



## Exterior Details

The one-story, loft residences at Old Beach Village offer enormous expanses of glass, dramatic shapes and true urban architecture in a beachfront community. The 104 planned homes in two separate buildings are accessed through a gated, landscaped courtyard.

- The loft building is constructed of block and steel with brick and cementitious board siding and trim, metal roofs and galvanized steel.
- There are centrally located, private mail boxes in the lobby of each building
- Private entries and balconies or front stoops are a feature of each suite.
- Elevator access to all floors with coded locks on elevator lobbies at the community room area.
- A community media room, kitchen and meeting area are available for all residents.
- There are private storage areas reserved for each home.
- There is designated, gated parking with remote entry gate openers.

## Interior Details

These unique residences have been designed to allow for bold creativity and an uncommon sense of imagination. Choose from an endless assortment of standard and optional features and express yourself in a whole new way!

### Walls, Ceilings and Floors

- Living, dining, kitchen areas and one bedroom are completely open, allowing for uniquely divided living spaces or customize with your choice in wall options.
- Second and third bedrooms are typically fully enclosed for more traditional living.
- Soaring ceilings of 11' 4" on the first floor and 10' 6" on the upper floors create an oversized canvas on which to create your world.
- Completely exposed ceilings, including spiral ducts, electrical conduits and sprinkler piping, are painted white.
- Walls are smooth finish drywall up to 8' and painted a soft taupe as standard or exercise your option to use bold colors throughout.
- Exposed concrete block from drywall to ceiling is painted white to blend with the ceiling and is joined by a 1" x 4" picture rail trim at the drywall.
- All trim has been purposefully designed in a minimalistic style with 1" x 4" white, semi-gloss trim at the base and casing all doors and windows.
- Floors are finished concrete, stained standard in a neutral 'Cola' or you can choose from a variety of optional flooring including hardwood, ceramic or carpeting.

### Doors and Windows

- Windows are enormous expanses of glass and feature a combination of 6' tall white anodized aluminum clad wood windows and full room height custom glass (in select models) to provide an abundance of natural light.
- Entry doors are 8' tall steel reinforced, masonite with a peep hole and feature Kwikset™ entry levers with deadbolt security locks
- Balcony doors are 8' tall with a full glass panel to enhance the natural light. Interior doors are 6' 8" tall, flush masonite with Kwikset™ brushed chrome levers.
- Bathrooms feature ribbed Polygal™ transoms over the doors for more natural light.



The Lofts and The Flats • 2900 Baltic at 30th Street

**Sales Center**  
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## Kitchens

- Merrillat™ wood cabinetry in maple with your choice of Toffee or Paprika finish available as standard, or you may elect to choose from a host of optional cabinet styles that will suit your individual style.
- A wide array of cabinet knobs and pulls are provided for your standard selection or you may choose from a selection of optional knobs to complete your design.
- Wilsonart™ laminate countertops are offered in hundreds of colors or choose from upgraded Corian™ Granite, Stainless Steel or Concrete for your kitchen design.
- Integrated breakfast bars provide an urban, designer look and feel to the loft plans.
- Stainless steel, double bowl sinks with garbage disposals are standard or Corian and cast iron drop-in or undermount are also offered as options.
- Kohler™ single-lever faucet with pull out sprayer is standard.
- Appliances include a GE™ dishwasher, range, and microwave in your choice of black, white or bisque with options available in style and type as well as stainless steel.
- Kitchens and living areas are equipped with fixture outlets in order to customize overhead lighting, and a variety of optional lighting packages are offered.
- An optional selection of refrigerators or stacked washers and dryers are available for your convenience.

## Baths

- Each bath features an American Standard™ pedestal sink with designer Kohler™ faucet with lever handles in a chrome finish.
- Ceramic tile flooring in all baths and ceramic tile tub surrounds are standard in 4"x4" tile sizes or choose from a wide selection of optional tile various sizes and colors.
- A 42" high, tile wainscoting is optional on the sink 'wet wall.'
- Elongated commodes are standard.
- Tub/shower combinations with Kohler™ fixtures are standard in each bath.
- A 24" x 36" brushed aluminum framed mirror, chrome toilet paper holder and towel bar as well as a flush mounted, acrylic light fixture are standard.

## Of Interest

- The lofts are pre-wired in designated locations for internet access, cable television, telephone and fax.
- The walk-in closets typically have the same ceiling height as the rooms and dust resistant wire shelving is featured in all closets.
- High efficiency, single-zone Janitrol™ heat pumps are hidden from view on the roof of each building.
- Fire and smoke detection systems as well as sprinklers are in each residence.
- The separation walls are 8" thick concrete block and the floors and ceilings are 8" hollow core concrete planks with a 2" concrete topping; each having a STC rating of approximately 53.
- The building system was designed by a structural engineer with windows and doors that have a DP-50 rating and are constructed of insulated, laminate, impact resistant glass designed to withstand 120 mph wind gusts.



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## Exterior Details

The Flats at Old Beach Village are traditionally designed one-story residences in five-and-a-half story buildings inspired by historic Virginia Beach. There are four separate buildings, three of which surround an elegant gated courtyard accented by brick pavers and a central island with a water feature.

- The flats are constructed with structural gauge steel exterior walls and steel studded interior walls with brick and cementitious board siding and trim, architectural grade asphalt shingles, metal roof accents and shutters.
- Each home features spacious, private verandas with heavy timber decking and a powder coated black aluminum rail system.
- Each building has centrally located, private mail boxes.
- Private resident entries are accessed by designer appointed interior hallways and elevator lobbies.
- Elevators are equipped with coded locks and resident telephone activated buzzer access.
- Private storage areas on the ground floor are reserved for each home.
- Each home has two designated parking spaces accessed with remote entry gate openers.

## Interior Details

These beautifully designed residences are rich in detail and interior accents. The Penthouse homes offer sixth floor mezzanine areas accessed by an interior stairwell yet each of the designs offer spacious, comfortable living areas with designer finishes.

- Open living, dining and kitchen areas for casual elegance and extreme livability.
- Two, three or four bedroom plans with two, two-and-a-half, or three baths.
- Nine foot ceilings are joined by walls of smooth finish, painted drywall.
- Customized trim is used extensively and features 4 5/8" crown moulding in the living area as well as 5 1/4" base moulding throughout the home.
- Custom plinth and/or architrave mouldings surround the doors and windows.
- All trim is painted a white semi-gloss inspired by traditional design.
- Individual plank hardwood floors in your choice of finish are featured in the living room, dining room, entry halls.
- Kitchens feature hardwood or ceramic tile standard as indicated by individual plans.
- Plush carpet in a selection of colors is offered in the bedrooms and bedroom closets.
- Penthouses feature oak treads and handrail with white painted pickets.
- Designer coordinated brushed nickel lighting fixtures are featured throughout the home.
- Gas fireplaces with a traditional slate hearth and surround are complimented by mantel mouldings.
- Each home is pre-wired in designated locations for internet access, cable television, telephone and facsimile.
- For your convenience, master bedrooms are pre-wired for a ceiling fan and dining rooms are pre-wired for a chandelier.
- Walk-in closets are featured in all units with master bedroom closets offering double- and single-height ventilated shelving.
- High efficiency, single-zone Janitrol™ heat pumps are hidden from view on the roof of each building.
- Windows are pre-finished aluminum clad wood at 8' height (except Penthouses).
- Entry doors are solid wood with a peep hole, doorbell, Kwikset™ entry levers and deadbolt security locks.



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- Balcony doors are 8' tall with a full glass panel to enhance the natural lighting.
- Interior doors are three panel with Kwikset™ levers.
- Each home features brushed nickel door hardware and hinges.
- A unique selection of wood cabinetry in a variety of designer finishes as well as a wide array of cabinet knobs and pulls are available for your selection.
- A selection of solid surface Corian™ countertops are available as standard in the kitchen.
- Large kitchen islands have been included for the “gourmet chef” in each of us.
- Stainless steel, double bowl sinks with garbage disposals, and Kohler™ single-lever faucets with pull out sprayer are standard in a chrome finish.
- Appliances include a GE™ dishwasher, range, and microwave in your choice of black, white or bisque with options available in style and stainless steel.
- Each kitchen features either under cabinet lighting or a pendant fixture over the sink.
- There is a generous pantry and/or cabinet equipped with a Lazy Susan in each kitchen.
- A full-sized, stacked washer and dryer is included in each home.
- Each bath features wood cabinetry in your choice of finish with cultured marble white on white tops and beveled oval mirrors as standard.
- Designer Kohler™ faucets with lever handles are featured in all baths.
- Tub/shower combinations are included in all secondary baths and select master baths.
- An oversized ceramic shower with a semi-frameless, clear glass shower enclosure is featured in most master baths.
- Ceramic tile in 3” x 6” ‘subway’ tile pattern surrounds all tubs and showers while octagon and dot white on white ceramic tile flooring is featured in all baths.
- Kohler Wellworth™ elongated commodes are standard and privacy commode spaces are featured in all master baths.
- Powder rooms feature a Kohler Chablis™ pedestal sink and beaded board wainscoting.
- High efficiency, single-zone Janitrol™ heat pumps are hidden from view on the roof of each building.
- Fire and smoke detection systems as well as sprinklers are in each residence.
- The separation walls are 8” block with solid core-filled foam and the floors and ceilings are 8” hollow core concrete planks with a 2” topping; each have a STC rating of approximately 59.
- The building system was designed by a structural engineer with windows and doors that have a DP-50 rating and are constructed of insulated, laminated, impact resistant glass- each is designed to withstand 120 mph wind gusts.

## Custom Upgrade Details

- Cabinetry in a variety of woods and finishes
- Countertops in Corian and Granite and other solid surface materials.
- Decorative ceramic tile for floors and tub surrounds
- Appliances in various colors, styles and finishes
- Custom interior paint colors and wainscoting
- Electrical lighting packages in several styles and finishes
- Custom fireplace hearth and surround
- Plumbing fixtures in various styles and finishes
- Flooring selections in hardwood, wide plank hardwood, and exotic woods
- Custom carpet styles, colors and padding



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