

CLIFT FARM SENIOR HOUSING STANDARDS

October 18, 2022



Design Standards

At the time of initial purchase, for units which building permits have not yet been issued, the Builder shall make available, upon request, to each purchaser additional options or option packages to facilitate the owner or owners aging in place.

I. Siting Location within the County

1. Located within the Urban Services Area.
2. Located within .59 miles from Leeland Station VRE and near adjacent to the Leeland TGA.
3. Approximately 1.5 miles to restaurants, grocery, and retail at Woodlawn Shopping Center, and approximately 2.5 miles to Chatham Shopping Center
4. Located approximately 5 miles from the Stafford MWHC Hospital, and approximately 4 miles to Fredericksburg MWHC
5. Located along safe roadways, built to VDOT modern design standards. Within last 10 years Leeland Road has been improved and repaved.
6. Located within 3 miles of two fire stations and within 4 miles of a third fire station.
7. Located within approximately 2 miles of Chichester Park, approximately 3 miles of Pratt Park and Saint Clair Brooks Park. Community will also have onsite walking trails, dog park, community garden and active recreation courts.
8. Located adjacent to existing residential development of Hickory Ridge, and near adjacent to Leeland Station mixed use TGA.
9. Bike / Pedestrian trail would run the frontage of Clift Farm, along Leeland Road, eventually being a part of the network that the County has outlined in it's Comprehensive Plan.

II. Site Design / Layout

10. One monument sign shall be provided and constructed with brick as the primary material.
11. The monument sign shall be located adjacent to the main entrance into the project.
12. A landscaped main entrance shall be provided at the main entrance of the project on the east-side of Clift Farm Rd.
13. Safe convenient comfortable access shall be provided for pedestrians between the building and exterior parking areas and other amenities via sidewalks and areaways.
14. The main entrance to the Community Building will have an automatic push

- button opener on it and a basic security system.
15. Continuous walkways, suitable for walking, scooters, and wheelchairs from the building entrance shall be provided to the sidewalks connecting to parking areas or other site amenities. The walkway shall be clearly defined as a pedestrian walkway.
 16. Handicap ramps/access shall be provided from each access from parking lot to sidewalk at the Community Building.
 17. Will be achieved by building mounted lighting, parking lot lighting and/or ground level lighting.
 18. If additional lighting is needed to achieve increased visibility, we will add to the ground-level.
 19. Designated wheelchair access shall be provided near every multifamily building entrance in conformance with ADA requirements.
 20. All sidewalks internal to the project shall be broom finished concrete, or equivalent non-slip product to provide a non-slip surface.
 21. Parking will be provided on lot, in garage (if applicable), on one-side of the street, as well as the Community Building's parking lot.
 22. Project is not currently in the vicinity of a FRED transit route.
 23. Accessible outdoor landscaped areas and patio space shall be provided at the Community Building achieved via sidewalks, walkways and areaways. Open space, a fenced dog park, a community garden, walking trails and recreation courts will be provided.
 24. A front porch, rear patio and landscaping shall be offered for every single family detached dwelling.
 25. An internal sidewalk network will be constructed within the community and, connect from the project to internal project trails and the Leeland Rd Bike / Ped Trail.
 26. A minimum of 2 benches will be provided at the Community Building, including more solitary seating areas to larger social areas.
 27. A minimum of 2 sets of 4 top tables and chairs will be included in common outdoor patio area.
 28. A minimum of 2 benches will be provided along pedestrian pathways.
 29. The Community Center and its ancillary outdoor areas have been designed with the target market, size, and scope of the development.
 30. The following recreational amenities will be included: (i) community center with a meeting/multipurpose room and restroom, (ii) a minimum of two tennis courts with pickle ball court markings, (iii) a minimum of two bocce ball courts, and (iv) a Community Garden Area.
 31. The recreational amenities will be provided with seating for observation.
 32. Retaining walls: Any required retaining walls will be located in common areas, or in HOA maintained easements. Efforts will be made to not require any retaining walls.

III. Building Features

33. Architectural Design – Not Applicable.
 34. Not Applicable.
 35. Not Applicable.
 36. Garages that are provided or optioned, will meet the single-stall and double stall requirements of this section
 37. Rain gutters will be provided with a local industry standard debris cover.
- Building Entry Areas:
38. Not Applicable.
 39. Not Applicable.
 40. Centralized mailboxes will be provided and be accessible with ADA ramping, unless the Postmaster allows for individual mailboxes or other arrangements.
 41. Not Applicable.
 42. Not Applicable.
 43. Not Applicable.
 44. Not Applicable.
 45. Not Applicable.
 46. The Community Center will serve as the primary common area of the community.
 47. Not Applicable.
 48. Not Applicable.
 49. Not Applicable.
 50. Not Applicable.
 51. Not Applicable.
 52. Not Applicable.
 53. Not Applicable.
 54. Not Applicable.
 55. A sprinkler system will be offered as a buyer's option on all home sales.
 56. Not Applicable.
 57. Not Applicable.
 58. Not Applicable.
 59. Not Applicable.

IV Unit Features

60. Clear pass to the front door from driveway will be provided
61. Outside of the front door, or accessible garage door will be a 25 square footage area clear of obstructions and door swing that are level for easy entry.
62. Motion detection lights will be available via buyer's option
63. Accessible peephole or other method of inside viewing will be available as buyer's option
64. Inside front door, or accessible garage door will be a 25 square footage area clear of obstructions and door swing.
65. Front door or accessible garage door will have a minimum measurement of 36" with no step.

66. Weather protection shall be provided at each front house entrance.
- 67-70 An accessible bathroom or half bathroom will be provided on the main floor, with the following criteria:
 67. Minimum 42" Hallway serving the accessible bathroom
 68. 36" wide bathroom door
 69. ADA turnaround provided
 70. Toilets will be installed 30" from the centerline to the adjacent wall for transfers, if requested
 71. Transfer area for toilets, if requested
 72. Comfort height toilet will be provided, as buyer's option
 73. Additional framing in the bathrooms walls adjacent to toilets and shower enclosures to provide for future grab bars and fixtures
 74. As buyer's option, installation of at least one grab bar in the tub or shower that meets ADA
 75. Towel bars will be reinforced with additional strength, in an industry standard manner.
 76. As buyer's option, a flexible hand held and / or heigh adjustable shower head extension
 77. As buyer's option, an offset shower and tub valves that are ADA compliant
 78. A hot and cold water mixing valve will be provided at each faucet, or an entire whole house tempering valve.
 79. As buyer's option, knee space can be provided for adjustable sink and vanity heights
 80. Each sink will have additional horizontal countertop adjacent to the sink bowl
 81. Mirror placement will be able to be adjusted to the top of the vanity top
 82. As buyer's option, an adjustable or movable seat will be provided
 83. As buyer's option, a wheelchair accessible shower / tub will be installed
 84. If a shower is installed without a curb, a sealed waterproof drain will be provided.
 85. As buyer's option, a walk-in bath tub will be installed
 86. Outlets will be center located 18" or more from the floor level, unless areas of installation prevent this location
 87. Light rocker or touch switches and thermostat controls will be located 44-48" from the floor level, unless areas of installation prevent this location
 88. Bottom of circuit panel will not exceed more than 36" off the floor level
 89. As buyer's option, switches will be lighted
 90. Within the identified kitchen area or adjacent transition area, a 5' circle of clear floor space will be provided.
 91. As buyer's option, accessible work surfaces will be offered to meet

- the needs of each homeowner
92. As buyer's option, variable height work services will be offer to meet the needs of each homeowner
 93. Pull out shelves, where applicable will be offered in base cabinets
 94. As buyer's option, ADA appliances will be offered
 95. Stove controls will be front mounted at counter top height
 96. As buyer's option, oven will be offered with side-swinging door
 97. As buyer's option, contrasting color counter edge will be offered for visually impaired
 98. As buyer's option, accessibility features for upper cabinets will be provided.
 99. A pantry will be provided to maximize storage
 100. As buyer's option a raised dishwasher will be offered
 101. Handrails will be provided on both sides of the stairs
 102. Interior and exterior stairs will have adequate lighting for visibility at night
 103. Non-slip stair treads will be offered, via low pile carpet, a non-slip texture sealed, painted or otherwise applied to the treads.
 104. As buyer's option, stair treads will be finished in high contrast colors for increased visibility
 105. Within the identified master bedroom, will be an area for 60" or greater, turnaround.
 106. In the master bedroom, closet doors will be 32" or greater
 107. As buyer's option, lower height storage will be offered in closet
 108. All doors, faucets and other daily use mechanisms will use levels and easy grasp handles which are ADA compliant
 109. Windows identified as view windows will have sill heights from floor level no higher than 36"
 110. If washers and dryers are offered, also offered will be pedestals to lift them off the floor level at least 13"
 111. As buyer's option non-skid and non-glare surfaces will be offered
 112. As buyer's option, contrasting floor and wall covers will be offered
 113. Hard surface and low-pile carpet will be secured along all edges
 114. Adequate lighting will be provided
 115. Space for elevator installation, additions and/ or stair-chair lifts will be available for residents to age in place
 116. From the main level of the house, there will be a minimum of 2 no step, accessible egresses
 117. House number will be easily visible from the street
 118. Windows identified for emergency egress, will be easy open and close with a fist
 119. Window locks will be between 19 and 54 inches from the floor, if applicable to the particular window
 120. As buyer's option, houses will be pre-wired for the hearing impaired

121. As buyer's option, reinforced floors for bariatric needs will be offered
122. Smoke alarms and carbon monoxide detectors will be provided with 10-year lithium batteries

V. *Operations / Management*

123. Not Applicable.
124. Not Applicable.
125. The Community Center will be a location to host local businesses and community organizations, at the scheduling and discretion of the Clift Farm Home Owner's Association