:**

**\$5,000 non-refundable, due at application, broken down as follows:**

*IDA Administrative Fee: \$2,500*

*IDA Transaction Counsel Fee: \$2,500*

#### **Labor Policy Monitoring Fee (based on project cost):**

This fee will be deposited into a non-interest bearing escrow account and will fund the ongoing audit of Labor Policy compliance throughout construction. Any unused funds on deposit with the IDA will be returned to the company upon project completion.

<b>Projects less than \$5M:</b>	<b>\$5,000.00</b>
<b>Projects greater than \$5M but less than \$15M:</b>	<b>\$10,000.00</b>
<b>Projects greater than \$15M but less than \$25M:</b>	<b>\$20,000.00</b>
<b>Projects greater than \$25M but less than \$50M:</b>	<b>\$30,000.00</b>
<b>Projects greater than \$50M but less than \$100M:</b>	<b>\$45,000.00</b>
<b>Projects greater than \$100M but less than \$500M:</b>	<b>\$55,000.00</b>
<b>Projects greater than \$500M:</b>	<b>To be determined</b>

#### **Closing Fee:**

##### ***IDA Fee***

***\*\*Per OCIDA scoring criteria. See Attached.***

##### **Manufacturing Sector**

1% of the first \$2,000,000 of the project cost (as identified on page 12 of this application), plus .5% of amount above that, due at closing (total project cost includes land acquisition costs).\*

##### **Distribution/Warehouse Sector**

1% of the project cost (as identified on page 12 of this application), due at closing (total project cost includes land acquisition costs).\*

**Retail Sector - Stores**

485B: 2% of the first \$2,000,000 of the project cost (as identified on page 12 of this application), plus 1% of amount above that, due at closing (total project cost includes land acquisition costs).\*

**Retail Sector – Back Office/Medical**

10 year PILOT: 1% of the project cost (as identified on page 12 of this application), due at closing (total project cost includes land acquisition costs).\*

**Hotel Sector (Per Scoring Criteria)**

10 year PILOT: 1% of the project cost (as identified on page 12 of this application), due at closing (total project cost includes land acquisition costs).\*

4 year PILOT: 1% of the project cost (as identified on page 12 of this application), due at closing (total project cost includes land acquisition costs).\*

**Tourism Sector**

\$0-\$30M Capital Cost: 1% of the project cost (as identified on page 12 of this application), due at closing (total project cost includes land acquisition costs).\*

\$30-\$100M Capital Cost: .75% of the project cost (as identified on page 12 of this application), due at closing (total project cost includes land acquisition costs).\*

Over \$100M Capital Cost: .50% of the project cost (as identified on page 12 of this application), due at closing (total project cost includes land acquisition costs).\*

**“Special Projects”**

TBD per project

**IDA Transaction Counsel Fee:**

One-third (1/3) of IDA fee (minimum of \$30,000 – to be reduced for smaller projects on case by case basis - plus out of pocket expenditures). Legal fees due regardless of closing on any benefits.

**Local Labor Policy Monitoring:**

The IDA will use a third-party firm or firms to monitor compliance with the Local Labor Policy (attached hereto). All costs incurred by the IDA in connection with such monitoring, should they exceed the amount collected at application, shall be the responsibility of the Company.

**NOTE:** IDA reserves the right to seek additional IDA and Transaction Counsel fees for exceptionally complex/large transactions.

**Please make all Checks payable to:**

*Orange County Industrial Development Agency*

**Mail to:**

*4 Crotty Lane  
New Windsor, NY 12553*

\*In the event that an applicant does not seek or does not qualify for an OCIDA PILOT or the equivalent of the State's 485-b program, the fee will be a straight one-half percent (0.5%) of the project cost.

The OCIDA Fee Schedule is the standard used when calculating all project fees. These fees are not open for negotiation. Please initial stating you understand and consent to the above RC

**Closing Fee:**

Please be advised should the Orange County IDA act to adopt the Final Resolution for your project a fee will be due at closing.

If at any time the project costs change prior to the Final Resolution, please inform management immediately for closing fee recalculation purposes.

Please initial stating you understand the foregoing, have provided accurate project costs, and consent to the estimated closing fee provided above RC

## EXHIBIT "E"



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### PROJECT SCORING CRITERIA

**To be completed/calculated by AGENCY**

**Project Name:**

**Score:**

#### **1. Strategic Vision (0 OR 5)\*:**

- a. Does the project fit into preferred industry categories (manufacturing, industrial, medical, office, tourism)?
- b. Capitalizes upon un-or-under-employed, available talent pool?

#### **2. Ratable Value (Capital Expenditure) (0 – 5):**

- a. Investment in property resulting in increased ratables in municipality.
- b. Utilizes brownfield or otherwise “undesirable” parcel
- c. Return non-taxable property tax rolls
- d. “Brownfield remediation” would receive a 5

#### **3. Number of Jobs (1 – 5):**

- a. NOT sliding scale; relative to industry

#### **4. Quality of Jobs (0 – 5):**

- a. Defined as

0 = ANY jobs at minimum wage

1 = ALL jobs over \$15/hour

2 = 25% over \$25/hr plus benefits

3 = 50% over \$25/hr plus benefits

4 = 75% over \$25/hr plus benefits

5 = ALL jobs over \$25/hr plus benefits

**Project Name:**

**Score:**

**5. Location (1 OR 5):**

- a. 1 = In Orange County
- b. 5 = Designated growth zone, as identified by IDA (ex. Port Jervis, Highland Falls)

**6. Desirability (0 – 5)\*:**

- a. Does the project have local political support?
- b. Support letter from Supervisor/Mayor
- c. Is there favor, locally, for the project?
- d. Is the project remediating a brownfield or repurposing a zombie property?
- e. Is the parcel located in federally distressed area?
- f. Has project construction already begun?

**TOTAL**

*\* Speculative Buildings - identified as a project built with no end-user committed - results in an automatic 0 in these categories*

2-10 - Low/No PILOT

11-20 - Medium/Sector-based PILOT

21-30 - High/Qualifies for "Goliath" PILOT

## EXHIBIT "C"



*Empowering Businesses. Inspiring Growth.*

### **LABOR POLICY**

*Adopted 01-12-17*

The Orange County Industrial Development Agency (IDA) was established for the purpose of creating employment opportunities for, and to promote the general prosperity and economic welfare of the residents of Orange County. The IDA offers economic incentives and benefits to qualified applicants who wish to locate or expand their businesses or facilities in Orange County. When the IDA approves a project, it enters into agreements to extend these incentives and benefits to the applicant.

Construction jobs, though limited in time duration, are vital to the overall employment opportunities and economic growth in Orange County. The IDA believes that companies benefiting from its incentive programs should employ local laborers, mechanics, craft persons, journey workers, equipment operators, truck drivers and apprentices (hereinafter “construction workers”), including those who have returned from military service, during the construction phase of projects. In this way, the IDA can generate significant benefits to advance the County’s general prosperity. It is, therefore, the policy of the IDA that firms benefiting from its programs shall employ workers from Orange County and the “local labor” market during all project phases, including the construction phase.

For the purpose of this policy, the “local labor” market for construction workers shall be defined as those individuals living in Orange, Ulster, Sullivan, Dutchess, Putnam, Rockland and Westchester Counties. Applicants receiving IDA benefits shall ensure the contractor/developer hire at least 85% from the “local labor” market for their approved projects. The 85% shall be by contractor and in total at the time of completion of the project. The contractor/developer is mandated to keep daily log sheets of all field workers, commencing on the date of application. Any work performed after application shall be included in the determination of overall compliance with the 85% hiring requirements of this policy. A third-party auditing firm will be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

However, the IDA recognizes that the use of local labor may not be possible for the following reasons and the applicant may request an exemption on a particular contract or trade scope for the following reasons:

1. Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers;

2. Specialized construction is required and no local contractors or local construction workers have the required skills, certifications or training to perform the work;
3. Cost Differentials:
  - a. For projects whose project cost exceeds \$15M, significant cost differentials in bid prices whereby the use of local labor and materials significantly increases the sub contract or contract of a particular trade or work scope by at least 20%. Every reasonable effort should be made by the applicant and or the applicant's contractor to get below the 20% cost differential including, but not limited to, communicating and meeting with local construction trade organizations, such as the Hudson Valley Building and Construction Trades Council and other local Contractor Associations;
  - b. For projects whose project cost is less than \$15M, significant cost differentials in bid prices whereby the use of local labor and materials significantly increases the sub contract or contract of a particular trade or work scope by 10% or more. Every reasonable effort should be made by the applicant and or the applicant's contractor to get below the 10% cost differential including, but not limited to, communicating and meeting with local construction trade organizations, such as the Hudson Valley Building and Construction Trades Council and other local Contractor Associations;
4. No labor is available for the project; and
5. The contractor requires key or core persons such as supervisors, foreman or "construction workers" having special skills that are not available in the "local labor" market.

**The request to secure an exemption for the use of non-local labor must be received from the applicant on the exemption form provided by the IDA or the 3<sup>rd</sup> party monitor and received in advance of work commencing.** The request will be reviewed by the 3<sup>rd</sup> party monitor and forwarded to the IDA, at which time the IDA's Audit Committee shall have the authority to approve or disapprove the exemption. The 3<sup>rd</sup> party monitor shall report each authorized exemption to the Board of Directors at its monthly meeting.

In addition, applicants receiving IDA benefits and Contractors on the project shall make every reasonable effort to utilize vendors, material suppliers, subcontractors and professional services from Orange County and the surrounding counties. Applicants and contractors shall be required to keep records of those local vendors, material suppliers, contractors and professional services whom they have solicited and with whom they have contracted with or awarded. This shall be stored in a binder on site and shall be easily available for review by an authorized representative of the IDA, such as the IDA's 3<sup>rd</sup> party monitor. It shall include any documents for solicitation and contracts. It is the goal of the County of Orange and the IDA to promote the use of local veterans on projects receiving IDA benefits. By partnering with local contractors, local contractor groups, local trade unions and contractors awarded work on IDA projects, there are opportunities for veterans to gain both short- term and long-term careers in the construction industry.

Once approved for IDA benefits, all applicants will be required to provide to IDA staff the following information:

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project;

2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions;
3. The names, contact information, certificate of authorization to do business in the State of New York and copies of current Certificates of NYS Workers' Compensation Insurance, NYS Disability Insurance, General Liability Insurance and proof of current OSHA training certification from all contractors' employees performing work on the site; and
4. A Construction Completion Report listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged in the construction phase of the project.

All Orange County IDA projects are subject to local monitoring by the IDA and any 3rd party monitor. The applicant and/or the Construction Manager or General Contractor acting as agent for the applicant on the project, shall keep a log book on site detailing the number of workers, hours worked and counties and states in which they reside. Proof of residency or copy of drivers' license shall be included in the log book, along with evidence of necessary OSHA certifications. Reports will be on forms provided by the IDA or weekly payroll reports which contain the same information as required on the IDA issued form. The applicant and contractors are subject to periodic inspection or monitoring by the IDA or 3<sup>rd</sup> party monitor.

The 3<sup>rd</sup> party monitor shall issue a report to the IDA staff immediately when an applicant or applicant's contractor is not in compliance with this labor policy. IDA staff shall advise the Audit Committee and/or IDA Board of non-compliance by email or at the next scheduled meeting. If a violation of policy has occurred, IDA staff shall notify the applicant and contractor in writing of non-compliance and give applicant a warning of violation and 72 hours in which to correct such violation. Upon evidence of continued non-compliance or additional violations, the IDA and/or its 3<sup>rd</sup> party monitor shall notify the applicant that the project is in violation of the Orange County IDA Labor Policy and is subject to IDA Board action which may result in the revocation, termination and/or recapture of any or all benefits conferred by the IDA.

**The IDA will use a third party firm or firms to monitor and audit compliance with this local labor policy, the cost of which shall be paid for by the Company in advance of the audits and held in a non-interest bearing escrow account until audits are complete.**

The applicant of an IDA approved project shall be required to maintain a 4' X 8' bulletin board on the project site containing the following information:


1. Contact information of the applicant;
2. Summary of the IDA benefits received;
3. Contractors names and contact information on IDA provided form;
4. Copies of proof of exemption from labor policy;
5. Copies of any warnings or violations of policy;
6. Copy of the Executed Labor Policy.

The bulletin board shall be located in an area that is accessible to onsite workers and visitors, which should be clear and legible at least 10 feet from said board.

The applicant has read the OCIDA Labor Policy and agrees to adhere to it without changes and shall require its construction manager, general contractor and sub-contractors who are not



exempt to acknowledge the same. The Applicant understands and agrees that it is responsible for all third-party auditing and monitoring costs.

  
Applicant Signature

Walkkill Preservation LLC  
Company Name

Russell Condas  
Print Name of above signer

rcondas@lincolnhavecapi.com  
Email/phone of Applicant

September 8, 2023  
Date

  
Signature of CM, GC or SC

Legacy Construction Services, LLC  
Company Name

Cory Maher  
Print Name of above signer

cdm@legacy-construction.com  
Email/phone of CM/GC/SC

September 11, 2023  
Date

# Exhibit A

## Walkill - Middletown, NY

All rights reserved. All content in this document is the property of Lincoln Avenue Capital Management LLC ("LAC") and may not be used without the explicit written permission of LAC. Without the express written consent of LAC, it is prohibited to integrate or disseminate, in whole or in part, any of the content contained herein.

		PIS DATE														
Year #		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Conversion Date		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TC Date		Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	Dec-37	Dec-38
<b>Revenue</b>																
Gross Potential Rent	Long Term % 2.0%	\$2,100,532	\$2,187,676	\$2,231,430	\$2,276,059	\$2,321,580	\$2,368,011	\$2,415,372	\$2,463,679	\$2,512,953	\$2,563,212	\$2,614,476	\$2,666,765	\$2,720,101	\$2,774,503	\$2,829,993
% growth			4.1 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %	2.0 %
<b>Total Gross Income</b>		<b>\$2,100,532</b>	<b>\$2,187,676</b>	<b>\$2,231,430</b>	<b>\$2,276,059</b>	<b>\$2,321,580</b>	<b>\$2,368,011</b>	<b>\$2,415,372</b>	<b>\$2,463,679</b>	<b>\$2,512,953</b>	<b>\$2,563,212</b>	<b>\$2,614,476</b>	<b>\$2,666,765</b>	<b>\$2,720,101</b>	<b>\$2,774,503</b>	<b>\$2,829,993</b>
Vacancy	Long Term %	\$(105,027)	\$(109,384)	\$(111,571)	\$(113,803)	\$(116,079)	\$(118,401)	\$(120,769)	\$(123,184)	\$(125,648)	\$(128,161)	\$(130,724)	\$(133,338)	\$(136,005)	\$(138,725)	\$(141,500)
Vacancy %	5.0%	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %	5.0 %
<b>Total Rental Income</b>		<b>\$1,995,506</b>	<b>\$2,078,293</b>	<b>\$2,119,858</b>	<b>\$2,162,256</b>	<b>\$2,205,501</b>	<b>\$2,249,611</b>	<b>\$2,294,603</b>	<b>\$2,340,495</b>	<b>\$2,387,305</b>	<b>\$2,435,051</b>	<b>\$2,483,752</b>	<b>\$2,533,427</b>	<b>\$2,584,096</b>	<b>\$2,635,778</b>	<b>\$2,688,493</b>
Other Income		\$20,274	\$20,882	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508	\$21,508
<b>Total Revenue</b>		<b>\$2,015,779</b>	<b>\$2,099,174</b>	<b>\$2,141,367</b>	<b>\$2,183,764</b>	<b>\$2,227,009</b>	<b>\$2,271,119</b>	<b>\$2,316,111</b>	<b>\$2,362,003</b>	<b>\$2,408,813</b>	<b>\$2,456,559</b>	<b>\$2,505,260</b>	<b>\$2,554,935</b>	<b>\$2,605,604</b>	<b>\$2,657,286</b>	<b>\$2,710,001</b>
<b>Expenses</b>																
G&A	% growth 3.0 %	\$49,163	\$49,163	\$50,638	\$52,157	\$53,722	\$55,334	\$56,994	\$58,704	\$60,465	\$62,279	\$64,147	\$66,071	\$68,054	\$70,095	\$72,198
Payroll	3.0 %	\$273,029	\$273,029	\$281,220	\$289,656	\$298,346	\$307,296	\$316,515	\$326,011	\$335,791	\$345,865	\$356,241	\$366,928	\$377,936	\$389,274	\$400,952
Electricity	3.0 %	\$65,264	\$65,264	\$67,222	\$69,239	\$71,316	\$73,455	\$75,659	\$77,929	\$80,267	\$82,675	\$85,155	\$87,710	\$90,341	\$93,051	\$95,843
Gas	3.0 %	\$37,413	\$37,413	\$38,536	\$39,692	\$40,883	\$42,109	\$43,372	\$44,674	\$46,014	\$47,394	\$48,816	\$50,280	\$51,789	\$53,343	\$54,943
Water & Sewer	3.0 %	\$23,805	\$23,805	\$24,519	\$25,255	\$26,013	\$26,793	\$27,597	\$28,425	\$29,277	\$30,156	\$31,060	\$31,992	\$32,952	\$33,941	\$34,959
Trash	3.0 %	\$14,277	\$14,277	\$14,705	\$15,146	\$15,601	\$16,069	\$16,551	\$17,047	\$17,559	\$18,085	\$18,628	\$19,187	\$19,762	\$20,355	\$20,966
Contract Services	3.0 %	\$101,368	\$101,368	\$104,409	\$107,541	\$110,767	\$114,090	\$117,513	\$121,038	\$124,669	\$128,410	\$132,262	\$136,230	\$140,317	\$144,526	\$148,862
Repairs & Maintenance	3.0 %	\$10,137	\$10,137	\$10,441	\$10,754	\$11,077	\$11,409	\$11,751	\$12,104	\$12,467	\$12,841	\$13,226	\$13,623	\$14,032	\$14,453	\$14,886
Marketing	3.0 %	\$1,521	\$1,521	\$1,566	\$1,613	\$1,662	\$1,711	\$1,763	\$1,816	\$1,870	\$1,926	\$1,984	\$2,043	\$2,105	\$2,168	\$2,233
<b>Total Controllable Expenses</b>		<b>\$75,976</b>	<b>\$75,976</b>	<b>\$83,256</b>	<b>\$81,053</b>	<b>\$89,385</b>	<b>\$94,267</b>	<b>\$99,715</b>	<b>\$105,746</b>	<b>\$111,378</b>	<b>\$117,630</b>	<b>\$123,506</b>	<b>\$129,928</b>	<b>\$136,896</b>	<b>\$143,411</b>	<b>\$149,474</b>
Management Fee	4.0 %	\$80,631	\$83,967	\$85,655	\$87,351	\$89,080	\$90,845	\$92,644	\$94,480	\$96,353	\$98,262	\$100,210	\$102,197	\$104,224	\$106,291	\$108,400
Insurance	3.0 %	\$90,948	\$93,676	\$96,486	\$99,381	\$102,362	\$105,433	\$108,596	\$111,854	\$115,210	\$118,666	\$122,226	\$125,893	\$129,670	\$133,560	\$137,566
Real Estate Tax	3.0 %	\$195,923	\$201,801	\$207,855	\$214,091	\$220,513	\$227,129	\$233,943	\$240,961	\$248,190	\$255,636	\$263,305	\$271,204	\$279,340	\$287,720	\$296,352
<b>Total Expenses (Pre-RR)</b>		<b>\$943,479</b>	<b>\$955,421</b>	<b>\$983,252</b>	<b>\$1,011,876</b>	<b>\$1,041,341</b>	<b>\$1,071,673</b>	<b>\$1,102,898</b>	<b>\$1,135,041</b>	<b>\$1,168,130</b>	<b>\$1,202,194</b>	<b>\$1,237,260</b>	<b>\$1,273,358</b>	<b>\$1,310,520</b>	<b>\$1,348,776</b>	<b>\$1,388,159</b>
Replacement Reserves	3.0 %	\$41,358	\$42,599	\$43,877	\$45,193	\$46,549	\$47,945	\$49,384	\$50,865	\$52,391	\$53,963	\$55,582	\$57,249	\$58,967	\$60,736	\$62,558
<b>Total Expenses (Including RR)</b>		<b>\$984,837</b>	<b>\$998,019</b>	<b>\$1,027,129</b>	<b>\$1,057,069</b>	<b>\$1,087,890</b>	<b>\$1,119,619</b>	<b>\$1,152,282</b>	<b>\$1,185,906</b>	<b>\$1,220,522</b>	<b>\$1,256,156</b>	<b>\$1,292,841</b>	<b>\$1,330,607</b>	<b>\$1,369,486</b>	<b>\$1,409,511</b>	<b>\$1,450,717</b>
<b>Net Operating Income</b>		<b>\$1,030,942</b>	<b>\$1,101,155</b>	<b>\$1,114,238</b>	<b>\$1,126,695</b>	<b>\$1,139,119</b>	<b>\$1,151,500</b>	<b>\$1,163,830</b>	<b>\$1,176,097</b>	<b>\$1,188,292</b>	<b>\$1,200,403</b>	<b>\$1,212,419</b>	<b>\$1,224,328</b>	<b>\$1,236,118</b>	<b>\$1,247,774</b>	<b>\$1,259,285</b>
Permanent Debt Service		\$886,505	\$886,146	\$885,767	\$885,369	\$884,948	\$884,505	\$884,039	\$883,547	\$883,029	\$882,483	\$881,907	\$881,301	\$880,662	\$879,988	\$879,279
<b>Net Levered Cash Flow</b>		<b>\$144,438</b>	<b>\$215,009</b>	<b>\$228,471</b>	<b>\$241,327</b>	<b>\$254,171</b>	<b>\$266,995</b>	<b>\$279,791</b>	<b>\$292,550</b>	<b>\$305,263</b>	<b>\$317,920</b>	<b>\$330,512</b>	<b>\$343,027</b>	<b>\$355,456</b>	<b>\$367,786</b>	<b>\$380,006</b>
<b>DSCR</b>		<b>1.16 x</b>	<b>1.24 x</b>	<b>1.26 x</b>	<b>1.27 x</b>	<b>1.29 x</b>	<b>1.30 x</b>	<b>1.32 x</b>	<b>1.33 x</b>	<b>1.35 x</b>	<b>1.36 x</b>	<b>1.37 x</b>	<b>1.39 x</b>	<b>1.40 x</b>	<b>1.42 x</b>	<b>1.43 x</b>

## **Exhibit B: Project Summary**

### **Project Description**

Wallkill Living Center (“the Project”), is located in Middletown, New York approximately 1 mile west of the Interstate 84/Route 17 interchange. The elderly property consists of 136 residential rental units housed in a single mid-rise building. The property was originally constructed in 2003. Currently 116 units are set aside at 60% AMI, consisting of 58 one-bedroom units and 58 two-bedroom units. The remaining 20 two-bedroom units are not restricted and rented at market rate. As part of the resyndication, 58 one-bedroom units will be set aside at 50% AMI, 58 units two-bedroom units will be set aside at 60% AMI, and the remaining 20 two-bedroom units will be set aside at 80% AMI. There are no manager units on-site and the property is typically 100% occupied.

Unit Mix				
Bedrooms	Baths	AMI % / Type	Units	Square Feet
1.0	1.0	50.0 %	58	600
2.0	1.0	60.0 %	58	860
2.0	2.0	80.0 %	20	1,210
Total / Weighted Average			136	801

The property amenities include on-site management, community room with organized activities for residents, fitness center, card room, library, salon, and community laundry on each floor. As part of the rehab, all community space will be upgraded including new flooring, paint, fitness equipment, and furniture throughout the property. The common area amenities occupy approximately 10,000 square feet of the property on the first floor and is a great feature for the residents. The property also features outdoor common areas such as a fire pit, gazebo, and outdoor seating surrounding the property. There are 220 surface parking spaces available for residents at no additional cost.

Lincoln Avenue Communities acquired the property in December 2020 for \$14,600,000. The current ownership entity is Wallkill Owner, LLC which is an affiliate of Lincoln Avenue Communities. The buyer and applicant, Wallkill Preservation Limited Partnership, is related to the current owner but is disaffiliated for tax purposes and does not share greater than 50% common ownership.

### **Construction Scope of Work**

The 4% Bond/LIHTC transaction will feature a full site renovation of approximately \$35,120 per unit (\$4.78M). This renovation, which will be completed within twelve months of closing, will focus on improving tenant quality of life and the physical condition of the Project for the long-term. See below for a narrative of the scope of work.

- **Improvements to Residential Units**
  - Kitchen and bathroom cabinet replacement
  - Kitchen countertop replacement
  - Bathroom countertop, vanity, and sink replacement
  - Install LVT flooring in bathrooms in kitchens only
  - Kitchen and bathroom faucet replacement
  - Kitchen garbage disposal replacement
  - Kitchen plumbing fixture replacement
  - Appliance and accessory replacement (refrigerator, range, range hood)

- Install new kitchen sink, kitchen faucet, low flow toilets, bathroom faucet
- Paint all kitchen and bathroom
- Paint all new doors and frames
- Light fixtures replacement
- LED light package
- Thermostat replacement
- Door and hardware replacement
- Smoke detector replacement
- Exhaust fan replacement
- HVAC replacement
- Install 7 ADA and VHI Units
- Improvements to Building Exteriors
  - CMU demolition and masonry repairs at damaged CMU exterior walls
  - Install new TPO Energy Star roofing system and new walk pads
  - Paint exterior soffits, railing, exterior doors
  - Replace all lighting with LED
- Improvements to Site/Common Areas
  - Central HVAC replacement
  - Seal and stripe parking lot
  - Install new gas fire pit and benches
  - Concrete sidewalks and curbs replacement
  - Parking signage replacement
  - Install new concrete walkways and bench pads
  - Interior & exterior lighting at designated areas (LED)
  - Kitchenette cabinetry, countertops (laminate), sinks, faucets, and appliance replacement
  - Paint all walls, doors and frames in lobby, leasing offices, and common areas
  - Flooring replacement (carpet tile and vinyl base) in lobby, leasing offices, and common areas
  - Toilet, sink, and faucet replacement in common bathrooms
  - Bathroom accessory replacement in common restrooms
  - Replace central mailboxes and replace lighting in mail area with LED
  - Refurbish the salon, library, craft room, and fitness center with new equipment, furniture, and lighting
  - New landscaping throughout project
  - New maintenance shed
  - New dumpster enclosures (concrete foundation and gates)

### **Relocation Plan**

HUD has required that 100% of residents be temporarily relocated throughout the rehab. Each unit will take maximum 5 days to renovate, and Lincoln Avenue will ensure that residents are given proper notice in advance of the relocation. Hotel accommodations will be provided nearby in addition to a food per diem. Additionally, Lincoln Avenue will coordinate and pay for any moving and storage fees. It is expected that residents will be relocated for no more than 5 days and Lincoln Avenue along with Legacy Construction will work to ensure it is a seamless process with minimal disruption to the tenants

## **Sources and Uses of Funds**

The sources of funds for the acquisition and rehabilitation of the Project will be a combination of a FHA Section 223(f) Rehab Loan from KeyBank National Association ("KeyBank"), a subordinate loan from the State of New York Low-Income Housing Trust Fund program, a seller note, an equity bridge loan from KeyBank, four percent (4%) low-income housing tax credit equity ("LIHTC"), cash flow from operations, and a deferred developer fee. Multifamily housing bonds will be issued by the Orange County IDA in the approximate amount of \$20,000,000. The Project expects to generate annual tax credits allocated by NYSHCR in the amount of approximately \$1,174,723 which will be sold to a tax credit investor to raise LIHTC equity in the approximate amount of \$11,394,811.

## Exhibit C: Development Budget

Sources				
	Construction	Per Unit	Permanent	Per Unit
First Mortgage	12,000,000	88,235	\$ 12,000,000	88,235
Seller Note	6,000,000	44,118	6,000,000	44,118
Construction Period CFO	750,000	5,515	750,000	5,515
NYS Housing Trust Fund Corporation	1,312,401	9,650	1,312,401	9,650
LIHTC Equity	1,139,481	8,379	11,394,811	83,785
GP Capital Contribution	100	1	100	1
Deferred Developer Fee	—	—	2,272,713	16,711
Equity Bridge Loan	9,170,394	67,429	—	—
<b>Total Sources</b>	<b>\$30,372,376</b>	<b>\$223,326</b>	<b>\$33,730,025</b>	<b>\$248,015</b>
<b>(GAP)/SURPLUS</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>

Uses				
	Construction	Per Unit	Permanent	Per Unit
Acquisition	19,900,000	146,324	\$ 19,900,000	146,324
Construction Hard Costs	6,252,132	45,972	6,252,132	45,972
Project Soft Costs	987,125	7,258	987,125	7,258
Tax Credit Fees	103,242	759	103,242	759
Bond Costs	431,120	3,170	431,120	3,170
Bridge Loan Costs	451,941	3,323	503,791	3,704
Permanent Loan Costs	1,181,880	8,690	1,181,880	8,690
Closing Costs	356,000	2,618	356,000	2,618
Escrows and Reserves	516,104	3,795	970,691	7,137
Developer Fee	192,833	1,418	3,044,044	22,383
<b>Total Uses</b>	<b>\$30,372,376</b>	<b>\$223,326</b>	<b>\$33,730,025</b>	<b>\$248,015</b>
<b>(GAP)/SURPLUS</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>

## Exhibit D: Preliminary Plans

PROJECT DIRECTORY

ARCHITECT

EBERSOLDT + ASSOCIATES, LLC  
1214 WASHINGTON AVENUE  
ST. LOUIS, MO 63103  
P: 314 + 241 4586  
F: 314 + 241 4939  
EMAIL: EMAIL  
CONTACT: NAME

OWNER:

LINCOLN AVENUE CAPITAL  
401 WILSHIRE BLVD, STE 1070  
SANTA MONICA, CA 90401  
P: 303-870-6332  
EMAIL: wmclean@lincolnavecap.com  
CONTACT: WES MCLEAN

GENERAL CONTRACTOR:

LEGACY CONSTRUCTION  
23701 MILES ROAD  
CLEVELAND, OH 44128  
P: 216.297.2170  
EMAIL: CDM@LEGACY-CONSTRUCTION.COM  
CONTACT: CORY MAHER

UNIT LEGEND			
UNIT DESCRIPTION	GROSS SF	NET SF	QUANTITY
---		---	
1 BED - ACCESSIBLE 1A	644	594	3
1 BED - STANDARD 1.0	644	594	33
1 BED - STANDARD 1.1	632	588	22
2 BED - ACCESSIBLE 2A	904	838	9
2 BED - STANDARD 2.0	904	838	13
2 BED - STANDARD 2.1	941	807	20
2 BED - STANDARD 2.2	947	886	4
2 BED - STANDARD 2.3	917	836	12
2 BED - STANDARD 3	1,332	1,186	20
TOTAL			136

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD OR INSIDE FACE OF EXISTING MASONRY WALL AND/ OR FINISHED FACE, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF COMMON / CORRIDOR WALLS.

NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

SQUARE FOOTAGES MAY VARY IN PRECISE DETAIL FROM ACTUAL CONSTRUCTION. FLOOR PLANS AND SQUARE FOOTAGES ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. PLANS SHOW IMPROVEMENTS THAT ARE PROPOSED AND "NEED NOT BE BUILT".

ADA UNIT DIRECTORY:

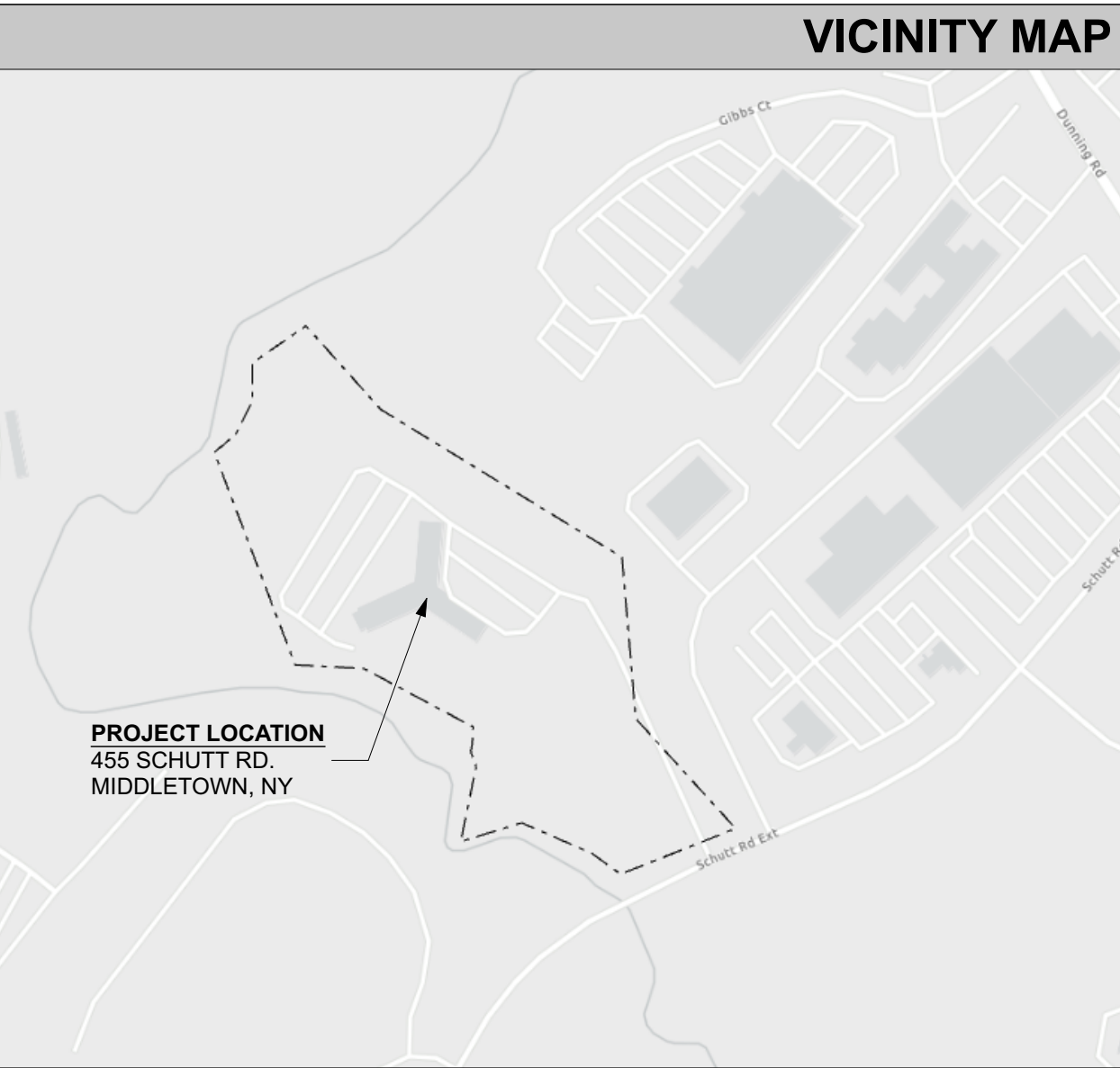
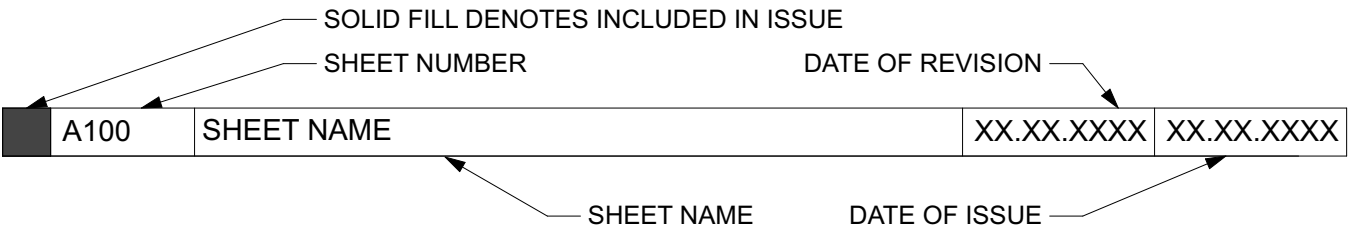
UNIT #	UNIT TYPE	BED/BATH
104	2A	2 BED/1 BATH
113	1A	1 BED/1 BATH
204	2A	2 BED/1 BATH
213	1A	1 BED/1 BATH
304	2A	2 BED/1 BATH
313	1A	1 BED/1 BATH
404	2A	2 BED/1 BATH

A/V UNIT DIRECTORY:

UNIT #	UNIT TYPE	BED/BATH
102	2.0	2 BED/1 BATH
109	2.2	2 BED/1 BATH
112	1.0	1 BED/1 BATH

DRAWING INDEX			
GENERAL			
	COVER SHEET		06.08.2023
G101	GENERAL NOTES & LEGENDS		06.08.2023
G102	ACCESSIBILITY DETAILS & NOTES		06.08.2023
G103	CODE ANALYSIS		06.08.2023
ARCHITECTURAL SITE			
AS100	ARCHITECTURAL SITE PLAN		06.08.2023
AS101	ENLARGED SITE PLAN		06.08.2023
AS102	SITE DETAILS		06.08.2023
ARCHITECTURAL			
A100	OVERALL FIRST FLOOR PLAN		06.08.2023
A101	OVERALL TYPICAL SECOND TO SIXTH FLOOR PLAN		06.08.2023
A102	ROOF PLAN		06.08.2023
A103	ENLARGED FIRST FLOOR COMMON AREAS		06.08.2023
A104	COMMON AREA INTERIOR ELEVATIONS		06.08.2023
A200	UNIT TYPE 1 - ENLARGED FLOOR PLAN		06.08.2023
A201	UNIT TYPE 1A (ACCESSIBLE) - ENLARGED FLOOR ...		06.08.2023
A202	UNIT TYPE 2 - ENLARGED FLOOR PLAN		06.08.2023
A203	UNIT TYPE 2A (ACCESSIBLE) - ENLARGED FLOOR ...		06.08.2023
A204	UNIT TYPE 3 - ENLARGED FLOOR PLAN		06.08.2023
A400	BUILDING ELEVATIONS		06.08.2023
A401	BUILDNG ELEVATIONS		06.08.2023
A402	BUILDING ELEVATIONS		06.08.2023
A403	BUILDING ELEVATIONS		06.08.2023
A900	SCHEDULES AND DETAILS		06.08.2023

DRAWING INDEX LEGEND



PROJECT DESCRIPTION

THE PROJECT INCLUDES RENOVATION OF THE EXISTING WALLKILL SENIOR APARTMENTS LOCATED AT 455 SCHUTT RD IN MIDDLETOWN, NEW YORK. THE APARTMENT COMPLEX CONSISTS OF ONE HUNDRED AND THIRTY-SIX (136) RESIDENTIAL UNITS IN ONE (1) SIX-STORY BUILDING. WORK WILL INCLUDE INTERIOR AND EXTERIOR RENOVATIONS TO THE APARTMENTS AND EXISTING SPACES. SITE WORK TO INCLUDE REPLACEMENT OF DAMAGED CONCRETE SIDEWALKS, NEW CONCRETE WALKS TO ACCESS NEW AMENITIES & REPLACEMENT OF CONCRETE AT SELECT PARKING SPACES FOR ACCESSIBILITY.

PROJECT DATA	
REFER TO SHEET G103 FOR COMPLETE CODE ANALYSIS	
ZONING:	
OCCUPANCY GROUP:	R2
CONSTRUCTION TYPE:	1B
BUILDING SQUARE FOOTAGE:	
FIRST FLOOR AREA:	25,587 GSF
SECOND FLOOR AREA:	25,182 GSF
THIRD FLOOR AREA:	25,182 GSF
FOURTH FLOOR AREA:	25,182 GSF
FIFTH FLOOR AREA:	25,182 GSF
SIXTH FLOOR AREA:	25,182 GSF
TOTAL BUILDING AREA	151,497 GSF
TOTAL BUILDING HEIGHT	63'-4"
UNIT SUMMARY:	
ONE BEDROOM UNITS:	55
TWO BEDROOM UNITS:	69
ACCESSIBLE UNITS:	12
TOTAL UNITS:	136
SITE SUMMARY:	
ACCESSIBLE PARKING STALLS	17
VAN ACCESSIBLE PARKING STALLS	4
STANDARD PARKING STALLS	198
TOTAL PARKING	219

WALLKILL SENIOR

455 SCHUTT RD  
MIDDLETOWN, NEW YORK 10940

VE SET  
06.08.2023

OWNER:  
LINCOLN AVENUE CAPITAL  
401 WILSHIRE BLVD, STE 1070  
SANTA MONICA, CA 90401

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

ARCHITECT:  
EBERSOLDT + ASSOCIATES ARCHITECTURE  
1214 WASHINGTON AVENUE  
ST. LOUIS, MO 63103  
MO CERT OF AUTHORITY: 2007030600

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CONTRACTOR:  
ETC COMPANIES LLC  
275 NORTH FRANKLIN TPK  
RAMSEY, NJ 07446

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

LENDER:  
NAME  
STREET  
CITY, STATE ZIPCODE

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PRELIMINARY  
NOT FOR CONSTRUCTION

NAME  
LICENSE #





## ABBREVIATIONS LEGEND

AFF	ABOVE FINISH FLOOR	FWP	FABRIC WRAPPED ACOUSTICAL PANEL
AP-#	ACCESS PANEL	FO	FACE OF
ACOUST	ACOUSTICAL	FOC	FACE OF CONCRETE
ACP-#	ACOUSTICAL CEILING PANEL	FOF	FACE OF FINISH
ACT-#	ACOUSTICAL CEILING TILE	FOM	FACE OF MASONRY
AWP	ACOUSTICAL WALL PANEL	FOSH	FACE OF SHEATHING
ADDM	ADDENDUM	FOS	FACE OF STUD
ADJ	ADJUSTABLE	FOW	FACE OF WALL
AGG	AGGREGATE	FF	FACTORY FINISH
AHU	AIR HANDLING UNIT	FT	FEET, FOOT
AIB	AIR INFILTRATION BARRIER	FRP-#	FIBERGLASS REINFORCED PANEL
ALT	ALTERNATE	FIN	(FINISHED)
ALUM	ALUMINUM	FF	FINISH FLOOR
AB	ANCHOR BOLT	FRPT	FIRE RETARDANT PRESSURE TREATED
ANOD	ANODIZED	FRT	FIRE RETARDANT TREATED
APPROX	APPROXIMATE	FA	FIRE ALARM
ARCH	ARCHITECT(URAL)	FD	FIRE DAMPER
AES	ARCHITECTURAL EXPOSED STEEL	FDC	FIRE DEPARTMENT CONNECTION
AD	AREA DRAIN	FE	FIRE EXTINGUISHER
AC	ASPHALTIC CONCRETE	FEC	FIRE EXTINGUISHER CABINET
AUTO	AUTOMATIC	FHC	FIRE HOSE CABINET
AUX	AUXILIARY	FH	FIRE HYDRANT
AVG	AVERAGE	FR	FIRE RESISTANT / FIRE-RATED
		FPL	FIREPLACE
BM	BEAM	FLG	FLASHING
BR	BEDROOM	FLR	FLOOR(ING)
BM	BENCHMARK	FLD	FLOOR DRAIN
BTWN	BETWEEN	FLUOR	FLUORESCENT
BITUM	BITUMINOUS	FTG	FOOTING
BL-#	BLINDS	FDN	FOUNDATION
BLKG	BLOCKING	FUR	FURRING (FURRED)
BD	BOARD		
BOT	BOTTOM	GALV	GALVANIZED
BOC	BOTTOM OF CONCRETE	GA	GAUGE OR GAGE
BOD	BOTTOM OF DECKING	GL	GLASS
BOF	BOTTOM OF FRAMING	GL-#	GLAZING
BOS	BOTTOM OF STEEL	GL	GLUE-LAMINATED
BK-#	BRICK	GB	GRAB BAR
BLDG	BUILDING	GR-#	GRILLE
BUR	BUILT-UP ROOFING	GND	GROUND
BB	BULLETIN BOARD	GYP	GYPSUM
CAB	CABINET	H	HIGH
CPT-#	CARPET	HB	HOSE BIB
CIP	CAST IN PLACE	HC	HOLLOW CORE (MATERIAL)
CB	CATCH BASIN	HDWR	HARDWARE
CLG	CEILING	HDWD	HARDWOOD
CPL	CEMENT PLASTER	HM	HOLLOW METAL
CTR	CENTER	HORIZ	HORIZONTAL
CL	CENTERLINE	HR	HOUR
CT-#	CERAMIC TILE	HT	HEIGHT
CR	CLASSROOM	HVAC	HEATING, VENTILATING & AIR
CO	CLEANOUT		CONDITIONING
CLR	CLEAR(ANCE)	HWY	HIGHWAY
CH	COAT HOOK	HDR	HEADER
CW	COLD WATER	HW	HOT WATER
COL	COLUMN		
CONC	CONCRETE	ID	INSIDE DIAMETER
CMU-#	CONCRETE MASONRY UNIT	IN	INCHES
COND	CONDITION	INCAN	INCANDESCENT
CONFIG	CONFIGURATION	INCL	INCLUDE (D) (ING)
CONN	CONNECTION	INFO	INFORMATION
CONST	CONSTRUCTION	INSUL	INSULATE (D) (ING)
CSJ	CONSTRUCTION JOINT	INT	INTERIOR
CONT	CONTINUOUS	INV	INVERT
CJ	CONTROL JOINT		
COORD	COORDINATE	JAN	JANITOR
CG	CORNER GUARD	JT	JOINT
CORR	CORRIDOR	JST	JOIST
CFLG	COUNTER FLASHING		
CSK	COUNTERSUNK	KP	KICK PLATE
CF	CUBIC FEET	KD	KILN DRIED
CY	CUBIC YARDS	KIT	KITCHEN
		KS	KNEE SPACE
D	DEPTH	KD	KNOCKDOWN
DEMO	DEMOLISH OR DEMOLITION	KO	KNOCKOUT
DF	DRINKING FOUNTAIN		
DIA	DIAMETER	LAB	LABORATORY
DIAG	DIAGONAL	LAM	LAMINATE (D)
DIM	DIMENSION	LF-#	LAMINATE FLOORING
DISP	DISPENSER	LSL	LAMINATED STRAND LUMBER
DN	DOWN	LAV	LAVATORY
DR	DOOR	LH	LEFT HAND
DS	DOWNSPOUT	LHR	LEFT HAND REVERSE
DTL	DETAIL	L	LENGTH
DW	DISHWASHER	LT	LIGHT
DWG	DRAWING	LF	LINEAL FEET
DWR	DRAWER	LIN	LINEAR
		LL	LIVE LOAD
EA	EACH	LR	LIVING ROOM
EW	EACH WAY	LB	POUND
E	EAST		
ELEC	ELECTRIC(AL)	MB	MACHINE BOLT
EW	ELECTRIC WATER COOLER	MC	MACHINE CABINET
EP	ELECTRIC PANEL	MDH	MAGNETIC DOOR HOLDER
ELEV	ELEVATION DRAWING	MH	MANHOLE
EL	ELEVATION (TOPOGRAPHICAL)	MFR	MANUFACTURER
ELEV	ELEVATOR	MB	MARKERBOARD
ENCL	ENCLOSURE	MO	MASONRY OPENING
EP	EPOXY PAINT	MATL	MATERIAL
EQ	EQUAL	MAX	MAXIMUM
EQUIP	EQUIPMENT	MECH	MECHANICAL
EXH	EXHAUST	MDO	MEDIUM DENSITY OVERLAY
EF	EXHAUST FAN	MEMB	MEMBRANE
EXIST	EXISTING	MTL	METAL
EXP	EXPANSION	MP-#	METAL PANEL
EB	EXPANSION BOLT	MS	METAL STUD
EJ	EXPANSION JOINT	MEZZ	MEZZANINE
EXP	EXPOSED	MIN	MINIMUM
EXT	EXTERIOR	MIR	MIRROR
EIFS-#	EXTERIOR INSULATED FINISH SYSTEM	MISC	MISCELLANEOUS
EW	EYE WASH	MBBF	MODIFIED BITUMINOUS BASE FLASHING
		MBH	MOP & BROOM HOLDER
		MTD	MOUNTED
		MULL	MULLION

## ABBREVIATIONS LEGEND

NOM	NOMINAL	UL	UNDERWRITER'S LABORATORY
NORTH		UNO	UNLESS NOTED OTHERWISE
N/A	NOT APPLICABLE	UOS	UNLESS OTHERWISE SHOWN
NIC	NOT IN CONTRACT	UR	URINAL
NTS	NOT TO SCALE	UBC	UNIFORM BUILDING CODE
NO	NUMBER		
NC	NURSE CALL	VB	VAPOR BARRIER (RETARDER)
		VEN	VENEER
OC	ON CENTER(S)	VTR	VENT TO ROOF
OPNG	OPENING	VERT	VERTICAL
OPP	OPPOSITE	VG	VERTICAL GAIN
OD	OUTSIDE DIAMETER	VEST	VESTIBULE
OH	OVERHEAD	VCT-#	VINYL COMPOSITION TILE
OFCI	OWNER FURNISHED, CONTRACTOR	VTB	VINYL COVERED TACK BOARD
	INSTALLED	VT-#	VINYL TILE
OFOI	OWNER FURNISHED, OWNER	WVC	VINYL WALL COVERING
	INSTALLED		
		WOM	WALK OFF MAT
P-#	PAINT	WC-#	WALL COVERING
PR	PAIR	WP-#	WALL PANEL
PNL	PANEL	WR	WASTE RECEPTACLE
PTD/WR	PAPER TOWEL DISP / WASTE RECEPT.	WC	WATER CLOSET
PTD	PAPER TOWEL DISPENSER	WH	WATER HEATER
PERF	PERFORATED	WR	WATER RESISTANT
PLAS	PLASTER	WP	WATERPROOF(ING)
PLAM-#	PLASTIC LAMINATE	WT	WEIGHT
PLM	PLASTIC LAMINATE PANEL	WWF	WELDED WIRE FABRIC
PL	PLATE	W	WEST
PWD	PLYWOOD	W	WIDTH
PT	POINT	WDW	WINDOW
PSF	POUNDS PER SQUARE FOOT	W/	WITH
PSI	POUNDS PER SQUARE INCH	W/O	WITHOUT
PMJ	PRE-MOLDED JOINT FILLER	WD	WOOD
PREFAB	PREFABRICATED	WB-#	WOOD BASE
PREFIN	PRE-FINISHED	WF-#	WOOD FLOORING
PPM	PREPAINTED METAL FLASHING		
PT	PRESSURE TREATED	YD	YARD
PVC	POLYVINYL CHLORIDE		
		&	AND
QT	QUARRY TILE	@	AT
		#	NUMBER
		O/	OVER
RAD	RADIUS (DIMENSION)		
RWL	RAIN WATER LEADER		
REF	REFERENCE		
RCP	REFLECTED CEILING PLAN		
REFR	REFRIGERATOR		
REINF	REINFORCE(D) (ING)		
REQD	REQUIRED		
RB-#	RESILIENT BASE		
RC	RESILIENT CHANNEL		
REV	REVISE(D) (ION)		
RH	RIGHT HAND		
RHR	RIGHT HAND RETURN		
R	RISER (STAIRS)		
RD	ROOF DRAIN		
RDO	ROOF DRAIN OVERFLOW		
RM	ROOM		
RO	ROUGH OPENING		
RT-#	RUBBER TILE		
SN	SANITARY NAPKIN DISPENSER		
SNR	SANITARY NAPKIN RECEPTACLE		
SCHED	SCHEDULE		
SC	SEALED CONCRETE		
SCD	SEAT COVER DISPENSER		
SECT	SECTION		
SHTG	SHEATHING		
SHT	SHEET		
SV-#	SHEET VINYL		
SHR	SHOWER		
SCR	SHOWER CURTAIN ROD		
SIM	SIMILAR		
SD	SOAP DISPENSER		
S	SOUTH		
SPEC	SPECIFICATION(S)		
SPKLR	SPRINKLER		
SC	SOLID CORE		
SQ	SQUARE		
SF	SQUARE FEET		
SST	STAINLESS STEEL		
STD	STANDARD		
STL	STEEL		
SB	STONE BASE		
STOR	STORAGE		
SF-#	STOREFRONT		
STRUCT	STRUCTURAL		
SUSP	SUSPEND(ED)		
SPL	SYNTHETIC PLASTER		
TKBD	TACK BOARD		
TEL	TELEPHONE		
TV	TELEVISION		
TGL	TEMPERED GLASS		
TER	TERRAZZO		
THK	THICK(NESS)		
TPD	TOILET PAPER DISPENSER		
TS	TOILET SEAT COVER DISPENSER		
T&G	TONGUE & GROOVE		
TJ	TOOL JOINT		
T&B	TOP & BOTTOM		
TOC	TOP OF CONCRETE		
TOD	TOP OF DECK(ING)		
TOG	TOP OF FINISH GRADE		
TOM	TOP OF MASONRY		
TOPG	TOP OF PAVING		
TOPL	TOP OF PLATE		
TOS	TOP OF STEEL		
TOW	TOP OF WALL		
TB	TOWEL BAR		
T	TREAD		
TS	TUBE STEEL		
TYP	TYPICAL		

## MATERIAL LEGEND

	ALUMINUM		EARTH
	BLOCK CONCRETE		EXTERIOR SHEATHING + BLDG. PAPER
	BRASS/BRONZE		GRASS
	BRICK COMMON		GRAVEL FILL
	BRICK FACE		GYPSUM BOARD
	BRICK FIRE		STEEL
	CARPET		INSULATION BAT
	CONCRETE LIGHTWEIGHT		INSULATION RIGID
	CONCRETE STRUCTURAL		PLYWOOD
	DRYVIT + INSULATION		WOOD

## SYMBOL LEGEND

**DETAIL REFERENCE SYMBOL**

TOP NUMBER REFERS TO DRAWING LOCATION AS REFERENCED FROM COORDINATES AT LEFT; TOP & BOTTOM OF SHEETS; NUMBER ON BOTTOM REFERS TO SHEET NUMBER

**BUILDING SECTION REFERENCE SYMBOL**

TOP NUMBER REFERS TO DRAWING LOCATION AS REFERENCED FROM COORDINATES AT LEFT; TOP & BOTTOM OF SHEETS; NUMBER ON BOTTOM REFERS TO SHEET NUMBER

**WALL SECTION REFERENCE SYMBOL**

TOP NUMBER REFERS TO DRAWING LOCATION AS REFERENCED FROM COORDINATES AT LEFT; TOP & BOTTOM OF SHEETS; NUMBER ON BOTTOM REFERS TO SHEET NUMBER

**INTERIOR ELEVATION REFERENCE SYMBOL**

TOP NUMBER REFERS TO DRAWING LOCATION AS REFERENCED FROM COORDINATES AT LEFT; TOP & BOTTOM OF SHEETS; NUMBER ON BOTTOM REFERS TO ELEVATION VIEW

**EXTERIOR ELEVATION REFERENCE SYMBOL**

TOP NUMBER REFERS TO DRAWING LOCATION AS REFERENCED FROM COORDINATES AT LEFT; TOP & BOTTOM OF SHEETS; NUMBER ON BOTTOM REFERS TO SHEET NUMBER

**GRID IDENTIFICATION SYMBOL**

IDENTIFIES CENTERLINE COLUMNS & FACE OF FOUNDATION FOR REFERENCE

**NORTH SYMBOL**

IDENTIFIES PROJECT NORTH

**ROOM IDENTIFICATION SYMBOL**

OFFICE
308
A: 83 sq ft
1 A 2
H: 96.00"

FIRST NUMBER REFERENCES ROOM NUMBER; SECOND NUMBER REFERENCES AREA; THIRD NUMBER REFERENCES MATERIALS CODE; FOURTH NUMBER REFERENCES CEILING HEIGHTS

**SPOT ELEVATION SYMBOL**

**REVISION REFERENCE SYMBOL**

**WALL TYPE SYMBOL**

**WINDOW REFERENCE SYMBOL**

**DOOR REFERENCE SYMBOL**

**DIMENSION LINE**

**GRAPHIC SCALE**

## GENERAL NOTES

**USE OF CONSTRUCTION DOCUMENTS:**

1. CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.
2. DIMENSIONS OF LARGER SCALE DRAWINGS SHALL GOVERN OVER DIMENSIONS OF SMALLER SCALE DRAWINGS.
3. DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTALS WILL BE REJECTED AND RETURNED TO CONTRACTOR.
4. DIMENSIONS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
  - A. FACE OF STUD
  - B. CENTERLINE OF COLUMNS
  - C. TO TOP OF STRUCTURAL DECK
  - D. TO BOTTOM OF FINISHED CEILING
5. ALL FURNITURE, FIXTURES, AND EQUIPMENT SHOWN DASHED IS FOR REFERENCE ONLY AND IS NOT IN THE CONTRACT
6. ALL ITEMS DESIGNATED FOR THE USE BY THE HANDICAPPED SHALL FULLY COMPLY WITH THE CURRENT REQUIREMENTS OF APPLICABLE GOVERNING ACCESSIBILITY CODES AND REGULATIONS
7. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILING SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.

### STANDARDS AND REGULATIONS:

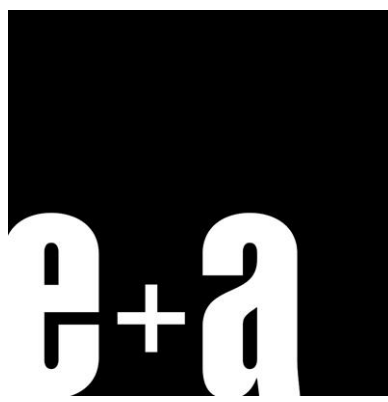
1. CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES, UTILITY PROVIDER REQUIREMENTS AND SIMILAR STANDARDS.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SIMILAR RELEASES REQUIRED FOR CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL FURNISH ALL COPIES OF SUCH ITEMS TO OWNER AND ARCHITECT WITHIN 10 DAYS OF RECEIPT IF PERMITS ARE DELAYED FOR ANY REASON, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY .
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF INSPECTIONS.
4. CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY COMPANIES.
5. CONTRACTOR SHALL BE FAMILIAR WITH AND WORK SHALL BE IN COMPLIANCE WITH REFERENCED FIRE-RATED ASSEMBLY TESTS AND STANDARDS.

## PERFORMANCE OF WORK

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.
3. CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH THE CONDITIONS RELATED TO THE WORK. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK RELATED TO THE DISCREPANCY.
4. ALL CONSTRUCTION FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE APPLICABLE BUILDING, MECHANICAL-PLUMBING CODES, THE NATIONAL ELECTRICAL CODE, ANY FEDERAL, STATE, AND LOCAL CODES, REGULATIONS AND ORDINANCES EACH AS AMENDED BY THE GOVERNING JURISDICTION HAVING AUTHORITY.
5. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES BY THE AGENT INVOLVED WITH THE GOVERNING AGENCY HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE "FIELD INSPECTOR" FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE/DISAPPROVE PROJECT CONSTRUCTION AND CORRECTNESS OF ALL CODE RELATED ITEMS.
6. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. CONSTRUCTION SHALL NOT OBTAIN APPROVAL OF OWNER AND GOVERNING AUTHORITIES, (IF APPLICABLE) FOR DETAILS RELATED TO REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS PATH OF TRAVEL.
7. CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.
8. EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND/OR SITE CONDITIONS WHICH EFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATIONS SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF ALL SUBCONTRACTORS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF ALL SUBCONTRACTORS.
11. CONTRACTOR SHALL NOT CLOSE UP CEILING UNTIL ARCHITECT HAS AN OPPORTUNITY TO INSPECT ALL WORK WHICH WILL BE CONCEALED BY CEILING. CONTRACTOR SHALL NOTIFY ARCHITECT AT LEAST TWO WEEKS PRIOR TO CLOSE-UP.

## DEFINITIONS

1. THE TERM "ALIGN" SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE AND/OR INSTALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES.
2. THE TERM "CLEAR" SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT. CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE.
3. THE TERMS "MAXIMUM" OR "MAX" SHALL MEAN THAT THE CONDITIONS IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.
4. THE TERMS "MINIMUM" OR "MIN" SHALL MEAN THAT THE CONDITIONS IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.
5. THE TERM "TYPICAL" SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
6. THE TERM "+/-" SHALL MEAN THAT THE DIMENSION OR QUANTITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.



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SANTA MONICA, CA 90401

◀ 1° ACTUAL ▶

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[illegible]

SCALE:	AS NOTED
JOB:	PROJECT NUMBER

# G101

PLOTTED ON: 6/8/23

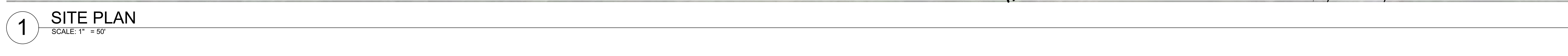
## GENERAL NOTES & LEGENDS






















	NEW ASPHALT PAVEMENT
	NEW CONCRETE
	EXISTING BUILDING
	PROPERTY LINE
	EXISTING FENCE
	NEW FENCE
	EXISTING TREE / LANDSCAPING (LOCATION APPROXIMATE)
	ACCESSIBLE ROUTE (TO MEET 5% MAX SLOPE & 2% MAX CROSS SLOPE)
	EXISTING LIGHT POLE LOCATION
	ACCESSIBLE PARKING SPACE (MAX 2% SLOPE)
	PARKING COUNT

- 1 NEW ACCESSIBLE PARKING SPACE, AND SIGNAGE. RE #/AS102
- 2 NEW 5' WIDE CONCRETE WALK AND TURNED DOWN CURB.
- 3 NEW CURB CUT.
- 4 NEW 6' BENCH AND CONCRETE PAD.
- 5 NEW CONCRETE RAMP WITH STEEL GUARD/HANDRAIL INTO EXISTING GAZEBO.
- 6 NEW LANDSCAPING PER ALLOWANCE AT BUILDING FOUNDATION BEDS.
- 7 MILL AND RELAY ASPHALT PARKING LOT. SEAL AND STRIPE.
- 8 SEAL AND STRIPE PARKING LOT.
- 9 INSTALL NEW 15' CONCRETE APRON AND CONCRETE PAD AT EXISTING TRASH STAGING AREA.
- 10 REPLACE OR GRIND-DOWN DAMAGED CONCRETE WALKS AND TRIP HAZARDS.

11	EXISTING MONUMENT SIGN.
12	NEW SEATING AREA WITH GAS FIRE PIT, LIGHTING, AND LANDSCAPING. CONNECT GAS FIRE PIT TO HOUSE GAS / ELECTRIC SUPPLY. NEW PIT TO HAVE AUTOMATIC SHUTOFF.
13	NEW MAINTENANCE SHED AND CONCRETE PAD PER S.O.W.
14	NEW LED BOLLARD LIGHT.
15	NEW 5'-0" WIDE SIDEWALK AT SAME GRADE AS PARKING LOT.
16	NEW CROSS WALK

- A) CONTRACTOR TO FIELD VERIFY THAT NO BUILDINGS ENCROUGH ON THE BUILDING SETBACKS PRIOR TO THE START OF CONSTRUCTION - CONSTRUCTION CONSTITUTES VERIFICATION & ACCEPTANCE OF THE SITE.
- B) VERIFY LOCATION OF CURBS, CURB & GUTTERS, & SIDEWALKS PER ARCHITECTURAL SITE PLAN - ALL DRIVEWAY PAVING ON SITE TO CONCRETE PER CIVIL DRAWINGS
- C) MAXIMUM ALLOWABLE RUNNING SLOPE OF NEW SIDEWALKS IS 5% (6 INCHES PER 10 LINEAR FEET)
- D) MAXIMUM ALLOWABLE CROSS SLOPE OF NEW SIDEWALKS IS 2% (2.4 INCHES IN 10 LINEAR FEET)
- E) CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY MATERIAL DISCREPANCIES FOUND ON THE DRAWINGS OR ANY MATERIAL DISCREPANCIES FOUND ON THE SITE WHICH CONFLICT W/ CONDITIONS AS SHOWN IN THE CONTRACT DOCUMENTS.



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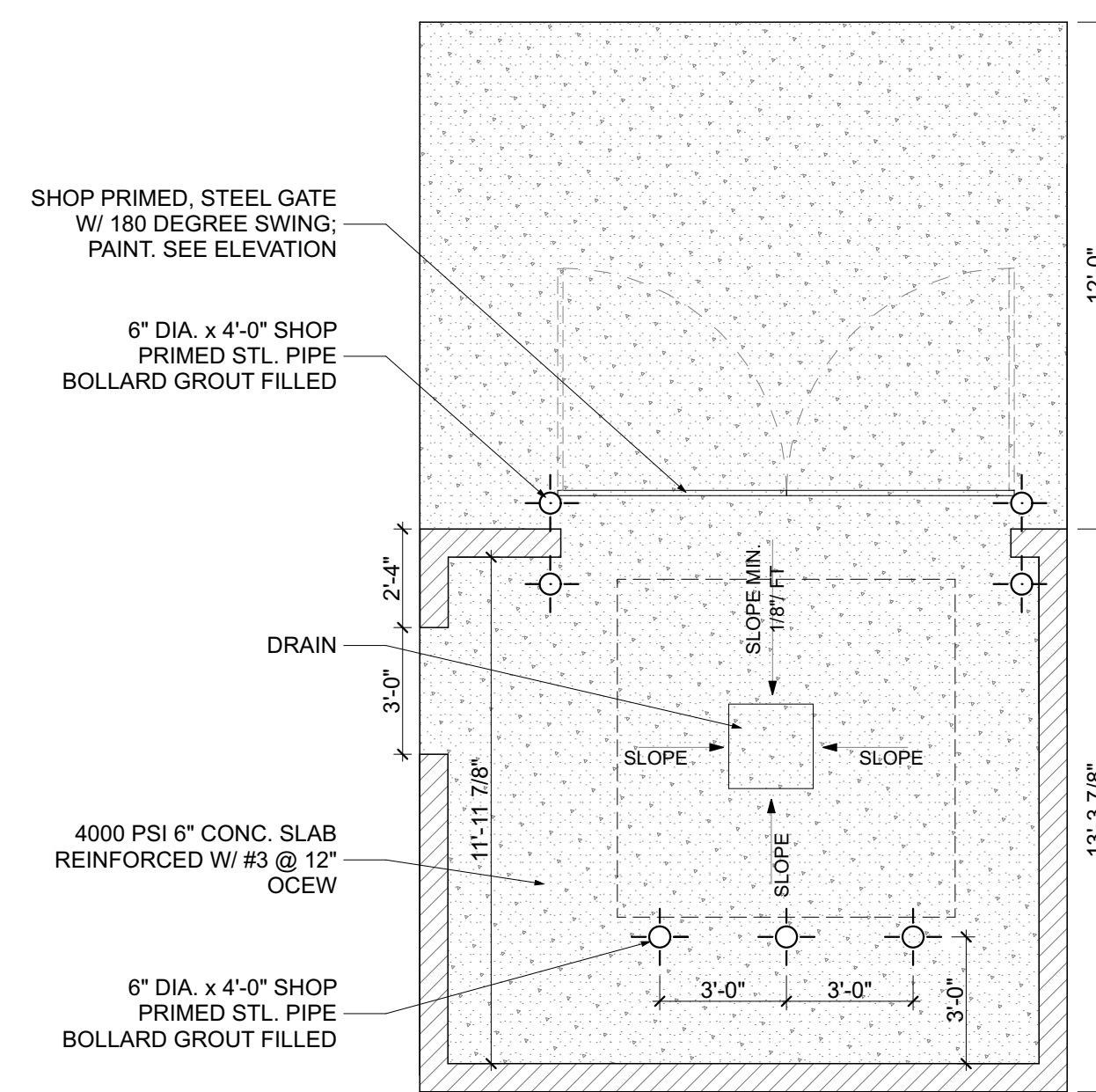
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JOB:	PROJECT NUMBER

**AS100**  
PLOTTED ON: 6/8/23

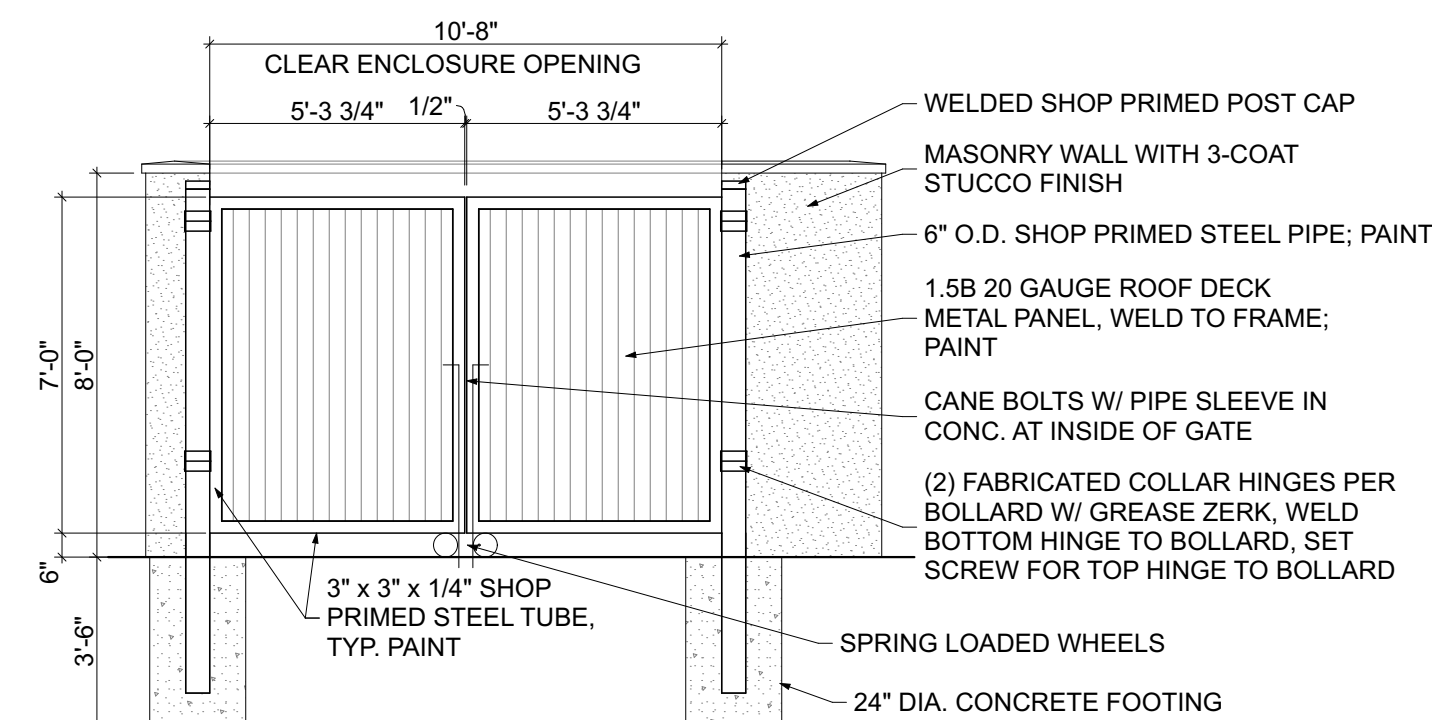
ARCHITECTURAL SITE PLAN



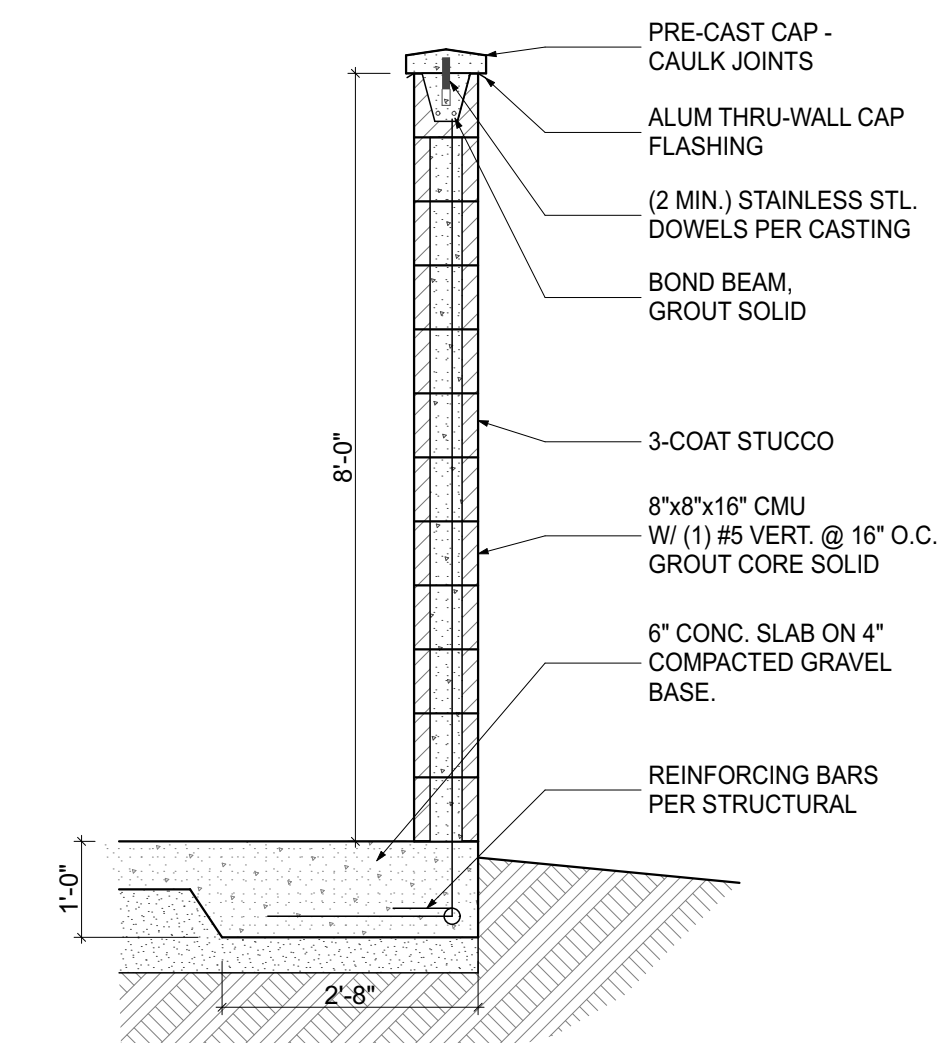
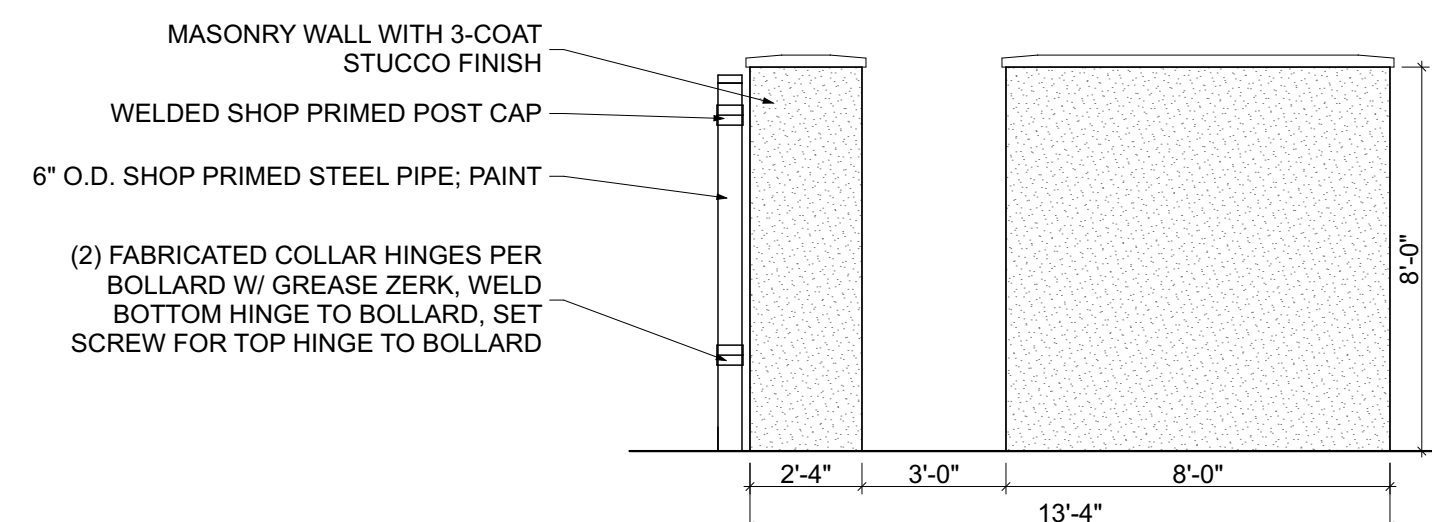




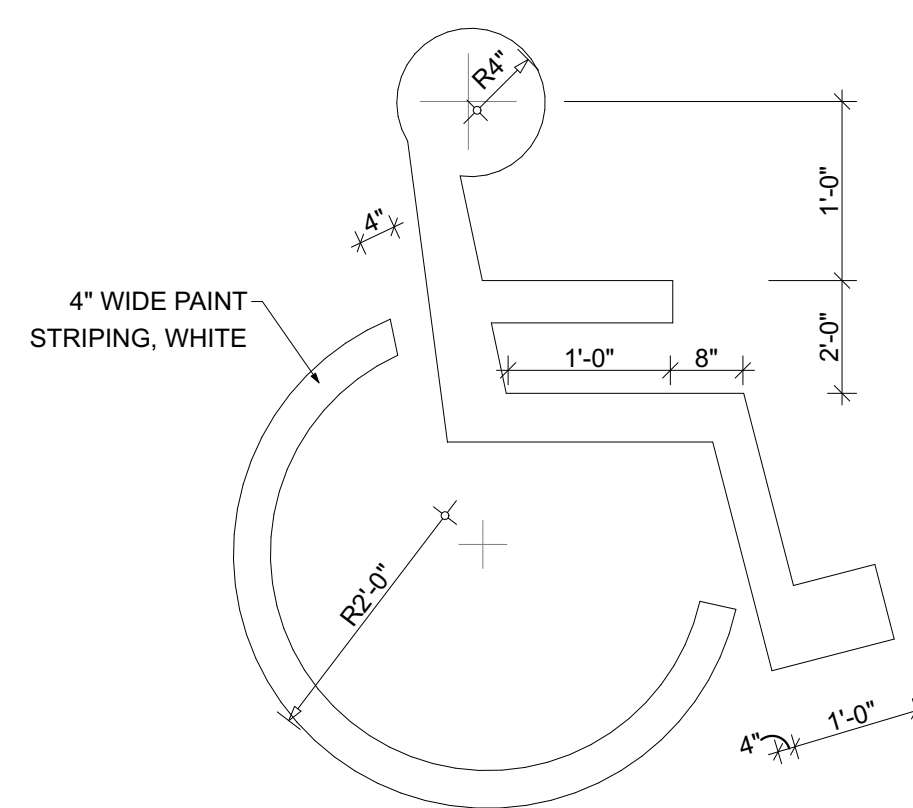
**13 TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



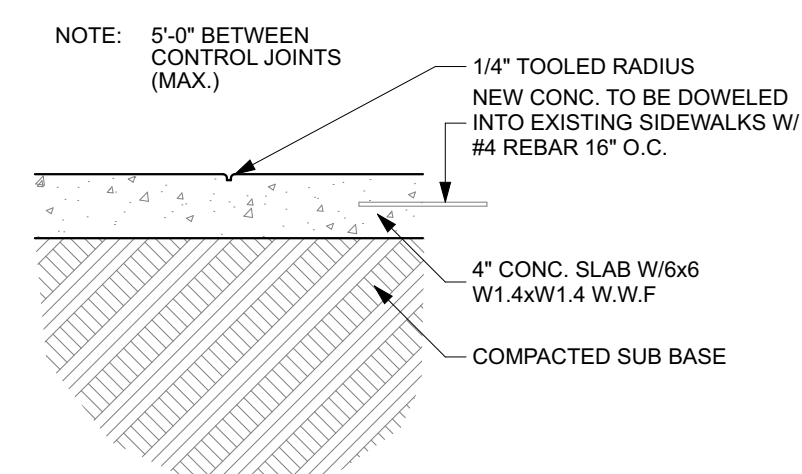
## 12 TRASH ENCLOSURE ELEVATIONS



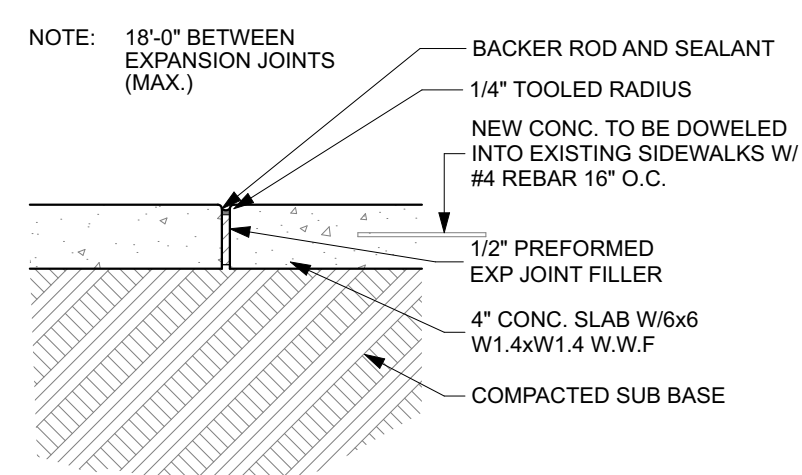
**11 TRASH ENCLOSURE SECTION**  
SCALE: 1/2" = 1'-0"



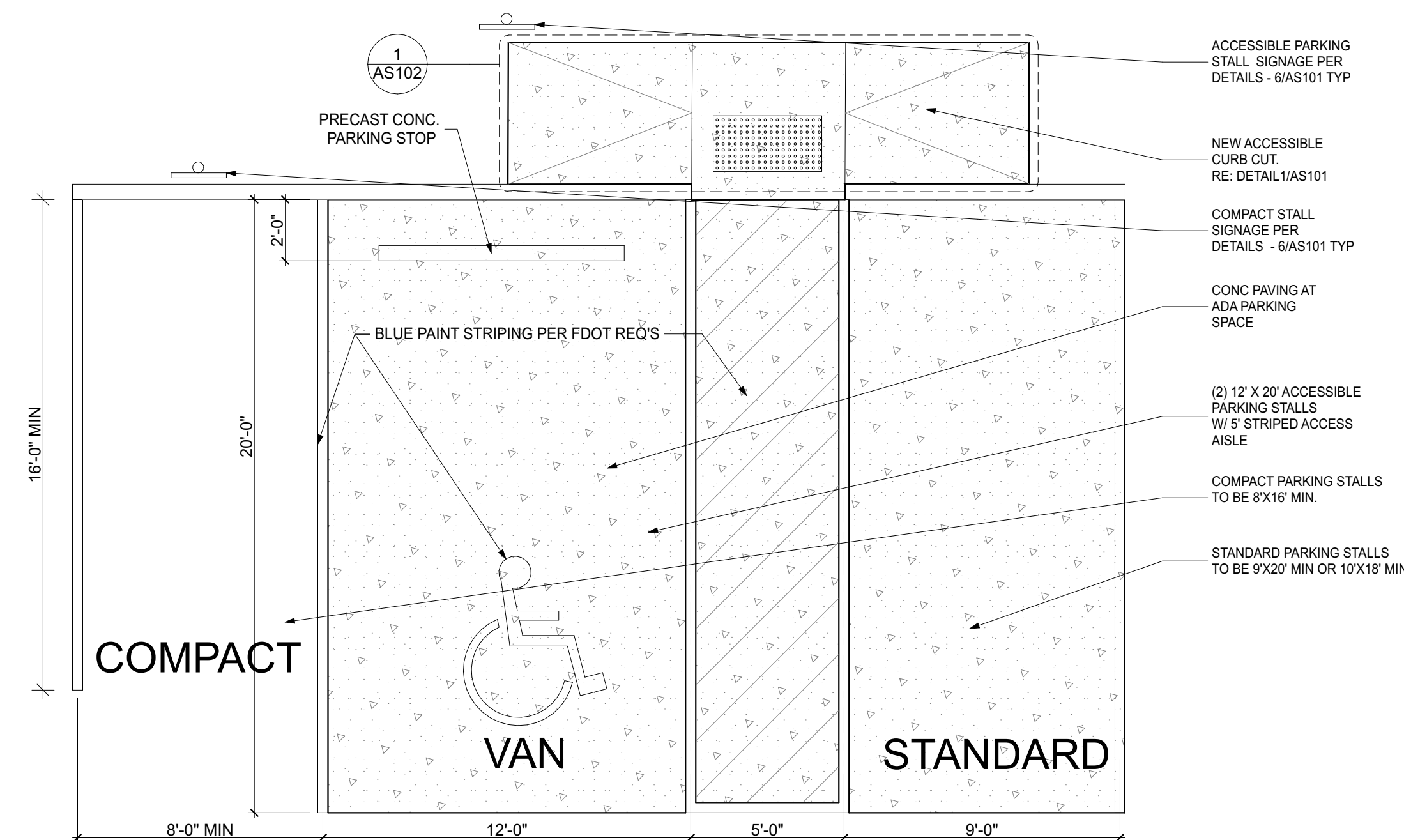
## 10 ACCESSIBLE STRIPING DETAIL



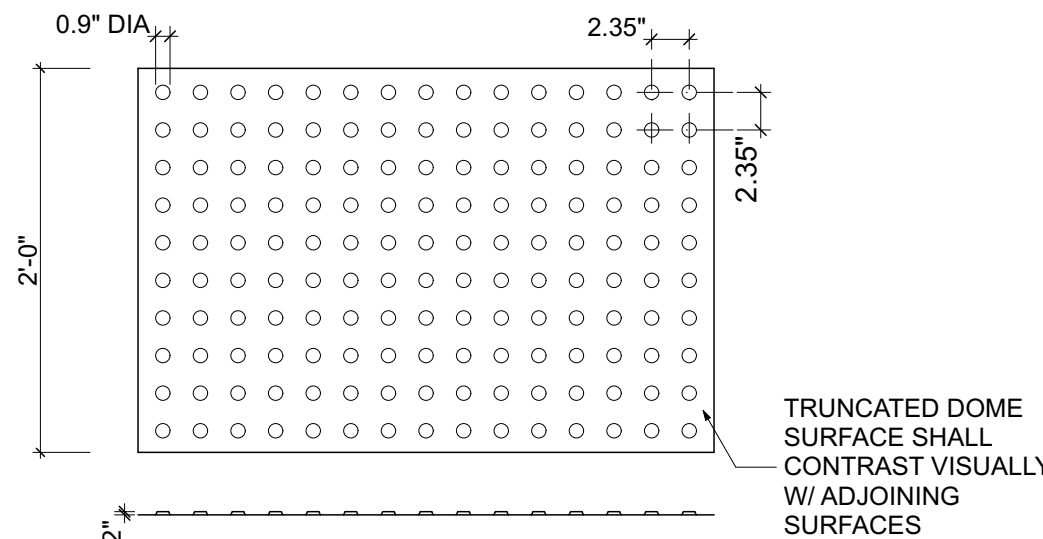
## 5 CONTROL JOINT DETAIL



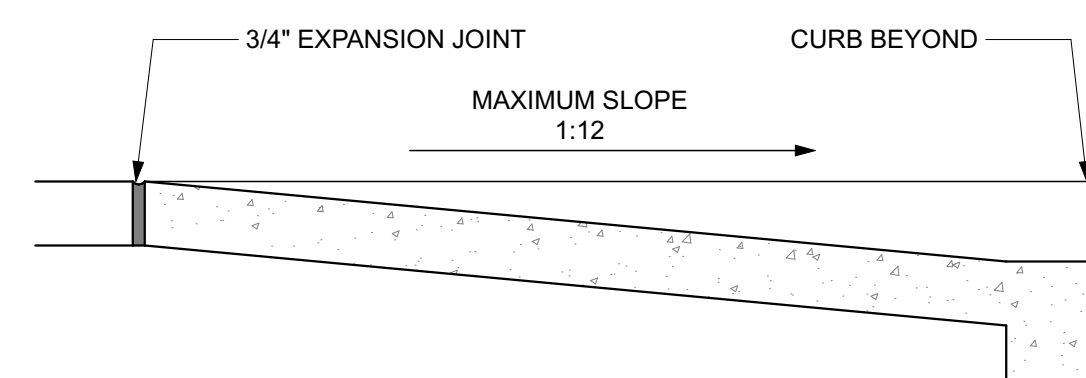
### 3 EXPANSION JOINT DETAIL



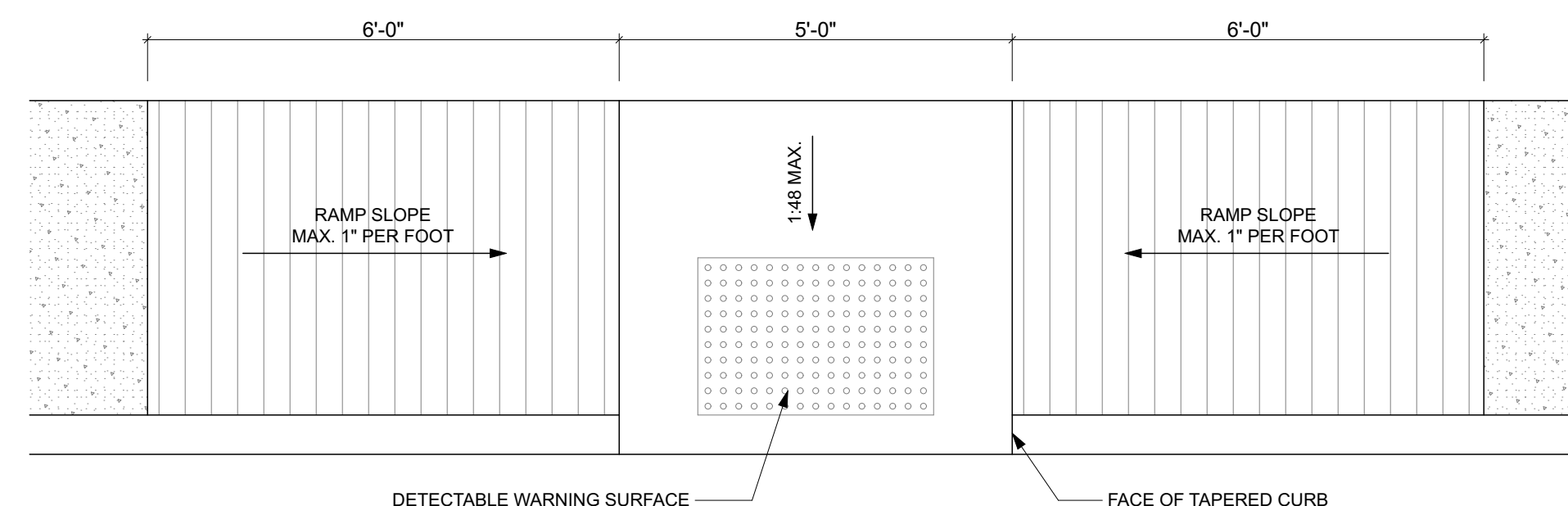
## 9 PARKING SPACE TYPICAL STRIPING



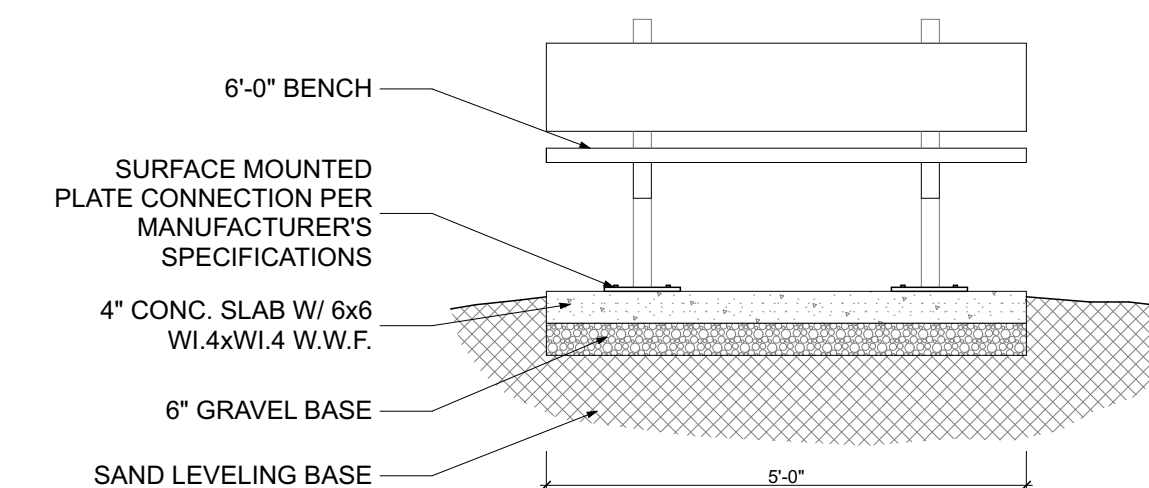
#### 4 TRUNCATED DOME DETAIL



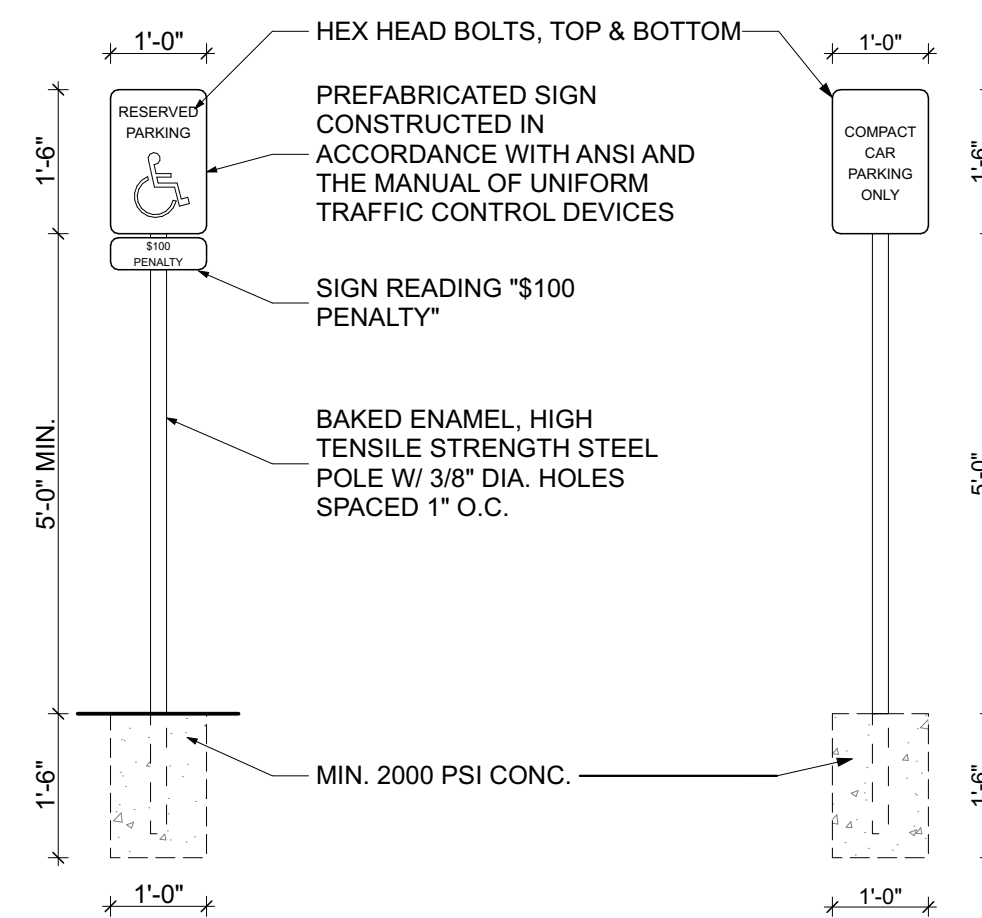
2 CURB RAMP DETAIL  
SCALE: 1" = 1'-0"



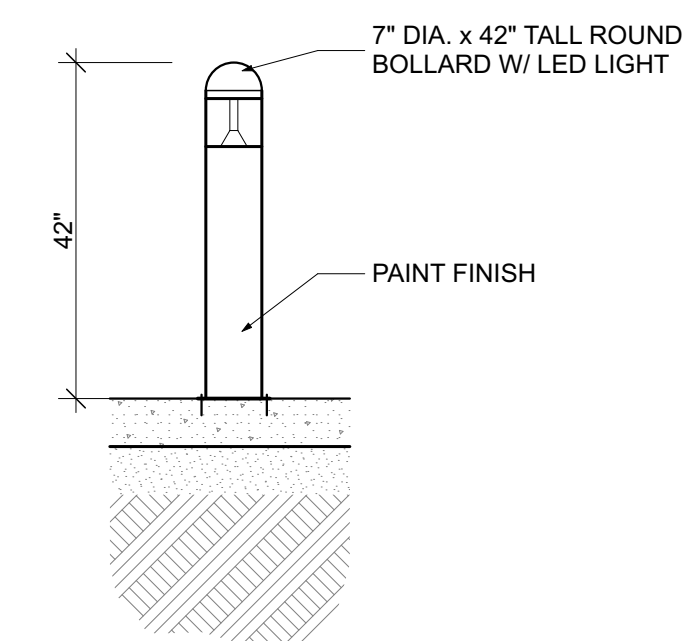
**1 CURB CUT DETAIL**  
SCALE: 1/2" = 1'-0"



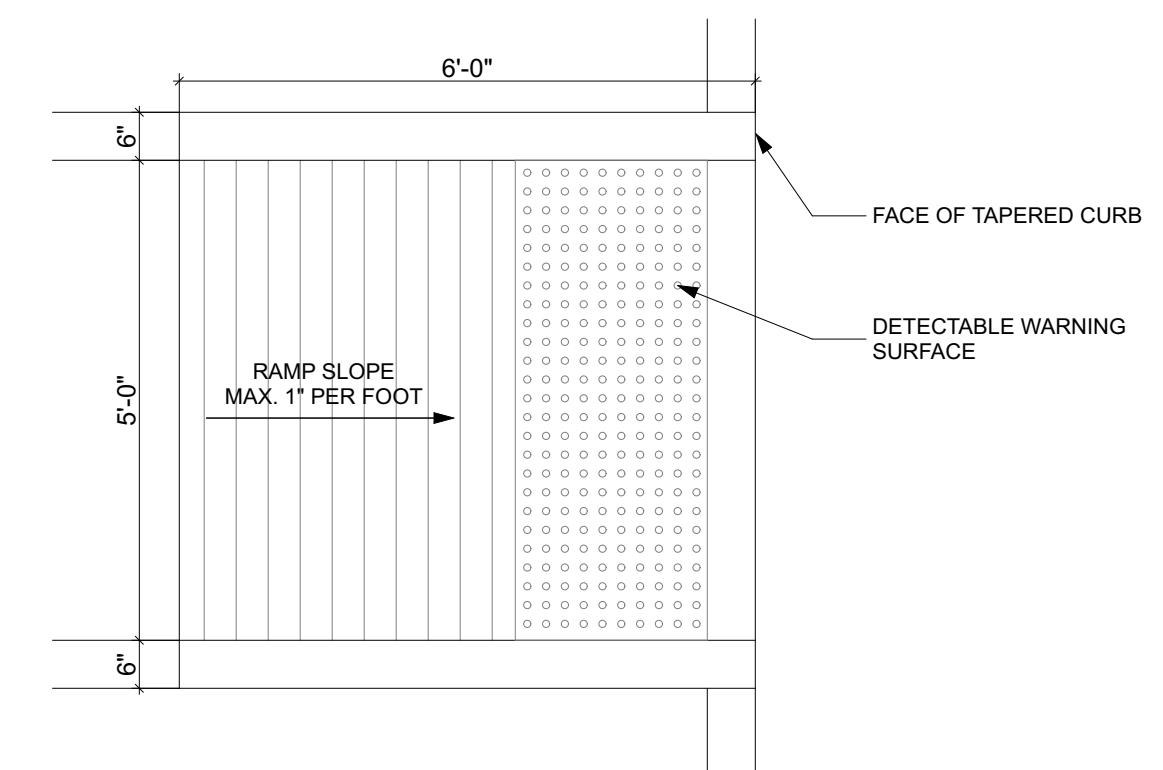
**8 BENCH DETAIL**  
SCALE: 1/2" = 1'-0"



## 7 ACCESSIBLE SIGNAGE DETAIL



6 BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"



<b>ISSUE DESCRIPTION</b>	<b>DATE</b>
VE SET	06.08.2023
<b>REVISIONS</b>	
<b>DESCRIPTION</b>	<b>DATE</b>
<b>SCALE:</b>	<b>AS NOTED</b>
<b>JOB:</b>	<b>PROJECT NUMBER</b>

**AS102**

## SITE DETAILS



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## OVERALL FIRST FLOOR PLAN





J) IF NEW ITEMS ARE CALLED OUT IT IS UNDERSTOOD THAT ANY EXISTING MATERIAL THAT INTERFERED W/ THE NEW ITEM SHALL BE REMOVED & SUBSTRATE PATCHED AS NECESSARY FOR THE NEW ITEM

23 DEMO PORTION OF WALL AND CEILING FOR NEW PACKAGE ROOM.

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## TH FLOOR PLAN

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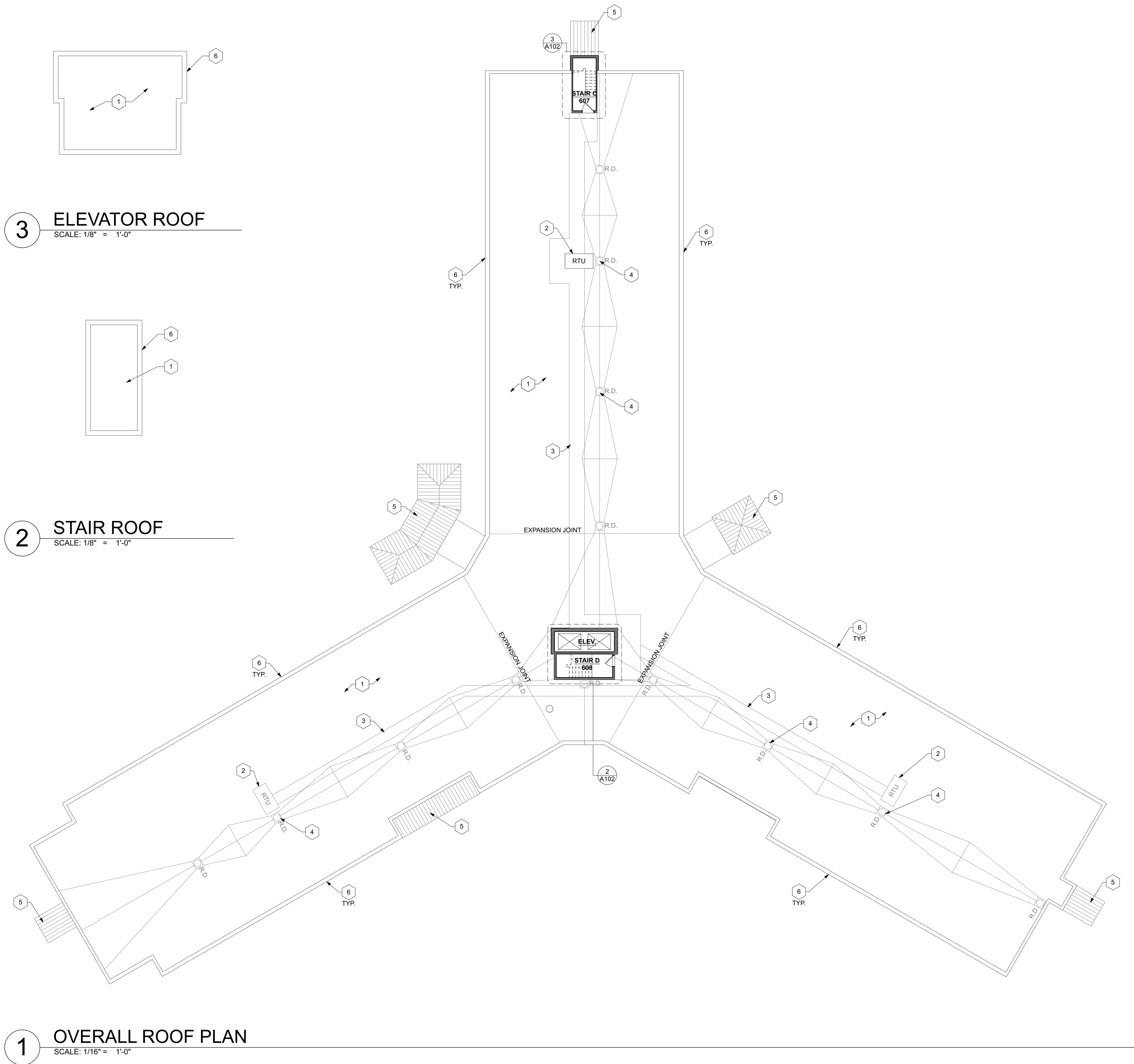
DESCRIPTION	DATE
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SCALE:	AS NOTED
JOB:	PROJECT NUMBER

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## OVERALL TYPICAL SECOND TO SIXTH FLOOR PLAN





**GENERAL FLOOR PLAN NOTES:**

A) FIELD MEASURE EXISTING CONDITIONS PRIOR TO MANUFACTURING, FABRICATION, ORDERING, BIDDING, ETC.

B) DO NOT SCALE DRAWINGS

C) NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PROJECT DOCUMENTS AND EXISTING CONDITIONS, ANY MODIFICATIONS DUE TO DIMENSIONAL CHANGES SHOULD BE PART OF THE PROJECT COST

D) GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE SPECIFIC REQUIREMENTS AND EXTENTS OF THE NEW WORK PRIOR TO BIDDING, NO CHANGES WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EXISTING CONDITIONS OR THE PROJECT DOCUMENTS.

E) REPORT ALL EXISTING CONDITIONS THAT ARE DAMAGED OR MARRED TO THE ARCHITECT AFTER DEMOLITION WORK AND PRIOR TO COMMENCEMENT OF ANY NEW WORK

F) REFER TO WRITTEN SCOPE OF WORK OUTLINE FOR DEMOLITION  
SCOPE / CRITERIA

G) CAULK JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE

H) PLUMBING VENT STACKS, GROUND ROUGH, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. SEE ENLARGED UNIT PLANS FOR HVAC / ELECTRICAL / PLUMBING REQUIREMENTS / EQUIPMENT LOCATIONS. PROVIDE CONCRETE SLAB REPAIR WHERE NEW OPENINGS ARE CREATED.

h) REFER TO THE WRITTEN SCOPE OF WORK OUTLINE AND FINISH SCHEDULE FOR RENOVATION SCOPE / CRITERIA, REPLACEMENT OF RESIDENTIAL CASEWORK, CABINETRY, DOOR HARDWARE, FINISHES AND OTHER INTERIOR-RELATED IMPROVEMENTS.

J) IF NEW ITEMS ARE CALLED OUT IT IS UNDERSTOOD THAT ANY EXISTING MATERIAL THAT INTERFERED W/ THE NEW ITEM SHALL BE REMOVED & SUBSTRATE PATCHED AS NECESSARY FOR THE NEW ITEM

**KEYED ROOF PLAN NOTES:**

- 1 REPLACE BUILDING GRAVEL BALLASTED EDPM ROOFING PER SCOPE OF WORK.
- 2 REMOVE AND REPLACE MECHANICAL EQUIPMENT.
- 3 REINSTALL ROOF WALK PADS.
- 4 EXISTING ROOF DRAIN.
- 5 EXISTING METAL ROOF, GUTTERS, AND DOWNSPOUTS TO REMAIN AT CANOPY AND LOWER ROOFS.
- 6 REMOVE AND REPLACE METAL COPING

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SCALE:	AS NOTED
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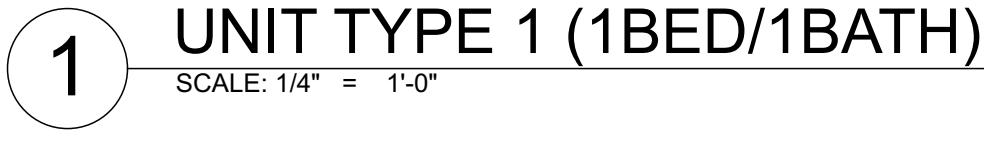
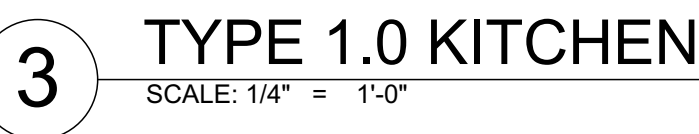
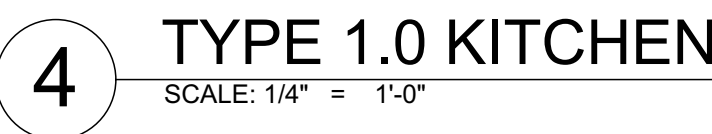
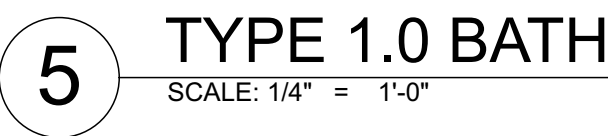
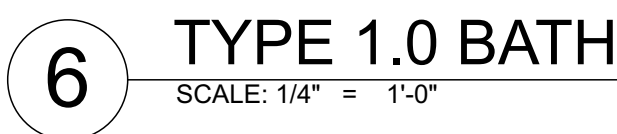
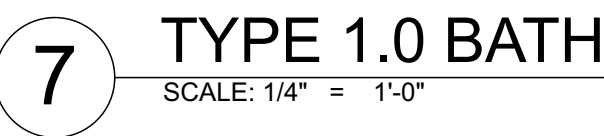
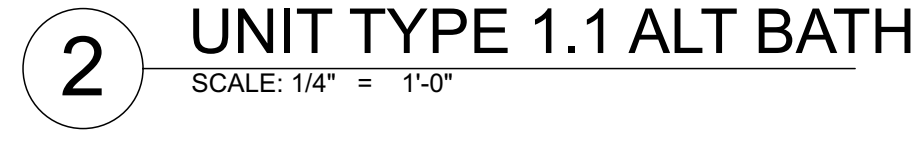
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

# ROOF PLAN









- |                                                                                     |                        |
|-------------------------------------------------------------------------------------|------------------------|
|  | DUPLEX RECEPTACLE      |
|  | QUAD RECEPTACLE        |
|  | GFI RECEPTACLE         |
|  | 220 VOLT RECEPTACLE    |
|  | CAT 5 / COAXIAL OUTLET |
|  | TELEPHONE JACK         |
|  | SWITCH                 |
|  | THREE WAY SWITCH       |
|  | USB OUTLET RECEPTACLE  |

## 11 BASEBOARD HEATERS TO REMAIN



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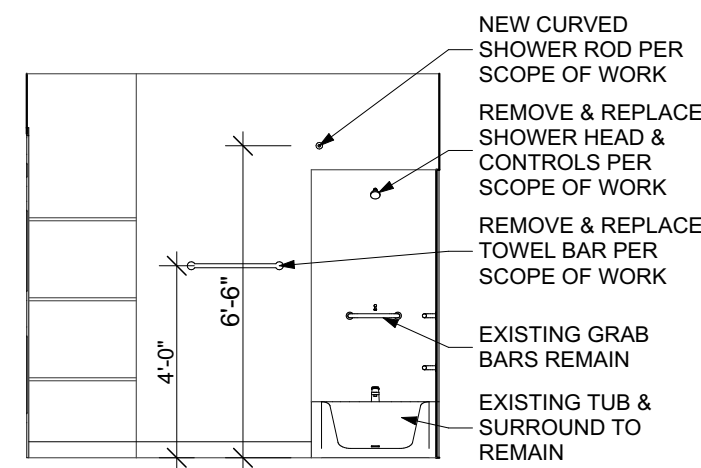
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JOB:	PROJECT NUMBE

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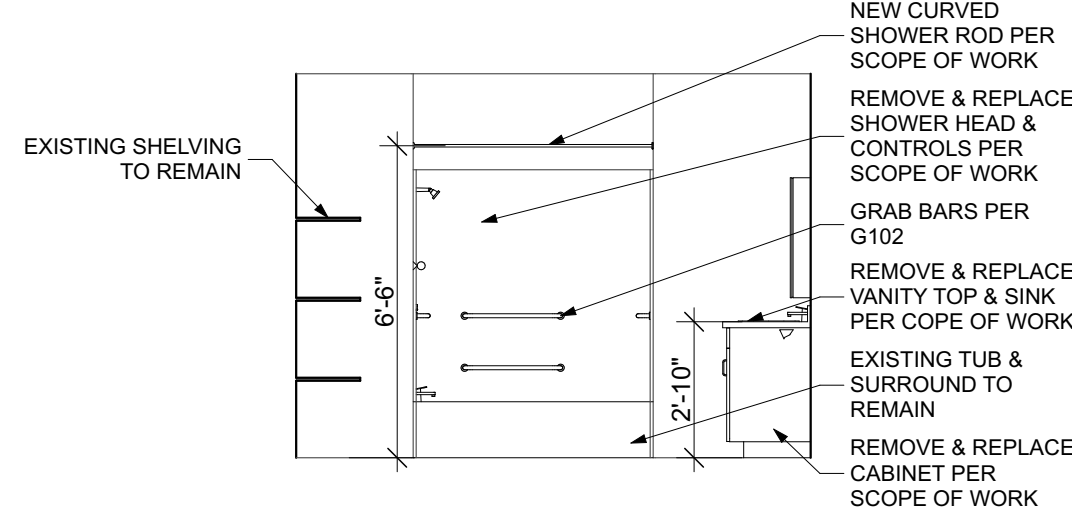
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UNIT TYPE 1- ENLARGED FLOOR PLAN

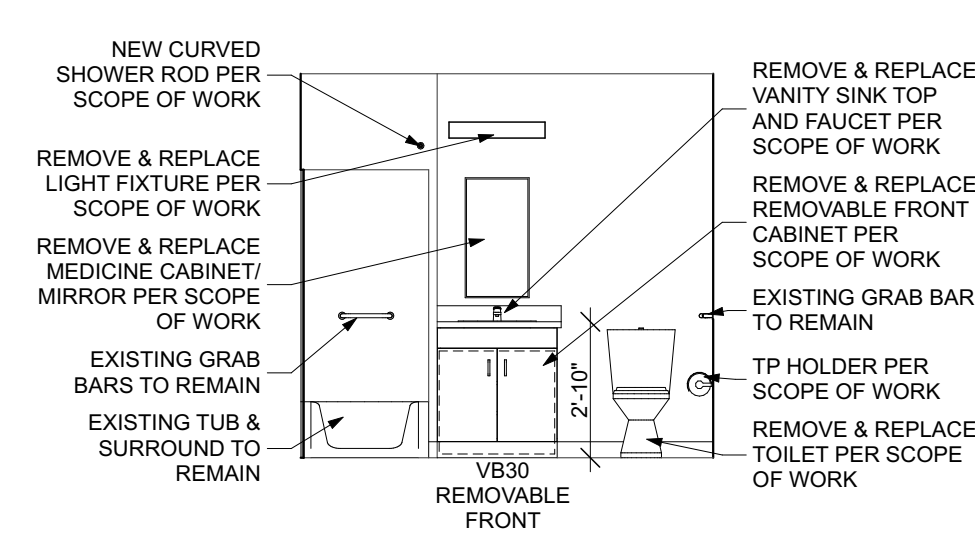




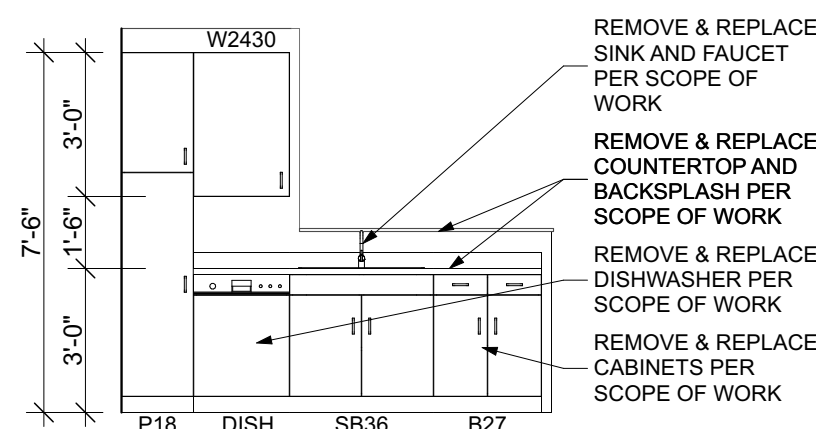
9 TYPE 2.0 BATH  
SCALE: 1/4" = 1'-0"



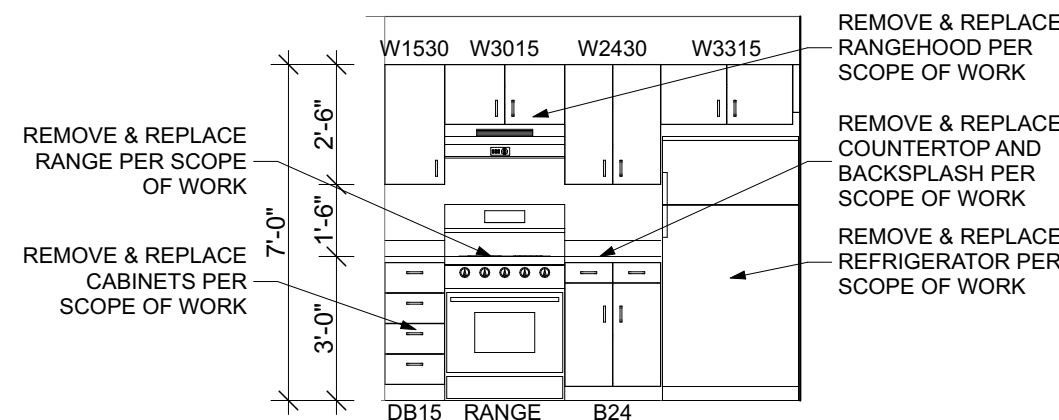
**8 TYPE 2.0 BATH**  
SCALE: 1/4" = 1'-0"



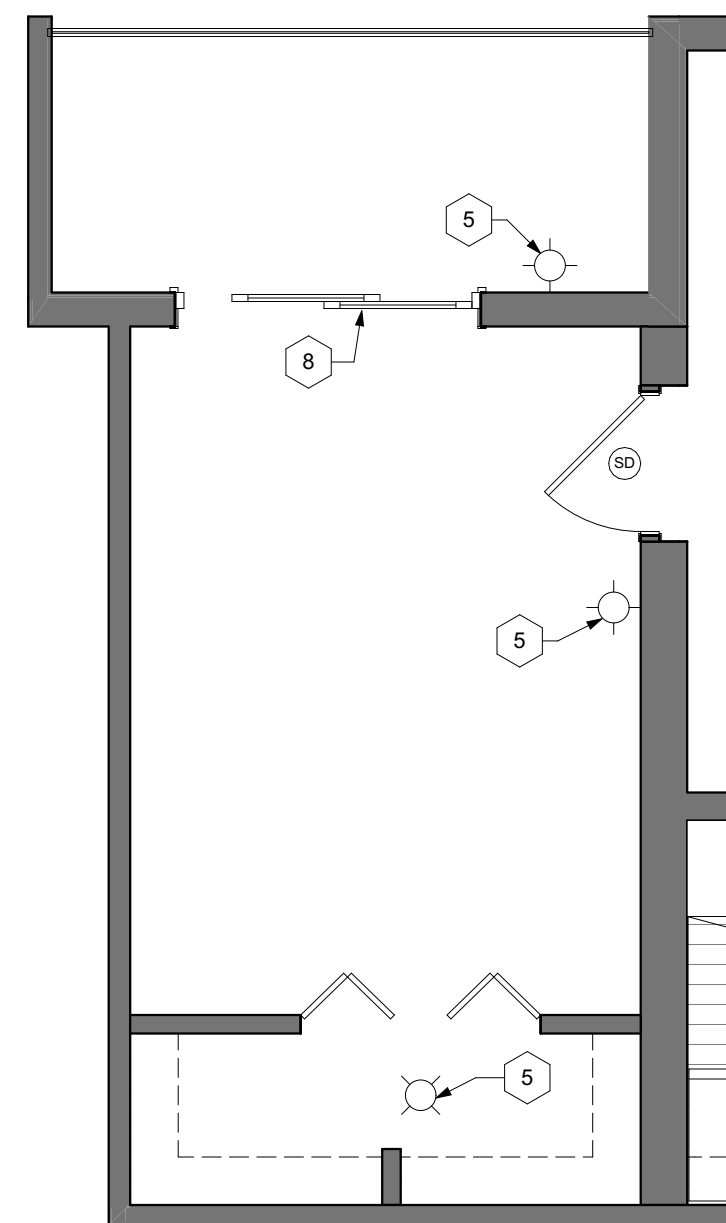
**7 TYPE 2.0 BATH**  
SCALE: 1/4" = 1'-0"



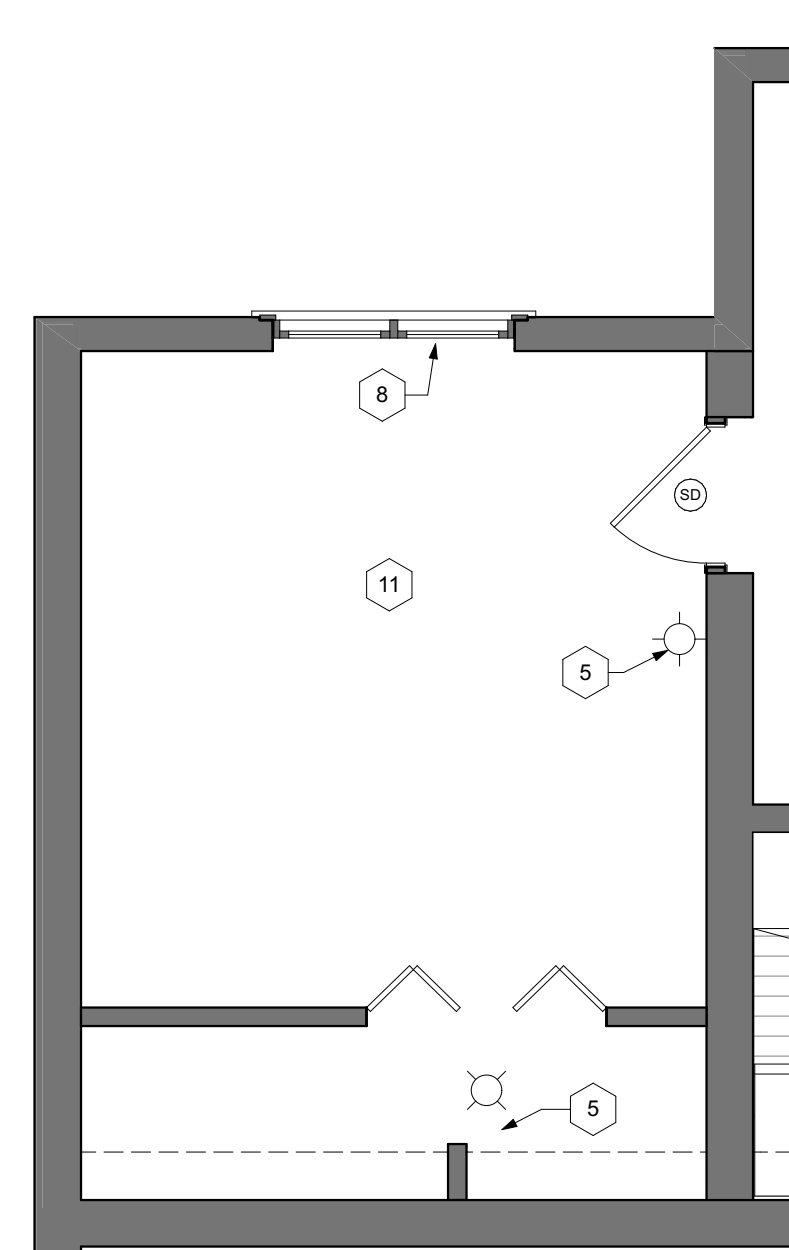
## 6 TYPE 2.0 KITCHEN



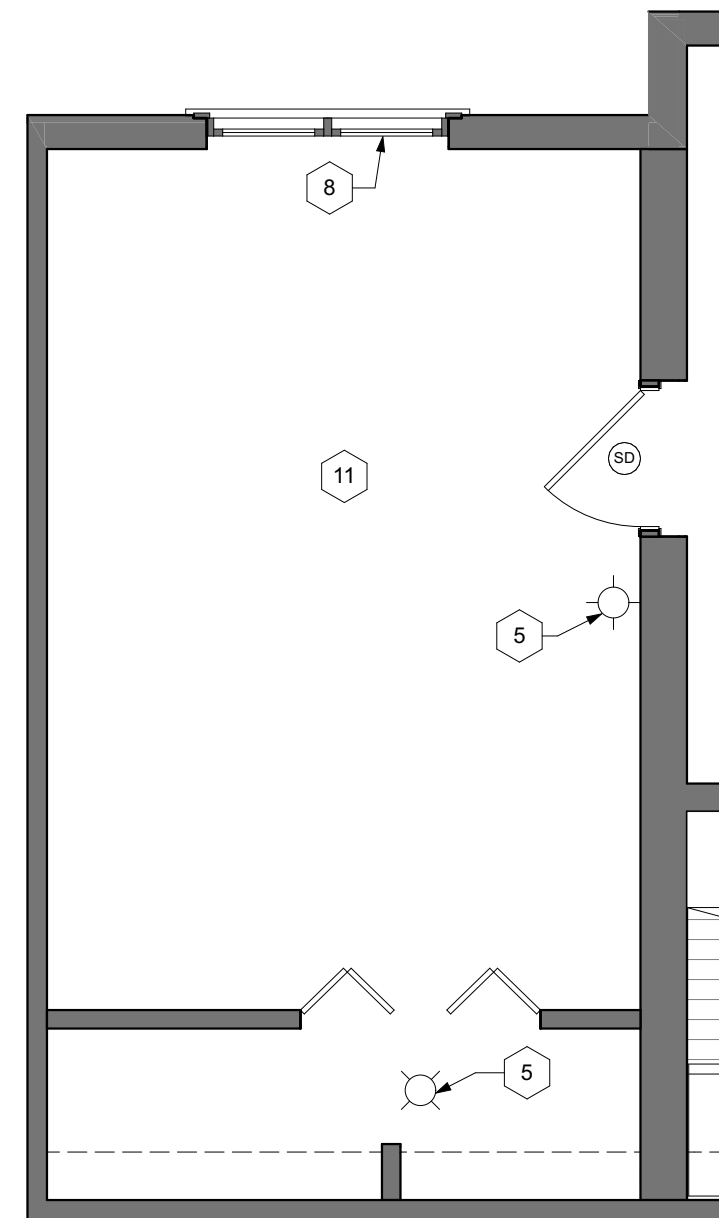
**5 TYPE 2.0 KITCHEN**  
SCALE: 1/4" = 1'-0"



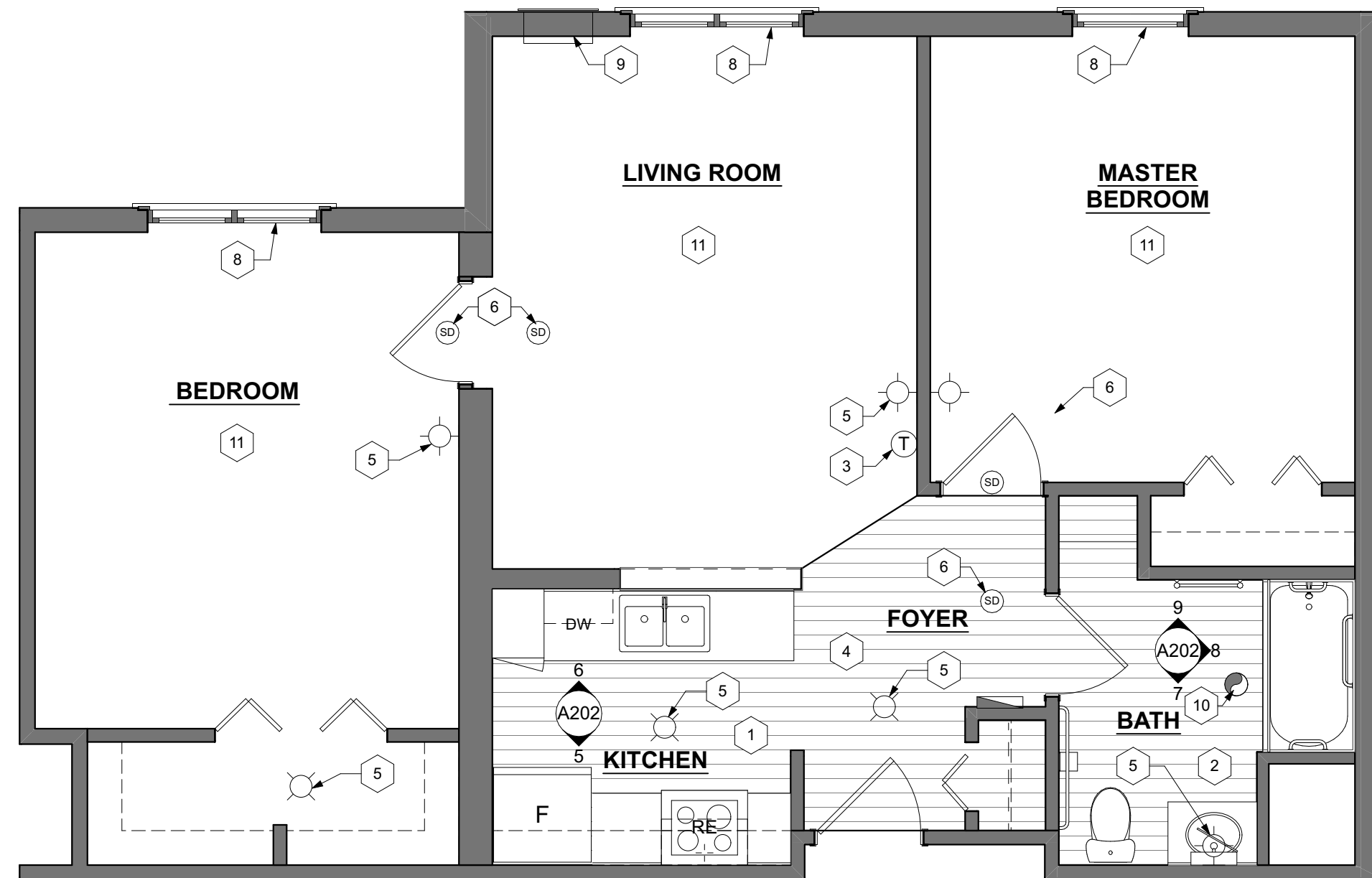
2 UNIT TYPE 2.1 BEDROOM  
SCALE: 1/4" = 1'-0"



4 UNIT TYPE 2.3 BEDROOM  
SCALE: 1/4" = 1'-0"



3 UNIT TYPE 2.2 BEDROOM  
SCALE: 1/4" = 1'-0"



**1** UNIT TYPE 2 (2BED/1BATH)  
SCALE: 1/4" = 1'-0"




















**WALL LEGEND:**

NEW WALL

DEMOLISHED WALL

EXISTING WALL

**ELECTRIC FIXTURE LEGEND:**

	CEILING MOUNTED LED LIGHT FIXTURE
	WALL MOUNTED LED LIGHT FIXTURE
	ENERGY STAR RATED EXHAUST FAN
	SMOKE DETECTOR
	GARBAGE DISPOSAL
	THERMOSTAT
	RECESSED LED CAN FIXTURE
	PENDANT LIGHT FIXTURE
	ELECTRIC PANEL
	LED SURFACE FIXTURE
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	GFI RECEPTACLE
	220 VOLT RECEPTACLE
	CAT 5 / COAXIAL OUTLET
	TELEPHONE JACK
	SWITCH
	THREE WAY SWITCH
	USB OUTLET RECEPTACLE

**GENERAL FLOOR PLAN NOTES:**

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B) DO NOT SCALE DRAWINGS

C) NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PROJECT DOCUMENTS AND EXISTING CONDITIONS. ANY MODIFICATIONS DUE TO DIMENSIONAL CHANGES SHOULD BE PART OF THE PROJECT COST

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E) REPORT ALL EXISTING CONDITIONS THAT ARE DAMAGED OR MARKED TO THE ARCHITECT AFTER DEMOLITION WORK AND PRIOR TO COMMENCEMENT OF ANY NEW WORK

F) REFER TO WRITTEN SCOPE OF WORK OUTLINE FOR DEMOLITION SCOPE / CRITERIA

G) CAULK JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERIGHT, TIGHT, WATERIGHT, AIRTIGHT, ETC. PERFORMANCE

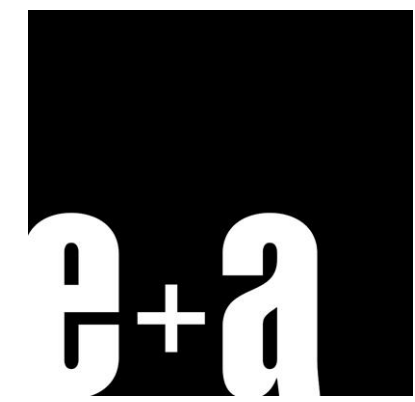
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J) IF NEW ITEMS ARE CALLED OUT IT IS UNDERSTOOD THAT ANY EXISTING MATERIAL THAT INTERFERED W/ THE NEW ITEM SHALL BE REMOVED & SUBSTRATE PATCHED AS NECESSARY FOR THE NEW ITEM

**KEYED STANDARD UNIT PLAN NOTES:**

- 1 KITCHEN SCOPE:
  - REMOVE & REPLACE KITCHEN CABINETS, COUNTERTOPS, HARDWARE, SINK & FAUCET.
  - REINSTALL EXISTING FIRE EXTINGUISHER.
  - REMOVE & REPLACE APPLIANCES - RANGE, RANGE HOOD, REFRIGERATOR, DISHWASHER & GARBAGE DISPOSAL.
  - REMOVE AND REPLACE 1/4" ANGLE SHUTOFF, P-TRAPS, AND SPLY LINES AT SINK.
  - PAINT TOUCH UP AS REQUIRED FOR NEW WORK.
- 2 BATHROOM SCOPE:
  - REMOVE & REPLACE VANITY CABINETS, CULTURED MARBLE TOPS W/ INTEGRAL SINK, FAUCETS, AND P-TRAPS & SUPPLY LINES. VANITY CABINET TO BE REMOVABLE FRONT AT ALL UNITS.
  - REMOVE AND REPLACE MEDICINE CABINET.
  - REMOVE AND REPLACE VANITY MIRROR.
  - REPLACE TOILETS AND 1/4" ANGLE SHUTOFF.
  - REMOVE & REPLACE SHOWER HEADS, CONTROLS, AND TRIM. EXISTING FIBERGLASS SURROUND TO REMAIN.
  - REMOVE & REPLACE BATH ACCESSORIES. TOILET PAPER HOLDER, TOWEL BAR, AND SHOWER ROD.
  - ADD NEW DRIPTIGHT LINER TO ALL SINK BASINS.
  - PAINT TOUCH UP AS REQUIRED FOR NEW WORK.
- 3 REMOVE AND REPLACE PROGRAMMABLE THERMOSTAT WITH LOCKOUTS.
- 4 REMOVE AND REPLACE FLOORING AT ENTRY, KITCHEN, AND BATHROOMS WITH NEW LVT PLANK. INSTALL QUARTER ROUND AT ALL NEW HARD SURFACE AREAS.
- 5 REMOVE & REPLACE ALL INTERIOR AND BALCONY LIGHT FIXTURES WITH LED AT ALL LOCATIONS. NEW LED BULBS AT RECESSED CAN LIGHTS. REFERENCE ELECTRICAL. INSTALL NEW FIXTURES IN NEW LOCATIONS AS NOTED.
- 6 REMOVE & REPLACE ALL SMOKE DETECTORS. INSTALL NEW COMBINATION SMOKE/CO DETECTORS AT ALL LOCATIONS. NEW DEVICES TO BE INTERCONNECTED. WIRELESS DEVICES W/ 10 YEAR LITHIUM BATTERIES ACCEPTABLE WHERE NOT HARDWIRED EXISTING.
- 7 REMOVE AND REPLACE MAIN WATER RISER VALVE.
- 8 EXISTING BLINDS AT WINDOWS AND PATIO DOORS TO REMAIN.
- 9 EXISTING THROUGH WALL AC UNIT AND SLEEVE TO REMAIN.
- 10 REMOVE AND REPLACE BATHROOM EXHAUST FANS. & REWIRE TO SINGLE SMART SWITCH.
- 11 BASEBOARD HEATERS TO REMAIN



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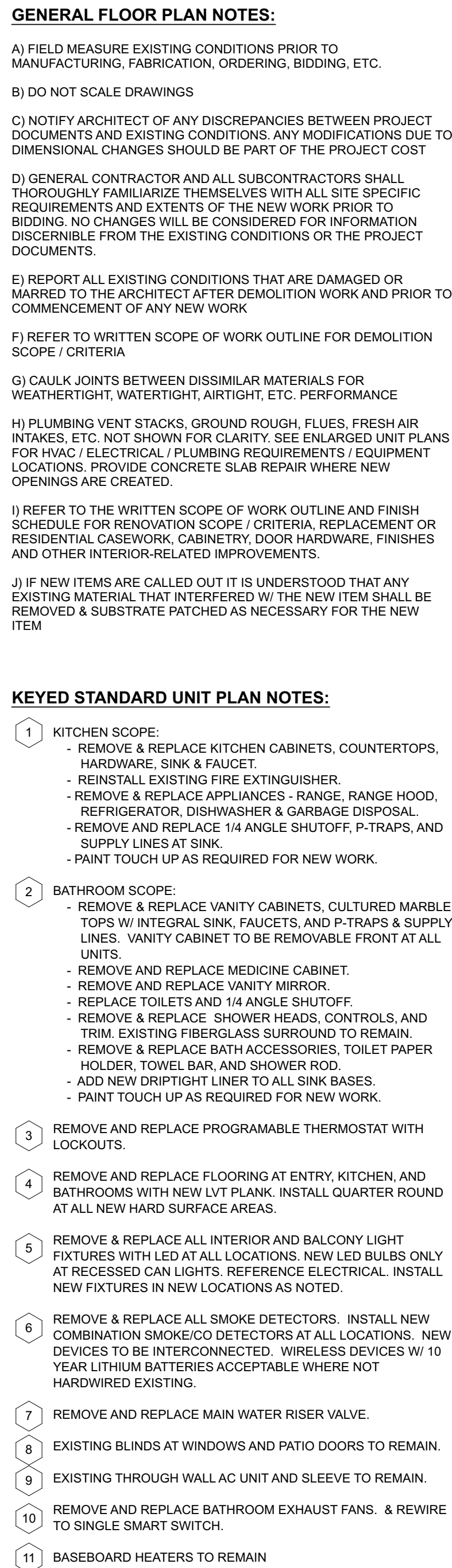
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UNIT TYPE 2 - ENLARGED FLOOR PLAN







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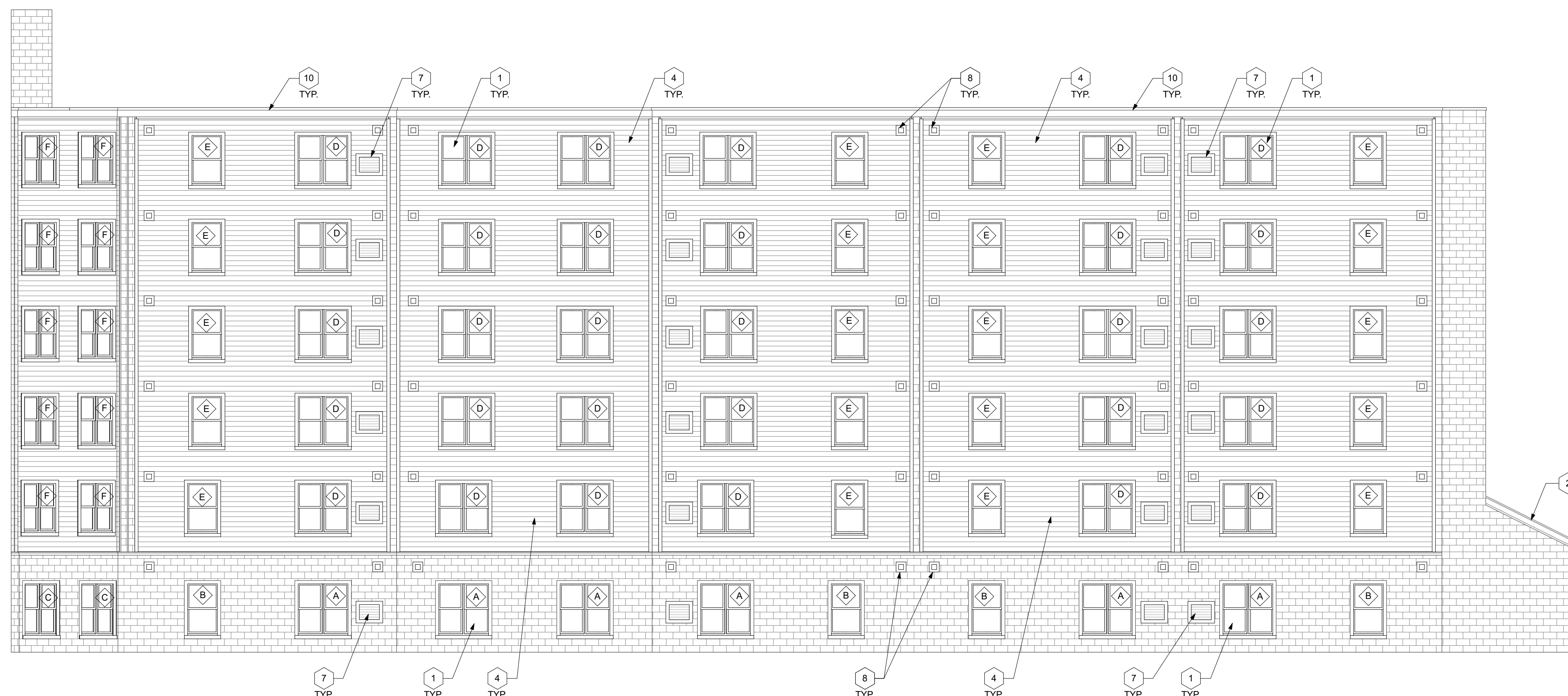
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UNIT TYPE 3 - ENI ABCED E1 00B P1 AN





2 SOUTH EAST ELEVATION (SEG. A)  
SCALE: 1/8" = 1'-0"



**1 SOUTH WEST ELEVATION (SEG. B)**  
SCALE: 1/8" = 1'-0"

**GENERAL ELEVATION NOTES:**

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B) DO NOT SCALE DRAWINGS

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**KEYED ELEVATION NOTES:**

- 1 EXISTING WINDOWS TO REMAIN.
- 2 EXISTING METAL ROOFING, GUTTERS, AND DOWNSPOUTS TO REMAIN AT CANOPY AND LOWER ROOFS.
- 3 REMOVE & REPLACE BUILDING MOUNTED LIGHTING AND CANOPY LIGHTING WITH NEW LED.
- 4 PROVIDE FULL PAINTING OF BUILDING EXTERIORS.
- 5 EXISTING ALUMINUM RAILINGS TO REMAIN.
- 6 REPAIR DAMAGED AND CRACKED CMU AT BUILDING EXTERIOR PER STRUCTURAL.
- 7 EXISTING THROUGH WALL SLEEVES AND GRILLS AT AC UNITS TO REMAIN.
- 8 EXISTING ALUMINUM EXHAUST VENT COVERS TO REMAIN.
- 9 PAINT EXISTING EXTERIOR METAL DOORS.
- 10 REMOVE AND REPLACE METAL COPING.

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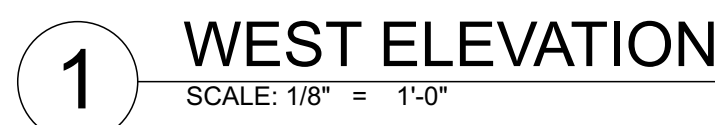
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# BUILDING ELEVATIONS



H) IF NEW ITEMS ARE CALLED OUT IT IS UNDERSTOOD THAT ANY EXISTING MATERIAL THAT INTERFERES W/ THE NEW ITEM SHALL BE REMOVED AND SUBSTRATE PATCHED AS NECESSARY FOR THE NEW ITEM.

- 1 EXISTING WINDOWS TO REMAIN.
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- 4 PROVIDE FULL PAINTING OF BUILDING EXTERIORS.
- 5 EXISTING ALUMINUM RAILINGS TO REMAIN.
- 6 REPAIR DAMAGED AND CRACKED CMU AT BUILDING EXTERIOR PER STRUCTURAL.
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- 8 EXISTING ALUMINUM EXHAUST VENT COVERS TO REMAIN.
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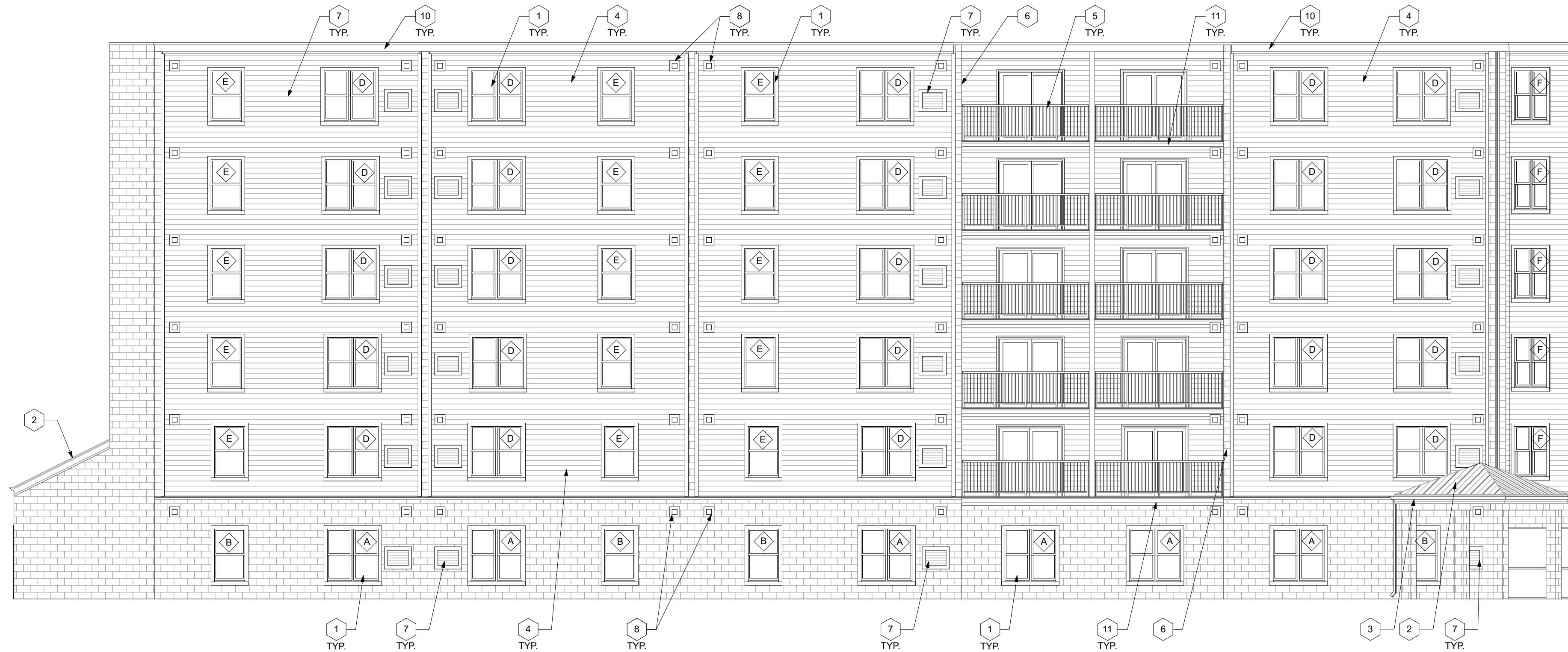
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SCALE:	AS NOTE
JOB:	PROJECT NUMBER

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BUILDING EVALUATIONS



2 NORTH EAST ELEVATION  
SCALE: 1/8" = 1'-0"



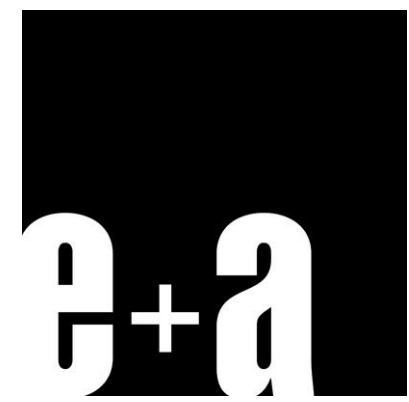
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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KEYED ELEVATION NOTES:

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- 6 REPAIR DAMAGED AND CRACKED CMU AT BUILDING EXTERIOR PER STRUCTURAL.
- 7 EXISTING THROUGH WALL SLEVES AND GRILLS AT AC UNITS TO REMAIN.
- 8 EXISTING ALUMINUM EXHAUST VENT COVERS TO REMAIN.
- 9 PAINT EXISTING EXTERIOR METAL DOORS.
- 10 REMOVE AND REPLACE METAL COPING.



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A402

PLOTTED ON: 6/8/23

BUILDING ELEVATIONS



H) IF NEW ITEMS ARE CALLED OUT IT IS UNDERSTOOD THAT ANY EXISTING MATERIAL THAT INTERFERES W/ THE NEW ITEM SHALL BE REMOVED AND SUBSTRATE PATCHED AS NECESSARY FOR THE NEW ITEM.

- 1 EXISTING WINDOWS TO REMAIN.
- 2 EXISTING METAL ROOFING, GUTTERS, AND DOWNSPOUTS TO REMAIN AT CANOPY AND LOWER ROOFS.
- 3 REMOVE & REPLACE BUILDING MOUNTED LIGHTING AND CANOPY LIGHTING WITH NEW LED.
- 4 PROVIDE FULL PAINTING OF BUILDING EXTERIORS.
- 5 EXISTING ALUMINUM RAILINGS TO REMAIN.
- 6 REPAIR DAMAGED AND CRACKED CMU AT BUILDING EXTERIOR PER STRUCTURAL.
- 7 EXISTING THROUGH WALL SLEEVES AND GRILLS AT AC UNITS TO REMAIN.
- 8 EXISTING ALUMINUM EXHAUST VENT COVERS TO REMAIN.
- 9 PAINT EXISTING EXTERIOR METAL DOORS.
- 10 REMOVE AND REPLACE METAL COPING.

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## BUILDING ELEVATIONS

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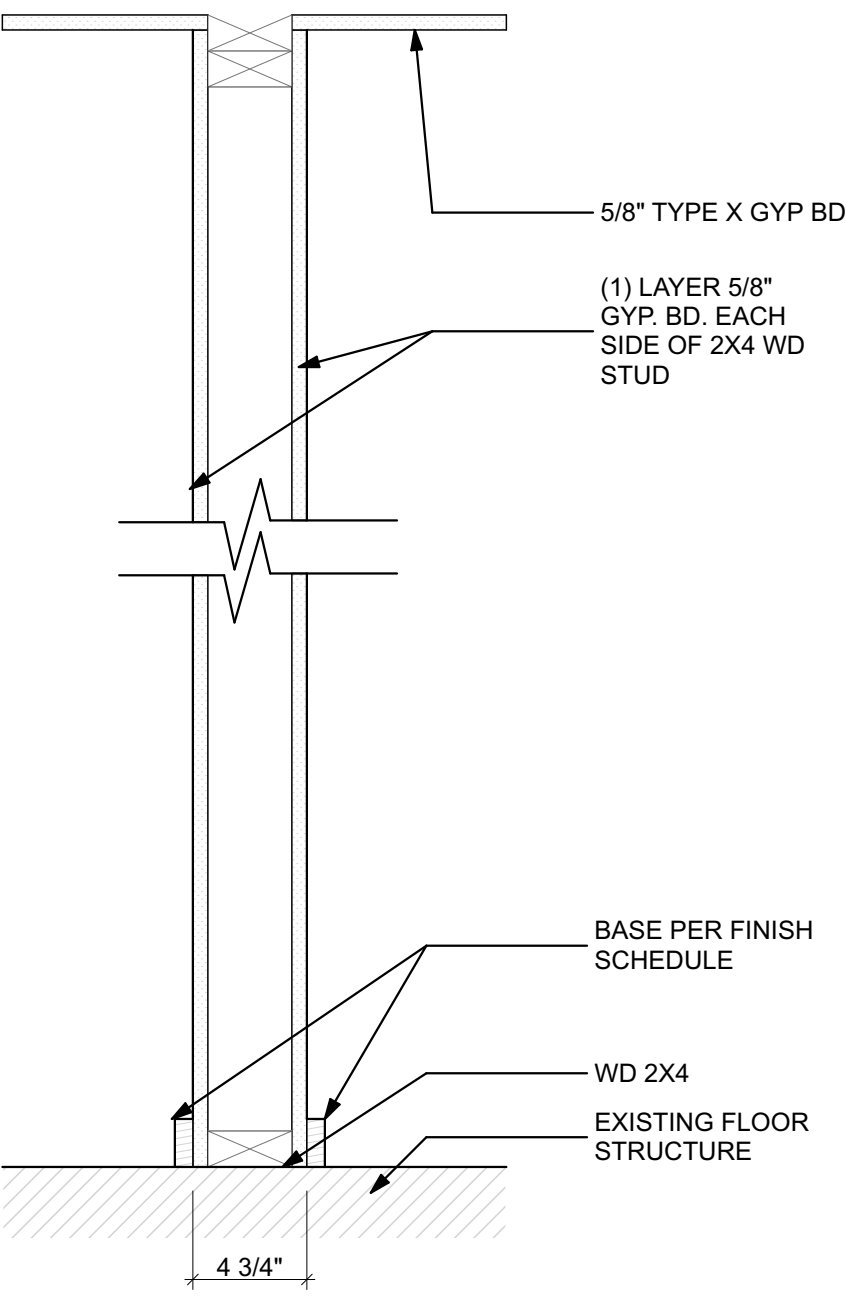
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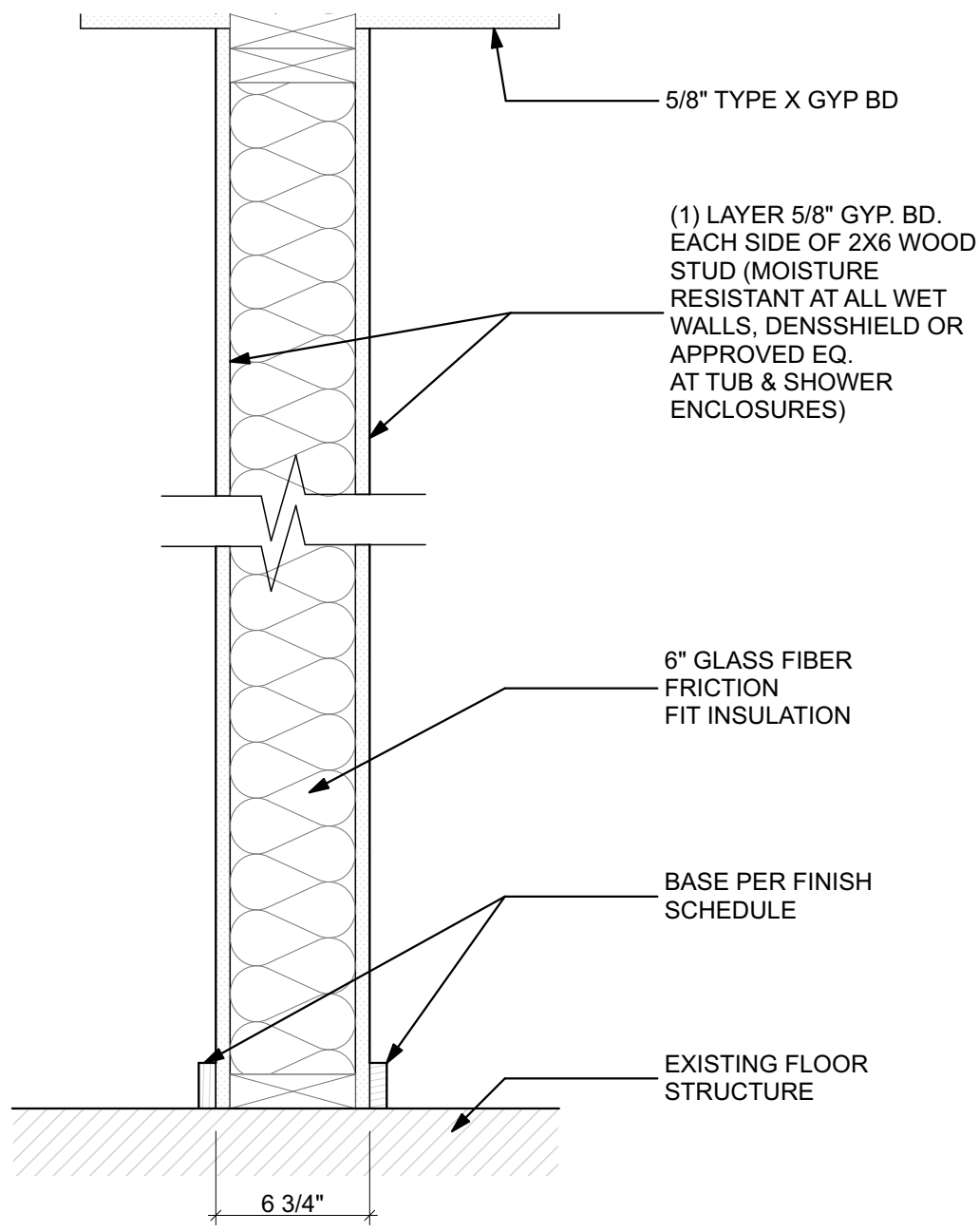




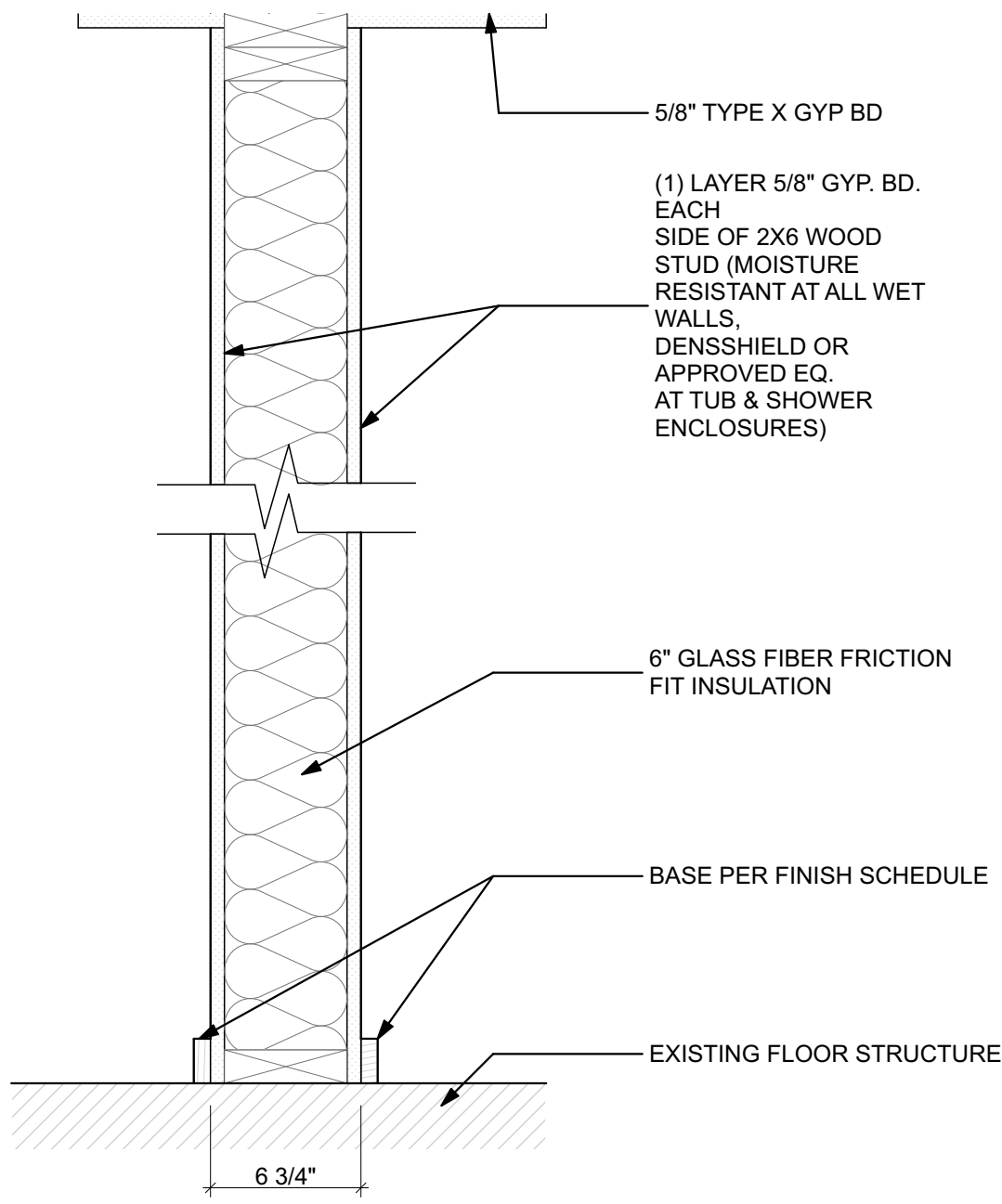
[P1] TYPICAL INTERIOR PARTITION - NO RATING  
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C.  
ATTACH W/ 1" TYPE S DRYWALL SCREWS SPACED @ 32" O.C.

# 1 PARTITION

SCALE: 1 1/2" = 1'-0"



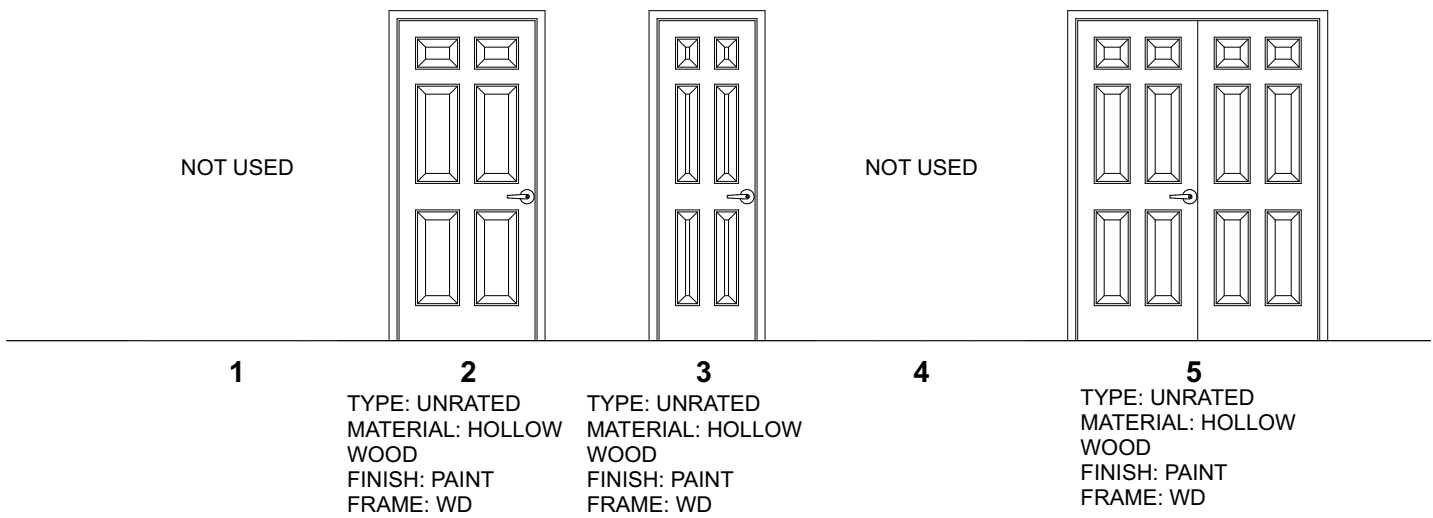
[P2] TYPICAL INTERIOR PLUMBING WALL - NO RATING  
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. ATTACH W/ 1" TYPE S DRYWALL SCREWS SPACED @ 32" O.C. 6" FRICTION BATT INSULATION PER SOUND ATTENUATION.



[P3] TYPICAL INTERIOR PLUMBING WALL - 1 HR RATING  
(1) LAYER 5/8" GYPSUM BOARD EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. ATTACH W/ 1" TYPE S DRYWALL SCREWS SPACED @ 32" O.C. 6" FRICTION BATT INSULATION PER SOUND ATTENUATION.

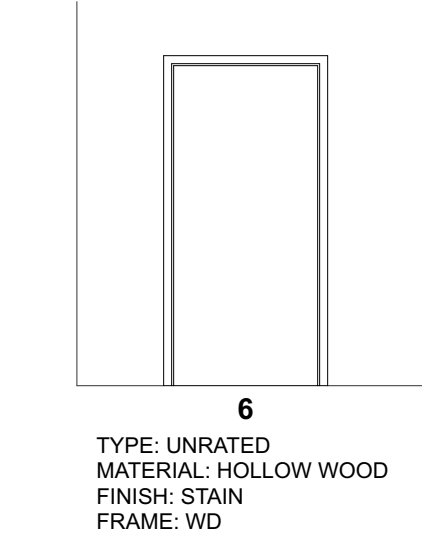
# 2 COMMON AREA DOOR TYPES

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



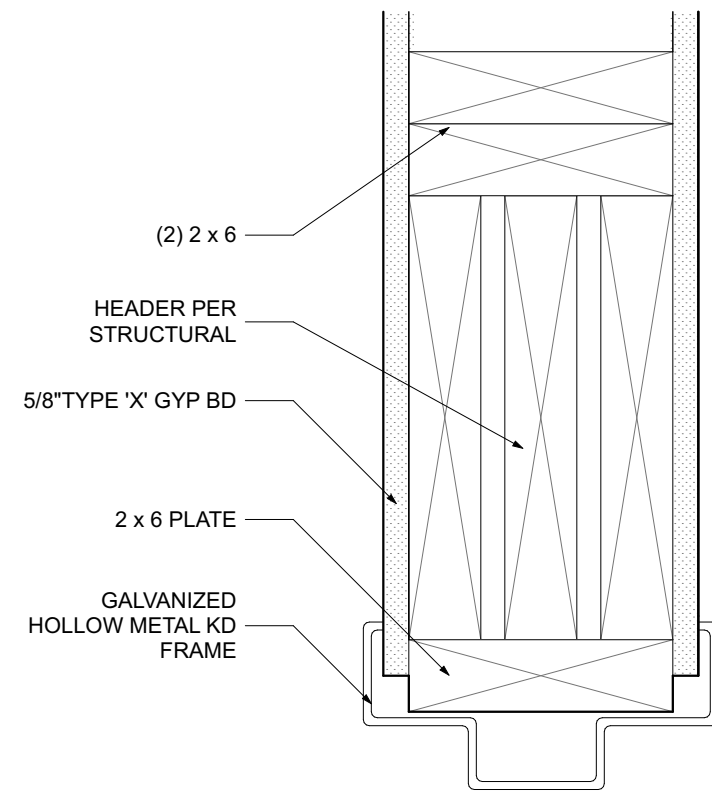
# 3 UNIT DOOR TYPES

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



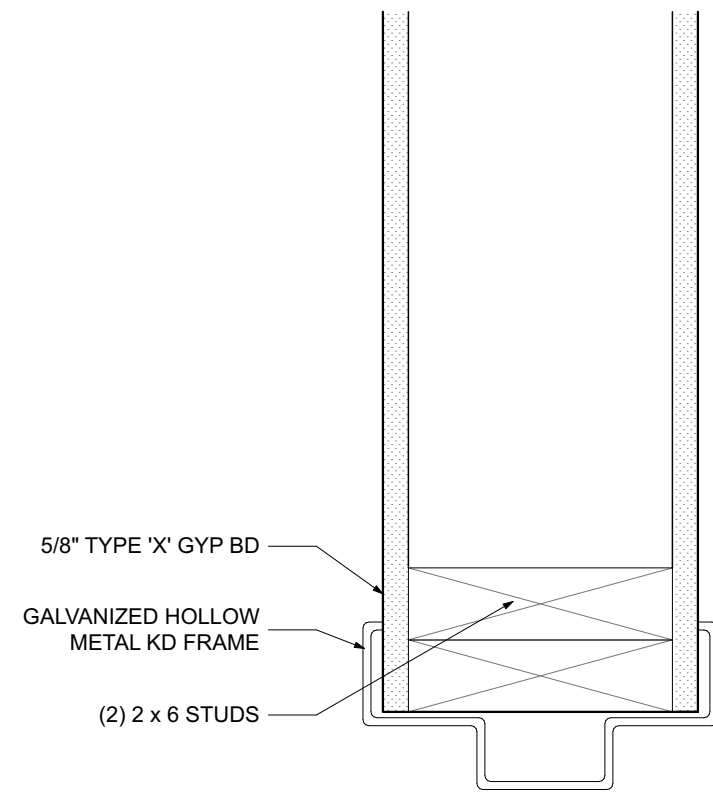
# 4 HM DOOR HEAD DTL

SCALE: 3" = 1'-0"



# 6 WD FRAME HEAD DTL

SCALE: 3" = 1'-0"



# 7 WD FRAME JAMB DTL

SCALE: 3" = 1'-0"

DOOR & FRAME SCHEDULE - PUBLIC												
MARK	DOOR					FRAME				FIRE RATING	GLAZING	HDWR
	TYPE	W	H	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB			
130	6	3'-0"	6'-8"	WD-SC	STAIN	HM	PAINT	4/A900	5/A900	20 minutes		
131	6	3'-0"	6'-8"	WD-SC	STAIN	HM	PAINT	4/A900	5/A900	20 minutes		

DOOR & FRAME SCHEDULE - UNIT										
MARK	DOOR				FRAME				RATING	NOTES
	W	H	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB		
2	2'-10"	6'-8"	WD-HC	PAINT	WD	PAINT	6/A900	7/A900		
2	2'-10"	6'-8"	WD-HC	PAINT	WD	PAINT	6/A900	7/A900		
3	2'-0"	6'-8"	WD-HC	PAINT	WD	PAINT	6/A900	7/A900		
5	5'-0"	6'-8"	WD-HC	PAINT	WD	PAINT	6/A900	7/A900		

## FINISH SCHEDULE LEGEND:

UNITS:  
LVT: VINYL PLANK TBD AT KITCHEN, ENTRY, AND BATH AT STANDARD UNITS. PROVIDE THROUGHOUT ENTIRE UNIT AT ACCESSIBLE UNITS

COMMON AREAS:  
C1: CARPET TILE: TBD  
C2: WALK OFF CARPET TILE  
LVT2: VINYL PLANK: TBD  
R1: RUBBER FLOOR

FINISH SCHEDULE - PUBLIC						
ROOM NUMBER	ROOM NAME	FLOOR		WALL FINISH	TYPE	NOTES
		TYPE	BASE			
101	CORRIDOR A	EXISTING	EXISTING		---	---
102	CORRIDOR B	EXISTING	EXISTING		---	---
103	CORRIDOR C	EXISTING	EXISTING		---	---
104	LOBBY	C1	VB	PAINT	---	---
105	STAIR A	EXIST - CONC.	EXISTING		---	---
106	STAIR B	EXIST - CONC.	EXISTING		---	---
107	STAIR C	EXIST - CONC.	EXISTING		---	---
108	STAIR D	EXIST - CONC.	EXISTING		---	---
109	VEST	C2	VB	PAINT	---	---
110	VEST	C2	VB	PAINT	---	---
111	OFFICE	C1	VB	PAINT	---	---
112	OFFICE	C1	VB	PAINT	---	---
113	ELEV. MECH	EXIST - CONC.	EXISTING		---	---
114	TRASH	EXIST - CONC.	EXISTING		---	---
115	ELCC	EXIST - CONC.	EXISTING		---	---
116	VEST	C2	VB	PAINT	---	---
117	COMMUNITY ROOM	C1	VB	PAINT	---	---
118	MAINT OFFICE	LVT2	VB		---	---
119	MAIL	C1	VB	PAINT	---	---
120	TELUSTOR	C1	VB		---	---
121	KITCHEN	LVT2	VB	PAINT	---	---
122	WOMEN	EXIST TILE	EXIST TILE	PAINT	---	---
123	MEN	EXIST TILE	EXIST TILE	PAINT	---	---
124	FITNESS	R1	VB	PAINT	---	---
125	HEALTHCARE	LVT2	VB	PAINT	---	---
126	MECH	EXIST - CONC.	EXISTING		---	---
127	ARTS & CRAFTS	LVT2	VB	PAINT	---	---
128	LIBRARY	C1	VB	PAINT	---	---
129	MECH	EXIST - CONC.	EXISTING		---	---
130	SALON	LVT2	VB	PAINT	---	---
131	PACK.	C1	VB	PAINT	---	---
132	OFFICE	C1	VB	PAINT	---	---
X01	CORRIDOR A	EXISTING	EXISTING		---	---
X02	CORRIDOR B	EXISTING	EXISTING		---	---
X03	CORRIDOR C	EXISTING	EXISTING		---	---
X04	LOBBY	EXISTING	EXISTING		---	---
X05	STAIR A	EXIST - CONC.	EXISTING		---	---
X06	STAIR B	EXIST - CONC.	EXISTING		---	---
X07	STAIR C	EXIST - CONC.	EXISTING		---	---
X08	STAIR D	EXIST - CONC.	EXISTING		---	---
X09	LAUNDRY	EXISTING	EXISTING		---	---
X10	UTILITY	EXIST - CONC.	EXISTING		---	---

## GENERAL DOOR NOTES:

A) REFER TO FLOOR PLANS FOR SUITE DOOR SWINGS

B) LEVER HANDLES SHALL BE MOUNTED @ 36" ABOVE BOTTOM OF DOOR TO CENTER OF HANDLE AT NEW DOORS.

C) DOOR SECURITY VIEWERS SHALL BE MOUNTED (IN SUITE ENTRY DOOR) @ 45" (ADA) & 66" (STANDARD) AFF. AT NEW DOORS.

D) ALL INTERIOR DOOR CASINGS SHALL BE MEDIUM-DENSITY FIBERBOARD (MDF)

E) HARDWARE SHALL HAVE LEVER HANDLE WITH FINISH PER INTERIORS

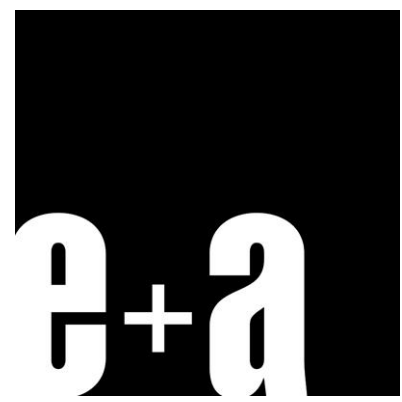
F) PROVIDE JAMB EXTENSIONS AS REQUIRED TO FULLY CONCEAL WALL ASSEMBLY CAVITY AT STONE OR BRICK VENEER

G) ALL HOLLOW CORE AND SOLID CORE DOORS TO BE PAINTED - SEE SCHEDULE & LEGEND FOR COLOR

H) EXTERIOR DOORS TO BE ENERGY STAR QUALIFIED  
- U-VALUE: 0.21; SHGC: ANY, AT OPAQUE DOORS  
- U-VALUE: 0.35; SHGC: 0.30, AT FULL-LITE DOORS

I) AT THE CONTRACTOR'S OPTION, SOLID CORE DOORS MAY BE SUBSTITUTED AT ALL CORRIDOR DOORS LISTED AS HOLLOW METAL, PROVIDING THE FIRE RATING AS REQUIRED

J) ALL BEDROOM DOORS TO HAVE AN UNDERCUT OF 3/4" TO ALLOW FOR RETURN AIR PATH BACK TO AIR HANDLER. REFER TO MECHANICAL FOR ADDITIONAL INFORMATION. AT NEW DOORS.



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SCHEDULES AND DETAILS