**CTR Design Notes:**

Basement

* Utility room on the north of the building, if coming on oxford than we should put next to oxford on west side of building.
  + Hot water heaters will be in the utility room correct?
  + Where do we have area for a small maintenance area?
* Add where we can, bike hanging mechanism on walls in front of parking spots.
* Rename bike room to “Secured Bike Room”
* Where are the heating “hang” units in the basement?
* Where is the venting
* Is there room for a passageway next to the ramp with a door with FOB access going down for bikers?
* Maybe don’t extend the garage beyond the building on the south side of the building?
  + Will we lose spots? If so how many spots.
* Security cameras in the basement so that they feel safe
* LED lighting in the garages
* Maintanence personnel room for little tinkering and small projects

1st floor

* Add in vestibule on first floor.
* Glass on the office to look into the lobby
* Desk with two chairs in the office
* Welcome screen
* Windows in lobby and community room facing courtyard
* Add Mailboxes in the lobby along the western wall of the lobby next to the elevator.

All floors

* Redesign the two bedrooms to flow better and have the living rooms on the corners not the bedrooms. You never get a second chance to make a first impression. We don’t want them to walk immediately into a wall when entering those units.
* Get rid of the tubs in the ones and studios
* Full stackable washer/dryers
* Is the contractor okay with the sink in the island? Ask royal.
* Design pull shades for the sliding doors that block 85% of light
* Have royal construction look into Amish cabinets
* Ceiling fans in all living room as well as master bedroom in 2-bedrooms.
* Add cabinet above the toilets
* Put in little outcoves for the residences in the hallway corridors
* Look into stacking the balconies on second and third floors
* Square off the storage units on the 2nd and 3rd floor 1 bedrooms and add that to their square feet
* Combine closets (currently back-to-back) in 1-bedroom units for a larger bedroom closet
* Make the counters in the studios an L shape?
* Translucent transom in studio, where the gap would be on the top of the wall facing the outdoor windows from living room. This will help a little more light to get through to the bedroom but also aid in the privacy. Furthermore, see if we can add a sliding “barn” door to the entrance of the studio bedrooms.
* Make storage units on first floor in wasted space next to both staircases

**Management Points**

* One central meter, should we get a submetering system?
  + Look into the water heater
  + Put this into the lease
  + Heating with gas
  + Bill back for water and sewer
* Controlled access
* Price the units out according to river views and courtyard
* Second and third floor need to be priced higher on the river side