



Manhattan I

1 Bedroom, 1 Bath, 785 SF

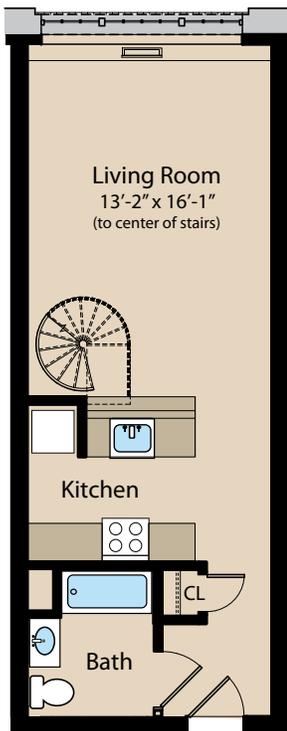
Manhattan I units feature a double height living room with up to 20'-7" ceilings. High-performance insulated windows come with window treatments that provide privacy and help control solar heat gain, reducing your energy use. Quality construction provides exceptional finishes and carefully engineered sound insulation.

The bedroom is located on a sleeping platform overlooking the living room, accessible via spiral stairs. The closet provides a flexible, reconfigurable storage system. Downstairs, kitchen with breakfast bar opens to the living area, allowing resident chefs to interact with their guests.

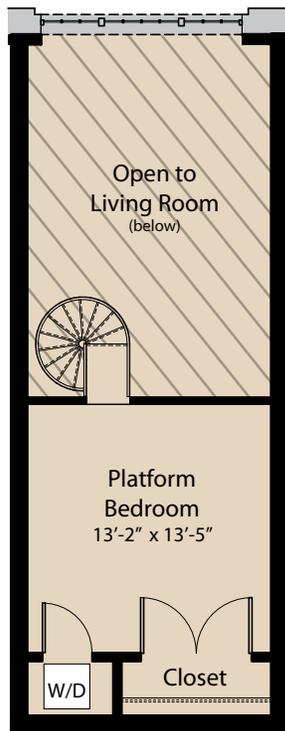
A coat closet is located conveniently near the front door.

Manhattan units are available on the building's first 3 floors. All enjoy west exposure, overlooking the Railyard.

As one of NJ's few LEED Gold** residential buildings, Roebling Lofts pays special attention to not only energy efficiency but also to your health. Air quality is enhanced via a ventilation system that ensures adequate fresh air, electric induction stoves instead of gas, and use of materials that are both sustainably produced and low VOC. Roebling Lofts is a fully non-smoking building.



Entry Level



Mezzanine Level



Kitchen - Stainless GE appliances: induction range provides instant heat-control like gas with electric cleanliness; microwave; Energy Star® rated dishwasher and refrigerator. Generous cabinets with low VOC counter tops from recycled materials; tile back-splash; hip faucet/sprayer, undermount sink.

Heating & Cooling - Advanced VRF technology heats or cools to the precise level needed. Programmable thermostat. A ceiling fan supplements circulation, helping to maintain even temperatures. Window shades allow you to manage solar heat gain: maximize in winter, minimize in summer.

Washer/Dryer - Energy & water-saving, front loading LG washer/condenser dryer. Single tub design allows you to fully wash and dry your clothes without changing tubs.

Flooring - Polished concrete (Fl. 1) or eco-friendly strand-woven bamboo with low VOC finishes with tile in kitchen and bath (Fl. 2/3) for entry level. Cork on sleeping platform.

Lighting - All built-in lighting uses LED technology - 8-10x more energy efficient than conventional bulbs.

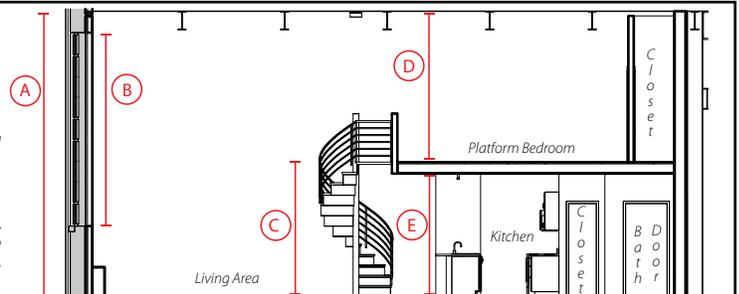
Bath - Vanity with glass countertop and polished chrome accessories. Oversized wall-tile surrounds tub/shower equipped with advanced low flow showerhead. Water saving, dual flush High Efficiency Toilet (HET): 1.0/0.7 gpf.

Wired - Keyless electronic fob opens your loft as well as common doors and parking. Buzz-in guests remotely from your own phone. Wired for latest fiber-to-home broadband services: Comcast xfinity® EPON and Verizon FIOS®.



Window, Ceiling, & Platform Height by Floor

Window, ceiling, and platform heights differ depending on the floor. The first floor is the tallest with 20'-7" ceiling height. The second and third floors are identical, with 15'-10" ceiling height. Other dimensions are scaled appropriately. Refer to the diagram and chart on the right for measurements.



Key	Measurement	1st Floor	2nd/3rd Floors
A	Full ceiling height	20'-7"	15'-10"
B	Window height	14'	11'
C	Height of platform floor	9'-8"	7'-10"
D	Ceiling height above platform	10'-11"	8'-0"
E	Ceiling height below platform	8'-10"	7'

Measurements are approximate, based on architectural drawings. As-built dimensions may differ. **Roebling lofts has been designed, built, and managed with a LEED Gold certification target. Final certification will be confirmed when completed. Minimum certification will be LEED Silver.