

Lofts on Commerce

General Specifications

Exterior

Features

- Stucco and Fiber Cement Siding
- 26 gauge Galvalume® metal panel roof system
- 3-Lite, Mahogany front door with reeded glass
- Flush panel garage door with remote control
- Custom made guttering and rake/eave trim

Windows

- Vinyl Trophy Windows® windows per plan
- Energy efficient double pane windows with Low-E glass.

Interior

Trim

- Contemporary straight-line baseboard and casing.
- 8' interior one-panel doors per plan
- 8' pocket doors per plan
- Custom built closet systems per plan
- Pamex Mira leversets with Troy handleset
- Rolled textured walls and ceilings
- Decorator white walls and ceilings
- Matching color enamel on trim work

Flooring

- Stained concrete on first floor
- 5" solid oak in main living areas, stained
- Oak stair treads throughout with painted risers
- Unstoppable by Mohawk® plush pile carpeting over 3/8" pad in all bedrooms
- Roca® floor-to-ceiling tile in all bathrooms per plan

Kitchen

- Innovika® European Style Custom Cabinetry
- Foster® Italian line, chef style gas burners
- Isola® custom, imported Italian vent hood
- Bosch® Oven and Dishwasher
- Built-in Microwave with trim kit
- Frigidaire Wine Cooler
- Silestone® countertops
- Contemporary Moen chrome faucet
- Stainless steel oversized deep kitchen sink with disposal

Baths

- Innovika® European Style Custom Cabinetry
- Silestone® vanity tops
- Contemporary Euro tub and shower configuration with double shower heads per plan
- Contemporary Moen chrome faucets
- Roca® floor-to-ceiling tile in master bathroom per plan
- Tile shower surround in all secondary bathrooms per plan
- Custom clear glass with chrome edges in Master Bath shower

Behind the Walls

Electrical

- All bedrooms and living room blocked and prewired for ceiling fans
- 5-7 Ethernet outlets with Category 5, 4 pair wire for high-speed data transfer located per plan
- Cable TV outlets with RG6 coaxial cable (digital compatible)
- Central location for networking and other structured wiring
- Recessed can lights installed as per plan
- Smoke Detectors hardwired with battery backup per code for maximum protection
- Security system pre-wire with contacts at exterior doors and all accessible windows
- Photoelectric security flood light over garage door
- Light switches strategically located 36" above finished floor to leave room for your art
- Pre-wire for surround sound in living room
- Solar panel conduit for future networking from attic to structured wire panel

Mechanical

- Tri/Quad-zoned system with electric dampers.
- High efficiency 16 SEER condensing unit

Plumbing

- One Navien 180S Tankless Water Heater
- Manablock® plumbing manifold with pex pipes for water saving efficiency.

Insulation

- R-30 insulation in attic.
- R-19 insulation in attic knee walls.
- R-19 insulation in exterior walls.
- R-13 insulation in each side of party walls.
- Base plates, windows, and exterior doors insulated with foam polyseal per IECC Code

Construction

- Engineer designed foundations with 3000 PSI concrete mix
- Foundations are custom designed for each location based on on-site soil test.
- Engineered floor joist system
- Advantec Sturdy Floor subfloors for decrease floor deflection
- Exterior walls framed with 2x6 studs for superior structure and larger R-19 insulation

Additional Features

- Roof terrace per plan with gas and hose bibb connections
- Double car garage with automatic door opener
- Transom windows architecturally placed to maximize natural light
- Large walk-in master closet
- Contemporary open kitchen design, great for entertaining
- Spacious living area with 11' ceilings per plan