WOODFIELD

DEVELOPMENT

Design Standards

Falls Village – Raleigh, NC

November 2025

Revision By	Description of Change	Revision Date
Andrew Houck	Initial Setup	11.10.2025
BB+M	BB+M Notes from 11/11/25 meeting in RED. Items to confirm in BLUE	11.12.2025

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Project Overview

Description:

- This is provided to be a basis for initial design and pricing. Refer to ID for specs when available. When all else fails, use this document and/or contact Woodfield team member.
- 5-Story wrap consisting of 250-units located within the Falls Centre master planned redevelopment. Layout project (civil & arch) design with phased delivery of buildings in mind. (i.e. Leasing & Amenity space + power to first buildings, location of Fire & Life Safety, Electrical Rooms, stairwells relative to firewalls)

Project Name:	Falls Village Apartments
Location:	4500 Falls of Neuse Rd, Raleigh, NC 24609
Parcels:	
Site Area:	~2.5 acres
Unit Count:	250-units
Buildings:	1 Building
Building Type:	5-story wrap (type III
Parking:	Structured
Construction Start:	October 2026

Contact List

Ownership: Woodfield Development

- Scott Underwood: (919) 740-8877
- Andrew Houck: (443) 307-3386
- Jonny Alexander: (919) 384-5240
- Leslie Mathis: (919) 452-1248

Land Planner / Civil Engineer: Bolton-Menk

Architect: BB+M

- Hong Choe (704) 334-1716 x209
- Anna Tuck (704) 334-1716 x229

Landscape Architect: TBD

Interior Design: TBD

General Contractor: TBD

Partner: TBD

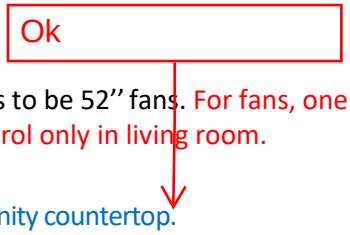
Critical Items – Design "Must-Haves"

General

- 10' ceilings and 8' entry and interior doors 10' ceilings (11'-8" floor to floor) will be used. We are still under building height restrictions. Zoning requires a max of 5 stories at 80' height max. 8' high unit entry and interior doors confirmed.
- Enclosed & condition corridors throughout Yes.
- Elevators: 3 (oversized cab freight elevator for move-in [refer to ID for finishes]) Owner agrees to 2 as we have it currently. Woodfield prefers all elevators be over-sized in terms of cab height. We will design for 3500lbs with taller cab. BB+M will explore a possibility to use Resolute elevators.
- All common use area and unit entry doors must have 10" smooth bottom rail the width of the door. Yes.
- Woodfield projects must be designed to the Fair Housing Act ("FHA") using the Fair Housing Act Guidelines ("FHAG") and the ANSI A117.1 1986 as the designated "safe harbor". Yes. We will use The Access Partnership as the ADA consultant.

Units

- Unit Floors: LVT throughout ALL floors. (Make sure to include adequate sound mat. Have used 3/8" in the past.) Yes.
- Entry Door and Balcony / Patio Threshold: Must be ½" max overall height at finish. (Make sure threshold is designed to work with LVT flooring. A threshold meant to accept tile will be a Fair Housing Act "FHA" violation) Yes.
- Rocker Light paddle switches throughout. Yes.
- Ceiling Fans in living and bedrooms with wall fan speed control. Ceiling Fans to be 52'' fans. For fans, one rocker switch for light, and one separate fan speed control switch. Fan switch control only in living room.
- Thermostats: Honeywell T6 Pro Smart T-stat. Yes.
- Quartz countertops. (Level 1) Yes. We will use 3CM for kitchen and 2CM for vanity countertop.
- Full-sized washer & dryer closets (stack W/D only if necessary.) Side-by-side w/d only in larger units, studio & 1-bed units can have stacking W/D. No unitized W/D unit.
- 33" fridges throughout; flush with surrounding cabinets (see Appliance section for models). Yes.
- Tubs/Showers: tile to ceiling up to 10'. Explore drop ceiling / soffit when >10' ceilings. Yes.
- Walk-in closets in all master bedrooms. Linen closets in bathrooms Yes.
- Painted wood shelving in all closets, no wire shelving. No wire shelving is confirmed.
- USB-C outlets on islands. Yes.
- Roller shades. Entire unit should be same color with blackout shades in the bedrooms (mounted inside the window). Manual roller shades at all units are confirmed. 2 percent opacity at living and backout at bedrooms.



Leasing Office

(Unmarked items are by interior designer to fill in)

- Offices for manager and asst. manager with workroom – minimum 125 sf per office.
- Bathroom conveniently located to work room.
- Accessible rental closing area per 2010 ADA Standards and Local Code. Yes.

Amenities

- Woodfield would like to increase to 10,000 sf of amenity in total.

- Club: Highly amenitized with gaming (pool table / shuffleboard / drink ledges) area & warming / catering kitchen for events.
- Large fitness center with additional yoga studio BB+M will study the ceiling heights
- Conference / Business Center: 600 sf minimum (aim for closer to 1,200 sf if space permits)
- Private Workstations
- Sky Lounge: To be located in building E at Northwest corner (~1,200 sf) Sky lounge is in the second floor and BB+M will study the top floor loundge.
- Pet Spa: ~175 sf Locate adjacent to current 1st fl trash/recycling
- Pool / Pool Deck: Saltwater pool (~1,500 sf). Pool deck = 2x pool sf.
- Aqua Lounge: ~450 sf by Landscape architect.
- Flex Area / Makers Room Tula Panty Do we include this in this project?
- Golf Simulator Do we include this in this project?
- Bike Room with controlled access Woodfield ok with providing zoning minimum bike storage. Potential for caged bike storage at bottom of garage. Actual bike room in the building is low priority.
- Rocker Light switches throughout. Fan speed control with rocker switches in living rooms at a minimum (52'' fans). Yes.
- Package Room: Hello Package (~200 sf) Yes.
- All common area MEP's should be fully coordinated with ID ceiling heights. Yes.
- Hose Bibs every ~200ft at least on exterior. Yes.
- EV spaces / chargers: 12 EV spaces (~2% of total spaces including ADA spots) Yes.
- Create layout with phasing plan in mind. Yes.
- Hose bib with water feature in dog park. By Civil
- Elevator Lobbies: install hard surface flooring (tile) at all elevator lobbies, entries, and exits to the building
- Corridors: bump outs or front door trim preferred to break up corridor.
    - Refer to ID for elevations and details of entry.

TBD - we'll space layout with ID. Thinking the guest suite would be good for this

Yes or duckpin (or both). But we'll handle this during space layout

Site Design

(Unmarked items are by Civil to fill in)

- Geotech and phase I to be ordered for each new site. BB+M has Geotech but not Phase I environmental.
- Minimize site walls.
- Balance site when possible. Compare engineer's calculations to subcontractors.
- Incorporate 2% EV charging station capable spaces.
- Utilize 2 lifts of asphalt during construction.
- Ensure heavy duty asphalt at dumpster pick up area.
- Pool size: Pool area equals 5x number of units at min; Deck equals 2x Pool SF min. 250x5 = 1250sf?
- 2x hose bibs per garden building or every 200ft for higher density buildings.
- Conduit plan created to go between all buildings and coordinated with Architect / Electrical Engineer Yes.
- An accessible route plan must be provided within the project drawings.
    - All buildings with FHA subject dwelling units and all amenity spaces must be on an accessible route that is within the bounds of the project property.
    - An accessible route to the public right of way must be provided.
- Make an assumption on # of transformers and their preliminary locations until Duke Energy is involved. 3 transformers anticipated. BB+M to confirm when Duke is on board.
- Tie downspouts into underground drainage pipe. Do not daylight to a splash block. Yes.
- **Critical: need to design layout with phasing plan in mind**. Yes. Pool courtyard delivered with phase 1 (with amenity and leasing) if possible

Unit Design

Floor Plans

General

- No shared bedroom walls, especially master and second bedroom. Current 3-bed plan has this. BB+M will study.
- No two (2) or three (3) bedroom units with bedrooms next to each other. Current 3-bed plan has this. BB+M to study.
- No master bedrooms against stairwell, if at all possible. Yes.
- Islands facing living area. Yes.
- If movable island is needed: http://sylkafurniture.com/
- Counter overhang for barstools in kitchen. Min depth 10" Yes.
- Built in desk area. BB+M to see where additional locations are possible
    - Desk outlet to be located on sidewall over the workstation 44" max a.f.f. to top of rough-in box. Yes.
    - Work surface 34" a.f.f. max. Yes.
    - Must provide 27" minimum knee clearance. Yes.
- Walk-in closet standard location one bedroom and larger. Yes.
    - Wood shelving in all closets Yes.
- Closet for studio in bedroom. Yes.
- Coat closet or urban mud rooms for all units. BB+M to see where additional locations are possible
- Linen closet in all bathrooms where possible Yes.
- Pantry: Preferably framed vs cabinet pantry. Confirm min door size for framed pantry.
- No towel bars over toilet. Yes.
- Bathroom flooring to be vinyl plank. Yes.
- Closet flooring – LVT throughout. Yes.
- 2x hose bibs per garden buildings or every 200ft for higher density buildings. By Civil
- Electrical panels should be located in bedrooms, behind door when open, avoid load-bearing walls. Yes.
- Thermostat rough-in wires to be noted as 46" max a.f.f.. Yes.
- The minimum clearance through all galley kitchens shall be 42" wide measured from face of appliances, excluding handles, to opposing element. Yes.
- The minimum clearance through all U-Shape kitchens shall be 62" wide measured from face of appliances, excluding handles, to opposing element. Yes.
- Ceiling fans with light kits in all living rooms and bedrooms. 52'' fans. Yes.
- Roller shades. Entire unit should be same color with blackout shades in the bedrooms (mounted inside the window). Yes.
- Frame bathroom mirrors and ensure mirror + light kit is centered over backsplash if sink is offset Yes.
- Dual vanities – 18'' between sinks Yes.
- Shaving ledge in showers Bar that goes across corner
- Soft close drawers and doors Yes.

Appliances

- Stainless steel finishes, no black or white. Frigidaire recommended. Yes. BB+M to use below as the basis of design.
- Slide in front control ranges, glass top. No tombstone ranges. Yes.
- Hidden control dishwasher. Yes.
- Air switch garbage disposal. Next to faucet
- Side by side refrigerator ~25CF with water/ice dispenser. Uniform fridge sizes for all unit types. 33" max width. Yes.
- Side by side washer and dryer as much as possible. Top load washer with front load dryer. Ensure duct length is reviewed by engineer for exhaust. Yes.
- Confirm appliance package with Architect prior to 60% set of drawings to coordinate layout. Yes.
- ANSI A range must be front console. Yes.
- ANSI A Units shall not have stacked laundry and must be side by side. Yes.
    - If a single combo-unit washer/dryer is needed due to design limitations, it must be approved by Woodfield.

Appliance (ADA)	Brand (ADA)	Model (ADA)	Note (ADA)	Size (ADA)	Finish (ADA)
Fridge	Frigidaire	FRSS2323AS (GRSS2352AF)	Side-by-Side	22.3 cf	Stainless
Range	Frigidaire	FFEF3054US	Front Controls	30"	Stainless
Dishwasher	Frigidaire	FFID2426TS (FFBD2420US)	Hidden Controls	24"	Stainless
Microwave	Frigidaire	FFMC1846VS (FFMO1611LS)	Above Range (Countertop)	1.8 cf (22", 1.6 cf)	Stainless
Washer	Electrolux	EFLW317TIW	Front Load	4.3 cf	White
Dryer	Electrolux	EFDE317TIW		8.0 cf	White
Waste Disposer	Smart Choice	SC03DISPC1		1/3 HP	Shell
(Overhead Hood)	(Frigidaire)	(FHWC3025MS)		(30")	(Stainless)

Carpets

- Refer to ID for specs. By ID
- Refer to ID drawings for elevator lobby/entrance/exit transitions from hard surface to carpet. By ID
- Transitions from carpet to alternate flooring type must be ½" max overall height at finish with a 1:2 bevel. By ID

Vinyl Flooring

- Minimum thickness of 8-12 mils - no 6mil. Lighter colors preferred (more durable). By ID
- Shaw, Cobalt, Mohawk are some of the more commonly used suppliers. By ID
- Transitions from LVT to alternate flooring type must be ½" max overall height at finish with a 1:2 bevel. (It is critical at unit entry door thresholds and balcony door thresholds that the specified threshold is intended for LVT flooring. A threshold intended for tile will result in a non-compliance.) By ID

Acoustics

- Floor Assemblies:
  - Need to ensure approved sound mat is used at all hard surfaces (on upper levels), tile or vinyl. 3/8" thick is the only thickness approved through QMN. Certain jurisdictions will allow ¼" sound mat which meets code, but we want to maintain 3/8" thick. BB+M will specify 3/8" product from Acosti-Mat.
  - 1" gypcrete over sound mat at hard surface areas. 1-3/8" gypcrete at all carpeted areas. 3/8" sound mat confirmed
  - Townhomes can utilize ¾" gypcrete. BB+M will use 1" to match with other units.
  - For concrete construction, sound mat and vinyl products are limited. Need to use the approved products or get new ones approved through QMN. BB+M won't specify sound mat on top of conc. floor. If preferred, we can add batt insulation below inside of ceiling void. Do we want to add sound matt on concrete floors and/or insulation in ceiling below concrete?
    BB+M will specify masonry wall between amenity areas and units.
- Wall Assemblies (Unit to Unit):
  - Double wall with min. 1" air space is standard for both wood and metal. Y
  - Do not use single stud wall cavity. No single stud demising wall.
  - Do not install outlets in same stud cavity in back-to-back situations. Yes.
- Ceiling acoustics in golf simulator / duckpin bowling locations where units are above.
  Do we include golf simulator/duckpin bowling?

Doubtful we need. Concrete is only at amenity locations and concrete should be sufficint STC

Cabinets/Countertops

- Quartz countertops, Level 1. Undermount sinks in both. Single Bowl in Kitchen. Yes.
- Try to include at least one drawer base in the kitchen. Confirm cabinets designed into kitchen islands if applicable. Yes.
- No drawers on cabinets less than 12" Yes.
- Shaker cabinets Yes.
- Ensure minimum 3" filler is included next to dishwasher at inside corners. Yes.
- Filler strips shall not be larger than 3" wide. Yes.
- No refrigerators next to walls unless designed for adequate room to open doors fully. Yes.
- Gap around refrigerators shall not be larger than 1-1/2" wide to cabinetry. Yes. Appliance package should be kept the same during pricing.
- Include bathroom linen closet/cabinet: Yes.
- Vanities longer than 72" with double bowls Yes.
- Master BR = 2 sinks, 2 mirrors, 2 light fixtures. Single sink, mirror, and light fixtures in others. Yes. BB+M to reduce sink count in secondary bathrooms
- Minimize dead corners in cabinet space Yes.
- Manufacturers vary depending on the project and a sample cabinet should be provided for any vendor being proposed besides the specified vendor. By GC?
- Each kitchen must have a pantry when possible. Yes.
- Under cabinet lighting. Yes.
- Soft close drawers. Yes.
- Bottom of cabinets should match the cabinet color, especially when visible (above refrigerator cabinet). Alternatively use a valence, particularly with under cabinet lighting. Yes.

Unit Entry Door

Doors

- All unit entry doors to have 10” smooth bottom rail the width of the door. Yes.
- Unit entry light and # to be on same side as handle. Yes.

Hardware

- Kwikset Halifax is to be used at unit entry, unit patio door and all interior unit doors. Note - kwikset is assa-abloy
- Unit entry deadbolt: SchlageUnit entry and patio doors to receive deadbolt and separate handleset. Certain jurisdictions require interconnected locksets. Check with design team. BB+M to check.
- Unit mechanical door to be a keyed lockset and keyed the same for every unit. Yes.
- All key fobs, if used, are required to be at or below 48” a.f.f. to the topmost operable part. BB+M to specify fob entry door in this project.

Unit Interior Doors

Doors

- ANSI A unit interior user passage doors to be 3-0’ doors. This includes balcony/patio doors. Yes.
- ANSI A interior user passage doors, including balcony/patio doors, to have 10” smooth bottom rail the width of the door. Yes.
- BB+M to specify all interior doors to be 8’-0”

Hardware

- ANSI A interior unit door hardware shall be the push button locking type. Yes.

Patio Doors

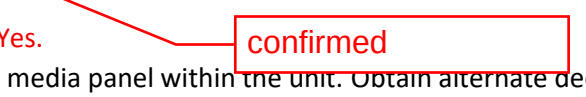
- Use 8’-0” or 6’-8” with transom if needed. Always use 8' doors with 10' ceilings. Use multiple full lite panel doors at balconies to bring in light. BB+M prefers no sliders.
- Ensure there is an overhang at all door openings if possible. Swing doors out or use sliders if not enough depth. BB+M to specify recessed balcony or canopy above the patio doors
- Ensure proper detailing around and under door to prevent water intrusion. Yes.
- Use prefabricated wood openings for doors and windows if possible. By GC?
- All exterior doors need to have framesaver frame if using a wood frame. Typical fiber glass door for patio
- Provide roller shades for all windows/patio doors. Yes.
- ANSI A balcony/patio doors to have 10” smooth bottom rail the width of the door. Yes.
- Patio doors to get key access not fob.

Patios

- 3-line aluminum balcony rails – NOT 2-line! Yes.

Electrical

- Paddle rocker switches for all lighting. Yes.
- Fans speed control with light kit in living rooms at a minimum. Bedrooms as well if possible. Yes.
- LED lighting only. Yes.
- NO track lighting in kitchens and dining rooms. Yes.
- Avoid can lights when possible and use “Puck” lights with standard j-box rough in. Yes.
- No lighting for assumed dining only. Lighting for actual dining rooms only. (include dimmer) Dining areas to receive pucks, no pendants. Confirm pendants to remain at kitchen islands/peninsulas. No dimmers for any unit light fixtures.
- USB / USB-C outlets added in kitchen and bedrooms Yes.
- Include Cat 6 and RG6 wiring within the units back to media panel within the unit. Obtain alternate deduct from



GC for this scope of work. Also, obtain alternate add to run homeruns from media panel to entry point IDF closet. Determine requirements from telecom providers which are market dependent and typically finalized after GMP. Data by exclusive provider. They will install lines and a media box for each unit.

- Media panels 30" high – min. 5" deep for AT&T and Comcast. One provider only. Likely Spectrum.
- (4) 4" conduit to MDF closet for Providers. Yes.
- Light in walk in laundry closet otherwise can be in "hall" of laundry closet. Yes.
- All switches and outlets to be 46" a.f.f to the top of the rough-in box. This requirement does not apply to dedicated outlets such as refrigerators and wall mount TV outlets. Yes.

Hi/Low Conduit

- Add high electrical and data outlets in living room for TVs. No wall conduit. Outlet up high and low. Yes.
- Outlets should be recessed at the high location if possible. Yes.

Plumbing Fixtures

- Align kitchen faucet and Cia bathroom fixtures for the DD set. (in brushed gold) Spec. needed
- Air switch garbage disposal Yes, next to sink
- Toilets, sinks and tubs/shower bases can be generic brand Sterling is our standard brand. Yes.
- Tubs to be minimum of 36" wide. Shower bases to be a minimum of 38' wide. Yes.
- Single bowl sinks in kitchen Yes.
- No fiberglass surrounds to be used. Yes.

Showers/Tubs

yup thats fine. Need to meet ADA/Accessibility

- Include showers in 50% of one bedrooms. BB+M to include this into unit plan
    - In single bedroom units, the shower pan must be 36" deep measured from back wall to showerglass. May be required to spec deeper shower pan to get 36" clear between back wall and inside face of shower enclosure but unless this requirement is owner driven this may only apply to Type A units.
- Shower in master in 2 and 3 bedroom units. Yes.
- Shower/Tub Soap Niche, no soap tray corner piece. Corners don't show well and often break. Yes.
- Shower Door Handle: offset so handle is not directly under the shower head to prevent getting wet while turning on the shower. ENSURE DOOR IS DETAILED PROPERLY. Additional clarification on handle position and details needed.
- Drawings must specify a 1" maximum depth dimension measured from shower curb to exterior wall finishes, excluding baseboard. Yes.
- Wall tile up to 10 ft Yes.
- When ceiling height > 10 ft, a soffit should be used in the shower area. Yes.
- Semi framed glass shower door. Shower doors 7'0" AFF. Sliding shower doors. Woodfield t
- Shower rod 7'-6" AFF. (Curved) Yes.
- Shower head stub out 7'0" AFF. Yes.

mark somethign up and send it over for us to take a look. I want to try this but haven't done it before

Smart Apartments

- No standard for units. Want to keep in mind that whatever we spec tech-wise can be adaptable for future tech since standards are ever-changing.
- Options include:
- Amazon Alexa/Echo, Google Home, etc.
- Smart lights/outlets
- Thermostats

- Speakers
- Cameras & Locks
- Remote controlled shades
- Potentially add leak detectors

Common Area / Amenity Design

(Unmarked items are by interior designer or landscape architect to fill in)

Leasing Office

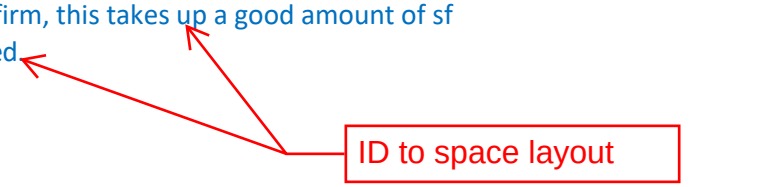
BB+M to study the portion of leasing office being 2 story high space.

- Manager and assistant private office space:
  - Minimum – 125 sq. ft. per office
  - L-shaped desk, task chair, (2) guest chairs
  - Manager doesn't require separate lateral files, but it's nice to have if there's room
  - Assistant Manager requires separate lateral files
- Workroom minimum size: 200 sq. ft.
- Workroom appliances (same as standard unit appliances)
- Open work space for computer/maintenance/agents to eat lunch.
- Minimum of (1) 2-drawer lateral file.
- Copier and key track (if applicable to project)
- Ample storage with cabinets, shelves, etc.
- Need bathroom close by, no going downstairs.
- Confirm coffee machine spec and location with asset management.

Club Room

Club room has 13'-4" floor to floor height currently.

- Large club – dictated by available space.
- Fireplace + TV Wall w/ soft seating lounge groupings. Fireplace likely will be electric water vapor
- Dining table with 6-8 dining chairs (located on mezzanine level)
  - Dining table to be 34" max height with 27" minimum knee clearance.
- Gaming:
  - Wall games – I.E. Wall Scrabble.
  - 9' or 12' Shuffleboard (personal favorite game!).
  - Pool Table and/or Poker Table with seating for 4.
  - Duckpin bowling. Need to confirm, this takes up a good amount of sf
  - Golf simulator. Confirm if desired.
  - Drink ledges nearby.
  - TV's.
- Warming/Catering Kitchen:
  - Ample counter space for events.
  - Built-in trash + recycling.
  - Sink + Faucet.
  - (2) Lockable UC fridge with solid stainless-steel front.
  - UC Ice Maker.
  - (2) Warming Drawers, stacked. Confirm no range is required
  - Advantium Microwave.
    - ADA Comment, but anytime one of these are provided, an open workspace is required directly next to it (see attached) Please send BB+M attachment. If you don't want one of these, then a standard microwave is the next best thing without the open workspace being required.





Business Center

- Minimum Size: 600 SF (aim for closer to 1,200 SF if space permits).
- Coffee Bar:
    - Waterline + dedicated electrical outlet for coffee machine
    - Lockable UC fridge with solid stainless steel front
    - Built-in trash + recycling
- Space for a (hidden) printer and storage for paper, ink, etc.
- Banquette booths with USB ports and power-managed lounge furniture.
- Private conference room with in-table hookups and HDMI raceway connection in the slab for the TV/power-managed conference table. Seating for a minimum of 6 people.
- Private business stations:
    - All outlets and data ports to be located over the workstation 44" max a.f.f. to top of rough-in box.
    - 45sqft for non-ADA
    - 60sqft for ADA
        - 5% must be accessible. This includes but is not limited to a complaint turning space, work station, and door maneuvering clearances.

Package Room

Hello Package - avg property needs 200 square feet. Yes.

- Electrical and data requirements to be provided by Hello Package and incorporated into design documents. Yes.
- Dedicated electrical for fridge. Yes.
- Fridge spec with glass front doors – this is currently being ordered by management.

Mail Center

- No tile in open air mail centers (too slippery).
- As of July 2020, USPS is requiring a 5:1 ratio instead of the previous 10:1 mailbox to parcel ratio.
- All mailboxes shall be 48" max a.f.f. to the topmost lock unless a greater height is allowed by the local AHJ.

Tile

- No light color grout (for floors)
- Tile in bathrooms must include sanitary cove when wash down is available. No MDF base at these locations.
- Transitions from tile to an alternate flooring type must be ½" max overall height at finish with a 1:2 bevel. (This is critical when transitioning from tile to LVT.)
- Refer to ID for tile to carpet transitions in corridors (elevator lobbies, entrances, exits)

Paint

- Sherwin-Williams - no substitution without Architect's approval.
- Interior Unit Spec: Painter's Edge Flat Finish. (Bathrooms: Satin Finish)
- Corridor and common area Paint Spec: Builder's Solution Matte Finish. Paint selection needs to be easily cleaned, repaired, repainted.
- Exterior Paint Spec for Cement Siding: A-100 (Satin Finish ONLY)
- No flat - can't clean or pressure wash.

Fire & Life Safety

- Strategically locate these rooms (Riser Rooms / Stairs / Egress) according to phasing & delivery plan. Yes. Riser room (with firepump) will be delivered when the first units are delivered. Needs Duke letter for a reliable source of power.

Fitness

- Minimum size: 1,500 SF Yes.
- Dedicated group fitness space (yoga) on same level as gym.
- Yoga/Pilates Studio: ensure a dimmer switch is in this area/room
- Determine cardio equipment power and data requirements prior to concrete/rough in. Incorporate into drawings.
- Multiple suppliers: Life Fitness, Technogym, Precor, Matrix, etc.
- If located by courtyard/pool – like to have it interact with space (accordian door system + workout lawn) Yes.

Pool

- Salt water. No night swimming
- Minimum size of deck and Pool:
    - Pool Size sf equals 5x number of units min, deck equals 2x Pool sf min.
    - Pools 1,600 sf or larger require 8' clear deck space around the pool perimeter. Less than 1,600 sf require 6'. Space for chairs should be 7' minimum, so a 1,600 sf pool would have a deck of 15' in depth.
- Sun shelf with loungers/bubblers.
- Architect to plan for pool equipment room.
- Ensure deck matches feel of other amenities and colors are coordinated between different design disciplines.
- Show location for gas line and pool heater on plans. Decide if pool to be heated later.
- The pool deck must have a 2% maximum slope leading away from the pool per accessibility requirements.

Grills & Fire Pits

- Timers for both – make sure to include. Confirm spec with asset management.
- Fire pits must have accessible controls between 15" and 48" a.f.f. and be placed along an accessible route. (This is generally done with auxiliary controls placed on a pedestal.)
- Fob start for fire pit/place.
- Refrigerator at grill.
- Drawers for storage at grill.
- Big Green Egg. - Add/Alt
- Pizza oven - Add/Alt
- Grills must have non-conductive side handle installed at or below 46" a.f.f..

Pet Spa

- Ideal square footage: 175sqft Yes.
- Adjustable height grooming table (electronic)
- (2) Wash Basins.
- Drying Table w/ dedicated electrical outlet for dryer.
- Include bench or some sort of seating.
- Tile floors and walls up to wash station height.

- Include floor drain
- Ensure proper ventilation.

Sky Lounge

Currently this applies to 2nd floor lounge.

- Ideal Square Footage: 1200sqft (~2br unit) -
- Dedicated restroom requirements vary per jurisdiction. Yes.
- Nanawall/Pandawall or a garage door preferred to open out to the sky deck/terrace
- Moveable furniture groupings. Mixture of soft seating + dining with a heavy focus on multiple soft seating groups – think, cozy wine bar where multiple groups of people can gather while not necessarily interacting with each other.
- Beverage Bar:
    - Lockable UC fridge with stainless steel front
    - UC Ice Maker
    - Sink + Faucet
    - (2) Warming Drawers, stacked in case of events
- Bar type area with dual use.
- Drink trough - if included, verify size to be larger than Kohler K-3155-NA (longer than 8.25”; Width & depth were fine)
- Beer tap can be used for nitro and kombucha.
- Lockable storage.

Guest Suite (if there is space available)

BB+M to review floor plan to see if we can include this.

- Design to ANSI A unit requirements. Yes.
- 450 sf efficiency is all that is needed. Yes.
- Sink + Faucet with built-in trash is a bonus. Yes.

Parking Deck

- Hose bib at each level Yes.
- Painted ceilings and walls when possible. Painting only at level 1 where entrance(s) are.
- Minimum should be 2% of the parking spaces to be EV charging capable. (10 EV chargers) Yes.
- Tesla & Charge Point. Yes.
- Parking decks will need access-controlled gates (California) and access control at all doors in stair towers into corridors. (2) California gates - one at entry, one at exit, with access control at central island between
    - License plate reader + butterfly MX (mounted on concrete median) at deck entrances

Garages

- Not applicable to this project.

Bike Room

- Wall & floor mounts. If bike room does not fit in building, locate in deck
- Include drain & sink. Yes.
- Include repair station. Yes.
- Paint spec: needs to semi-gloss & washable.

Do we need hose bib and drain for bike wash?

Access Control

(Unmarked ones are by LV designer to fill in under the owner's contract. BB+M to coordinate)

- ButterflyMX at entry
- Transponder for elevator.
- Use fobs, not cards.
- Access control for projects with more than one bldg. to be a looped system, homerun to leasing office. Parking decks will need access-controlled gates and access control at all doors in stair towers into corridors.
- Access control shall not be placed over landscape areas and must be over concrete or equivalent.

A/V

(Unmarked ones are by LV designer to fill in under the owner's contract. BB+M to coordinate)

- No loose TV remotes; No resident access to change music station.
- Volume control in each room.
- TV walls are challenging- should be used selectively.
- 42" media panel for multiple providers – verify whether Telecom or GC to provide.
- TV's should be placed within a wall recess when available.

Smart Devices (Common Areas)

- Electronic locks – Latch preferred. Schlage is secondary option. Yes.
- Thermostat - Honeywell T6. *Confirm this is in the HVAC sub scope so there are no warranty/service call issues. Yes.
  - Rough-in wires should be 46" maximum a.f.f.. Yes.
- EV Chargers: Tesla and Charge Point. Yes.
- USB plug in kitchen common area - end of island or counter. Yes.

Elevators

- Tiled inside the elevator and at each landing outside the elevator. No carpet!
- Spec taller elevator cab (117" / 9.75ft vs. 93" / 7.75ft) At all elevators 3500lbs.
- Move in elevators to have 3,500 lb load capacity.
- Minimum 150 FPM on 4 stories or less. 350 FPM on mid to high rise buildings. BB+M to specify 350 FPM
- Machine Room-Less is preferred. Yes.
- Resolute elevators preferred, may require slightly larger shaft dimensions. 2 elevators are ok, but typically try for 150' max walk for tenants to an elevator.

Stairwell / Exit Door

- Coordinate EM lights with decorative lights. Try to eliminate multiple fixtures at the same location by utilizing battery backups in conjunction with decorative lights. Paint inside of stairs. No exposed CMU walls.

Trash Room / Compactor

- Confirm with local vendor for required container size. Please provide local vendor(s) that will be used.
- Container wheel spec needs to be industrial. Please provide this information if able.
- Add hose bib / floor drain(s) and ensure room has exhaust system. Yes.
- Valet trash – no chute required. Per Woodfield, since trash chutes are already programmed into the plans, keep

waste management most likely. The current scheme (mini-mac + 5 cu yd containers should be fine

I dont have

them

- Locate within corner of parking deck if possible. Confirm size and how many containers. Recycle rooms desired at each floor? How many bins?

Corridors

- Minimum 6 FT, ideally 7’ or 8’ wide Make current 6' wide corridors wider where possible, at front amenity corridors at a minimum
- Hard surface (tile) at elevator lobbies and building entry + exits By ID.
- Bump out entries or have door trim to break up corridors (refer to ID) By ID

Signage

- Open to blade and/or monument. By a signage vendor. BB+M to coordinate locations on elevations and blocking & electrical runs.
- Pool & way-finding signage to be branded. By a signage vendor

Landscape

- No juniper; be selective on trees at pool spec due to maintenance issues. By Landscape

Maintenance Shop

- Electrical and Water:
  - 220v outlet for dryer hookups Yes.
- Shelving & Storage. Yes.
- Data and phone outlet.
- Locate in parking deck, lower level, can be under ramp where parking ends.
- Provide bathroom and mop sink?

300 SF minimum with shelves, internet, HVAC, electrical, and sink. NO BATHROOMS

Phone Lines & Utilities

- Management will handle requesting all phone lines. GC will coordinate directly with them on lines needed.
- All utilities are to be put in the LLC name and once construction turns over to us the address can be changed. This allows for there to be no issues with name changes, but the GC can receive the bill and handle payment until units are delivered.

Windows

- Plygem, MI Windows and Stergis are approved. Any other suppliers should be tested and approved by MIS prior to being included in the contract documents. Yes.

Envelope

- Dupont commercial house wrap and flashing products, Barricade Plus, and Henry products are approved. Others should be reviewed by MIS prior to incorporating. Yes.

All Common Area MEPs

- All common area MEPs all should be fully coordinated with ID ceiling heights Yes.

Cellular Booster Systems & Fiber

By GC?

- Cellular Booster if needed:
  - Two separate prices should quipment
  - Determine other options to feedback from Davis Craig
- Fiber:
  - Technology changes consta evaluated by an expert (i.e. Davis Craig)
  - Decision on bulk or non-ex with review by Woodfield partners.
  - Include WAP locations in pl

yea I'll handle but let's assume we need a BDA system here and get that into the design (although I heard wraps no longer require them yet? - confirm with AHJ)

Required Third Party Consultants

Accessibility:

BB+M will reach out to the Access Partnership for design review only.

Owner will contract for their service during the construction.

The accessibility consultant must possess a minimum of 10 years' experience in working on multi-family housing projects. They should be well-versed in the Fair Housing Act and knowledgeable about the local building code for the jurisdiction in which the project is to be designed and constructed.

The accessibility consultant must provide, at a minimum, the following scope of services:

- Unit Schematic or 50% Design Development Review.
- Construction Document Review.
- Unit and Amenity Cabinet Shop Drawing Review.
- Project Site Reviews during construction phases (including the review of one unit of each type and amenities areas, as construction progress permits). Woodfield typically conducts 5-7 reviews throughout the course of construction due to project phasing. The sample review stages are as follows:
    - Unit Rough Framing/Rough Electric (Boxes Hung, No Wire Pulled, one unit of each type).
    - Unit Cabinets & Countertops (one unit of each type as construction permits).
    - Amenities Electrical Rough/Sidewalks 50% Complete.
    - Amenities Cabinets/Countertops and Pool Areas or Courtyards at 75% Complete.
    - Turnover.

Additional Options to be priced and selected at Woodfield's discretion:

- Unit Schematic Review
- Design Development Review
- Revisions Review (Review of incorporated changes).
- Critical Dimension Unit Review (Once appliances are selected).
- Hourly Rate for additional services

Other 3rd Party Consultants

- Building Envelope
    - Salas O'Brian (Previously MIS). Design Review under BB+M, and construction review under the owner.
- Low Voltage
    - Woodfield Development has a go-to vendor. BB+M to coordinate.
- Acoustics
    - No consultant
- Pool
    - During construction, under GC.
- Design build items for permit drawings - these will be handled by a GC through their subs
    - Parking deck, Fire protection, Truss shop

Upgrades

- Pavers at pool deck in lieu of concrete.
- Lightweight balconies. Lightweight concrete balconies confirmed
- Lightweight corridors. Not used. Gypcrete in enclosed corridor
- AAC panel at fire walls. AAC panel firewalls confirmed. This may require EJ in Raleigh for connection details.
- Big Green Egg.
- Pizza Oven.
- Built in closet systems.
- 12 or 20 mil LVP within units.
- Tile in bathrooms.
- Separate tub and stand-up shower.
- Shower bench.
- Soap niche
- Frameless shower doors.
- Slate finish appliances.
- French door refrigerator.
- Counter depth refrigerator.
- Backlit mirrors in bathrooms.