



**NOVEL UPTOWN  
DESIGN DEVELOPMENT CHECKLIST  
SEPT 3, 2021**

**ARCHITECT : TRYBA ARCHITECTS**

**CRESCENT :**

Index Number	Item	Yes	No	Comments
1	Have drawings been submitted to Moisture Intrusion? If so, what date were they sent?	X		DD SET HAS BEEN ISSUED TO THEM ON 9/3
2	Have drawings been submitted to SLR International? If so, what date were they sent?	X		DD SET HAS BEEN ISSUED TO THEM ON 9/3
3	Have drawings been submitted to LCM Architects? If so, what date were they sent?	X		DD SET HAS BEEN ISSUED TO THEM ON 9/3
4	Have drawings been submitted to Southern Energy Management? If so, what date were they sent?	X		DD SET HAS BEEN ISSUED TO THEM ON 9/3
5	Have drawings been submitted to RealPage (if required)?		X	
6	Have grading plans been provided?	X		SEE C4.1
7	Have utility plans been provided (Duke Energy now requires Owner to pay for secondaries if 3-phase power is provided for projects in Charlotte)?	X		SEE C4.1
8	Have erosion control plans been provided?	X		SEE C2 SERIES
9	Has foundation drainage been coordinated if required?		X	SHOWN IN DD SET, TO BE DISCUSSED
10	Have Landscape/Hardscape plans been provided	X		
11	In Hardscape plans, have spaces been adequately defined (pool, courtyards, etc.). Have finishes been specified?	X		
12	Have unit plans been completed and approved by Owner?		X	
13	If unit plans have been approved, are standard tubs shown as 36"x60"		X	NEED TO REVIEW TUB vs SHOWERS
14	If unit plans have been approved, are bath vanity heights shown as 34".		X	
15	If unit plans have been approved, are soft close drawers specified on all cabinets?		X	
16	If unit plans have been approved, are all refrigerators recessed? Are cabinets pulled out over refrigerators?		X	
17	If unit plans have been approved, have ceiling fans been provided/coordinated with Development Manager?		X	
18	If unit plans have been approved, have door casings been approved so that they do not conflict at inside corners?		X	
19	Has the Unit Finish Matrix been coordinated and approved by the Development Manager?		X	REVIEW INTERIOR DESIGN FINISH NARRATIVE

20	Has the Unit Finish Matrix been coordinated with the PME and ID drawings?		X	
21	Have final stair tower layouts been completed?	X		
22	Have final elevator size and locations been identified? What manufacturer is being incorporated into design?		X	REFER TO SPECIFICATIONS. FINAL SELECTION TO BE MADE AFTER DD COST ESTIMATE
23	Have final Electrical, Mechanical, and Tele/Data Rooms been identified?	X		
24	Have final fire walls/barriers been identified?		X	
25	Have all shafts been sized and located in building?	X		
26	Have balcony rails connection details been provided?	X		INITIAL DETAILS ON A8.03
27	Have ID drawings been completed that include finish schedules, elevations, details and specifications?		X	
28	Have fully dimensioned plans been provided?		X	
29	Do unit plans include RCP's and Interior Elevations?		X	
30	Is all base/casing used specified to be finger-jointed pine? No MDF is to be used.		X	
31	Has the mail room location been established? Does it include space for parcel pickup?	X		FETCH OFFSITE ANTICIPATED FOR PARCELS
32	Has project phasing been proposed for review?		X	CONFIRM SINGLE PHASE
33	Has move-in paths been reviewed by Asset Management?		X	
34	Have roof plans been provided that include slopes and drainage?		X	
35	Have building sections been provided?	X		
36	Have building exterior finishes been specified and coded on drawings?	X		
37	Has a Door Schedule been provided?		X	
38	Has a Window Schedule been provided?	X		
39	Has a Wall Type and Floor Type Sheet(s) been provided?	X		INITIAL ASSEMBLIES ON A7.01 AND WITHIN NARRATIVE
40	Does sound attenuation consist of Acoustimat II with RC Deluxe resilient channels at ceilings?	X		
41	Has an interior/exterior mockup drawing sheet been provided?		X	
42	Has foundation design been established based on Geotech report?	X		
43	Have truss layouts been established? Do balcony details show sloped structure? Have details been coordinated with proposed exterior wall ratings?		X	COORDINATION REMAINING
44	Will raised ceilings be provided in units? If so, has framing been designed to accommodate the increased ceiling heights?	X		
45	Has amenity area drainage been coordinated between Plumbing and Civil?		X	
46	Has roof leader drainage been coordinated with Geotech Report? If so, have design been coordinated between Plumbing and Civil?		X	
47	If buildings are 4 stories or less, have Fernco compression fittings been detailed (if required by PM&E Engineer)? If buildings are 5 stories, have Spears compression fittings been provided/detailed?	X		

48	Is cellular core PVC piping specified/used for piping runs above slab?			TBD
49	Have fresh air requirements for units and corridors been coordinated by Mech. Engineer?	X		
50	Have corridor layouts been coordinated between MEP?		X	COORDINATION REMAINING
51	Have draft specifications been provided?	X		
52	Has a Fitness Equipment plan been established? If so, has the design been sent to the Elec. Engineer for coordination?		X	
53	Do balconies that open up to pools and amenity decks have 5' balcony rails.	X		
54	Has exterior signage been identified? Make sure we have electrical service and structural blocking factored into design.		X	
55	Has telecom service been coordinated/established? Have utility entry requirements been coordinated with consultants and drawings?		X	
56	Are two switches provided in bathrooms? One for vanity light(s), and one for bath/shower light and exhaust fan?	X		(3) SWITCHES SHOWN AS TYPICAL
57	Are outlets located in kitchen backsplash rotated to horizontal orientation?		X	
58	Have commercial grade diffusers been provided in amenity spaces?	X		TBC
59	Are EXIT signs provided in public spaces clear acrylic with green lettering?	X		TBC
60	Are emergency fixtures provided public spaces recessed fixtures?	X		TBC
61	Has a water line been provided to top of trash chutes for washdown?		X	NEED TO ADD TO DRAWINGS
62	Have proper tub sizes been provided (36"x60")? Have shower sizes been coordinated with FHA and floor clear area requirements?		X	COORDINATION REMAINING
63	Have tub strips been noted to be provided as part of tub model number?		X	
64	Have frost proof hose bibs been provided to roof?		X	
65	Have convenience outlets been provided at roof?		X	
66	Are all patio doors shown outswinging?	X		
67	Have Quickflash details been provided for all exterior penetrations?		X	
68	Do exterior elevations show all penetrations?		X	
69	Has poly detail been provided in units for placement of gypcrete?			N/A
70	Are TV's wall mounted in units? If so, have blocking and electrical/low-voltage rough-in details details been provided?		X	
71	Is project in a NAHB Radon zone? If so, ensure that radon mitigation system is coordinated through the project.			RADON ZONE 1
72	Provide drawing that shows accessible paths through building(s) and site.		X	

73	Ensure the use of moisture resistant gypsum board is clarified in drawings and specs as: Provide tile backer board at all tub/shower tile surrounds and at other locations where tile is being provided. At remaining walls/ceilings in bathrooms, provide moisture resistant gypsum board. Also provide moisture resistant gypsum board at all locations where water utilities penetrate walls including, but not limited to, laundry room walls, water heater locations, ice machine locations, and where kitchen sinks are installed. Moisture resistant gypsum board to also be provided along inside of all exterior door and window openings.	<b>X</b>		REFER TO DD NARRATIVE SPECS
----	---	----------	--	-----------------------------