



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
506 Pinewood Square
Virginia Beach, VA 23451

757.422.6040

oldbeachvillage.com

All information contained herein is based on the latest product information available at the time of printing. While all reasonable efforts have been made to provide accurate information, the builder maintains the right to improve upon the designs at any time. As a result, there are no guarantees or warranties of prices, plans, specifications or materials represented in this brochure. Illustrations are artists' interpretations only and are not meant to be an exact interpretation. Marketing material shall not be relied upon as a substitute for current information available from our authorized representative.





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.



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

Sales Center
506 Pinewood Square
Virginia Beach, VA 23451

757.422.6040

oldbeachvillage.com

All information contained herein is based on the latest product information available at the time of printing. While all reasonable efforts have been made to provide accurate information, the builder maintains the right to improve upon the designs at any time. As a result, there are no guarantees or warranties of prices, plans, specifications or materials represented in this brochure. Illustrations are artists' interpretations only and are not meant to be an exact interpretation. Marketing material shall not be relied upon as a substitute for current information available from our authorized representative.

