

LOCHIRCO

CUSTOM HOMES



www.lochircohomes.com



ASTORIA

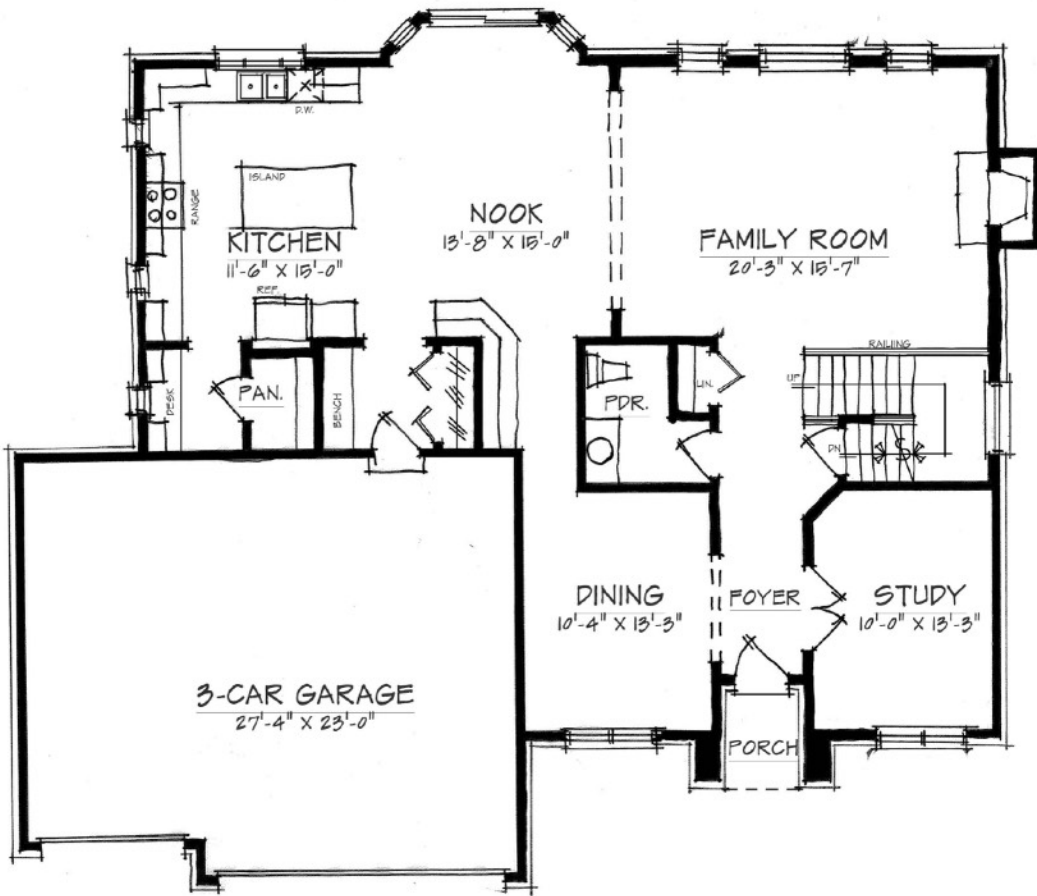


Astoria

3,005 sq. ft.

*additional bathroom.

*loggia:



ASTORIA colonial

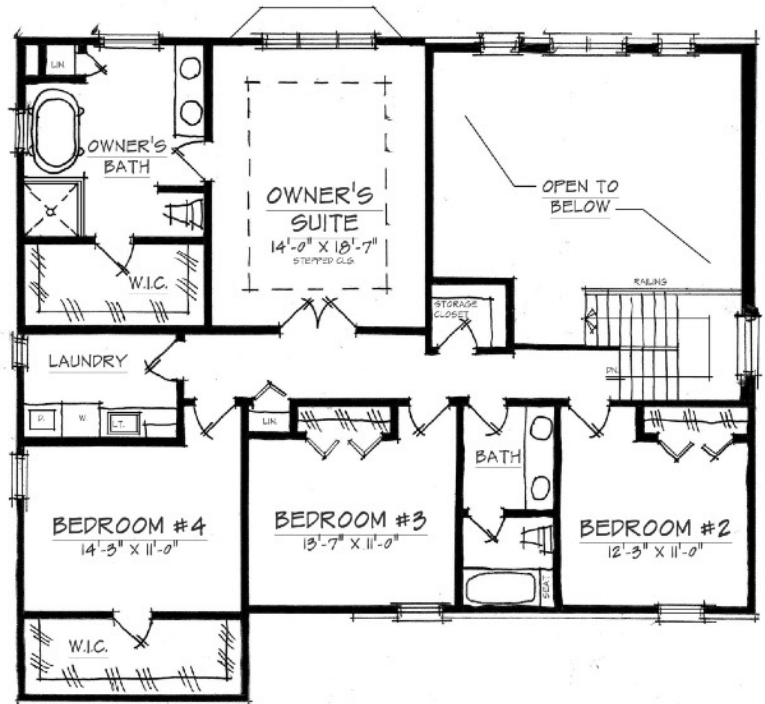
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

FIRST FLOOR: 1,510 SQ. FT.

SECOND FLOOR: 1,495 SQ. FT.

TOTAL: 3,005 SQ. FT.



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

Alyssa Lin



Alyssa Lin

Total: 2,014sq. ft.

*loft bonus rm 450 sq. ft.

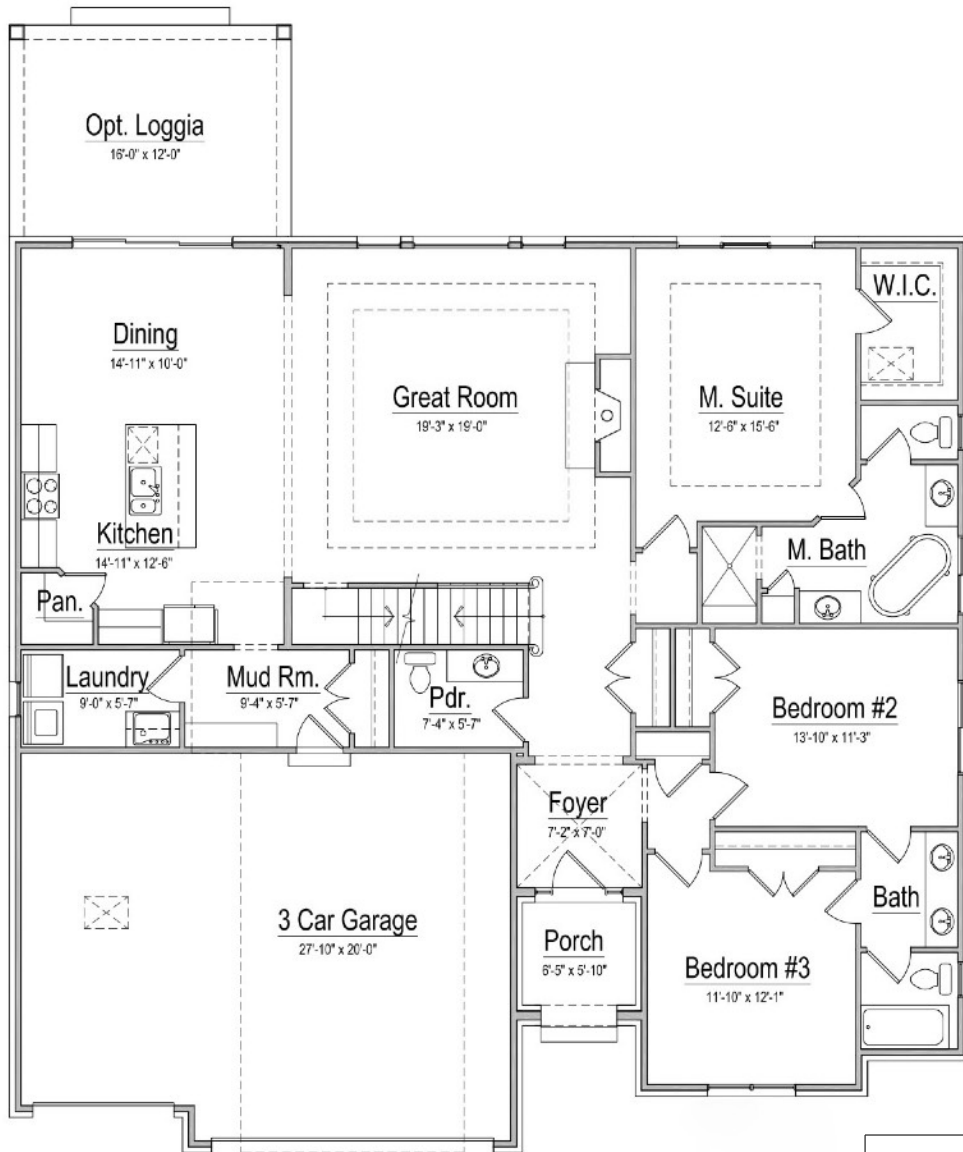
*loft full bathroom

Loggia (covered patio)

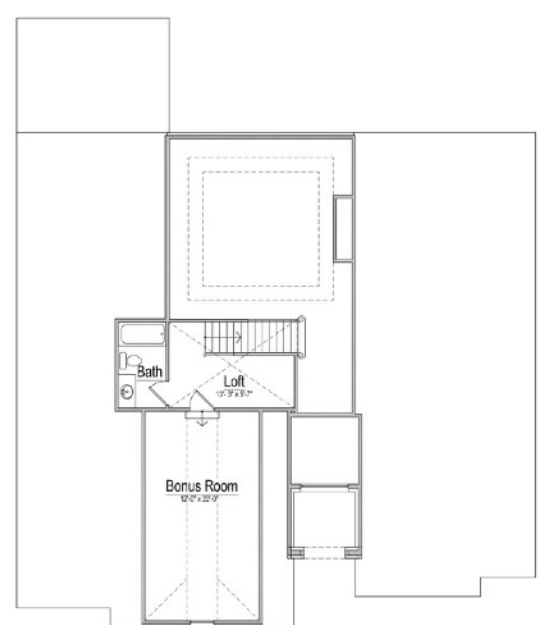


MONARCH
—•ESTATES•—

Alyssa Lin RANCH



First Floor Plan
First: 2,014 SQ. FT.



Second Floor Plan
Opt. Loft: 151 SQ. FT.
Bonus: 287 SQ. FT.
Total: 438 SQ. FT.

LENISE SPLIT RANCH

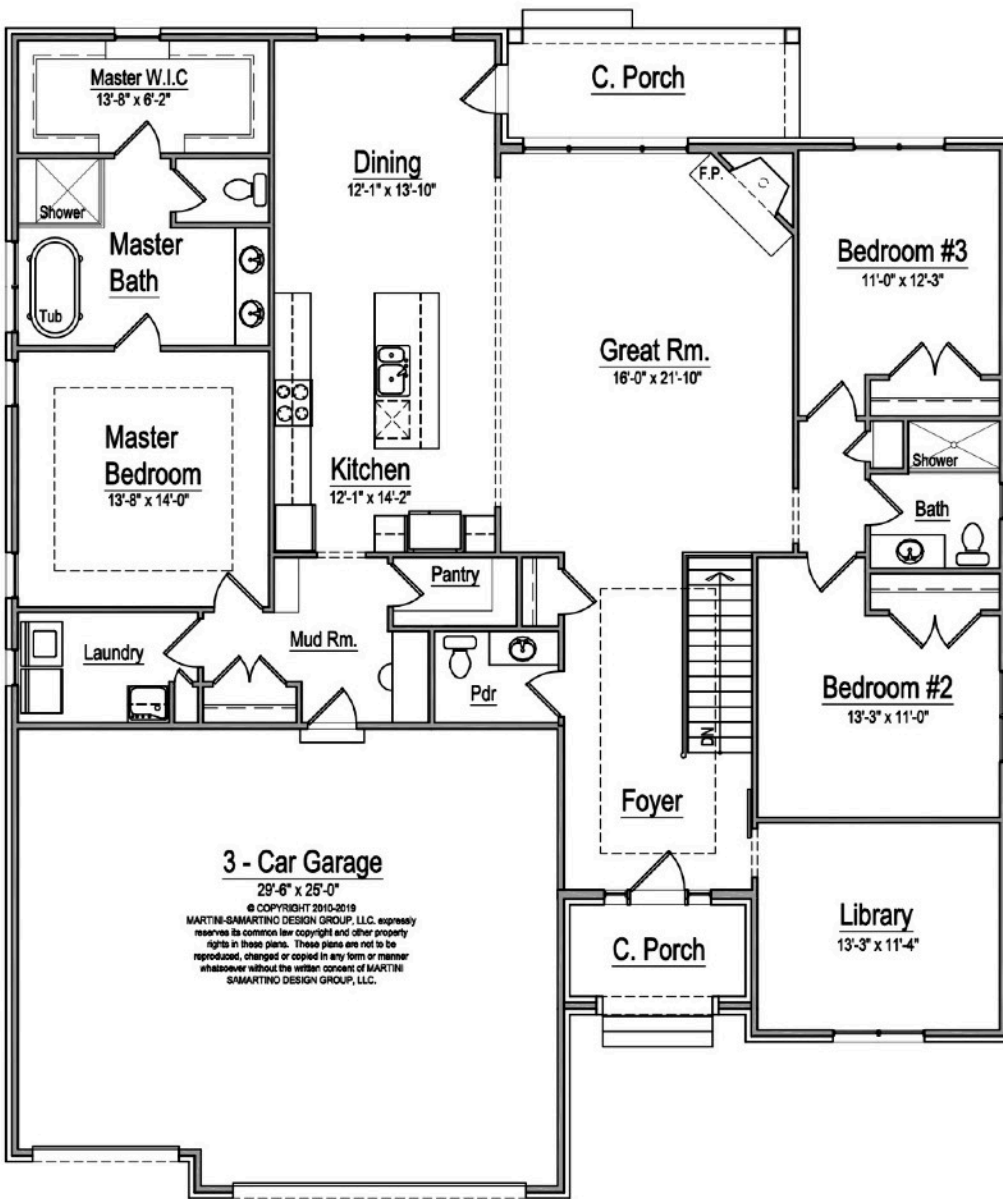


LENISE

Total: 2,300 sq. ft.

covered patio: included





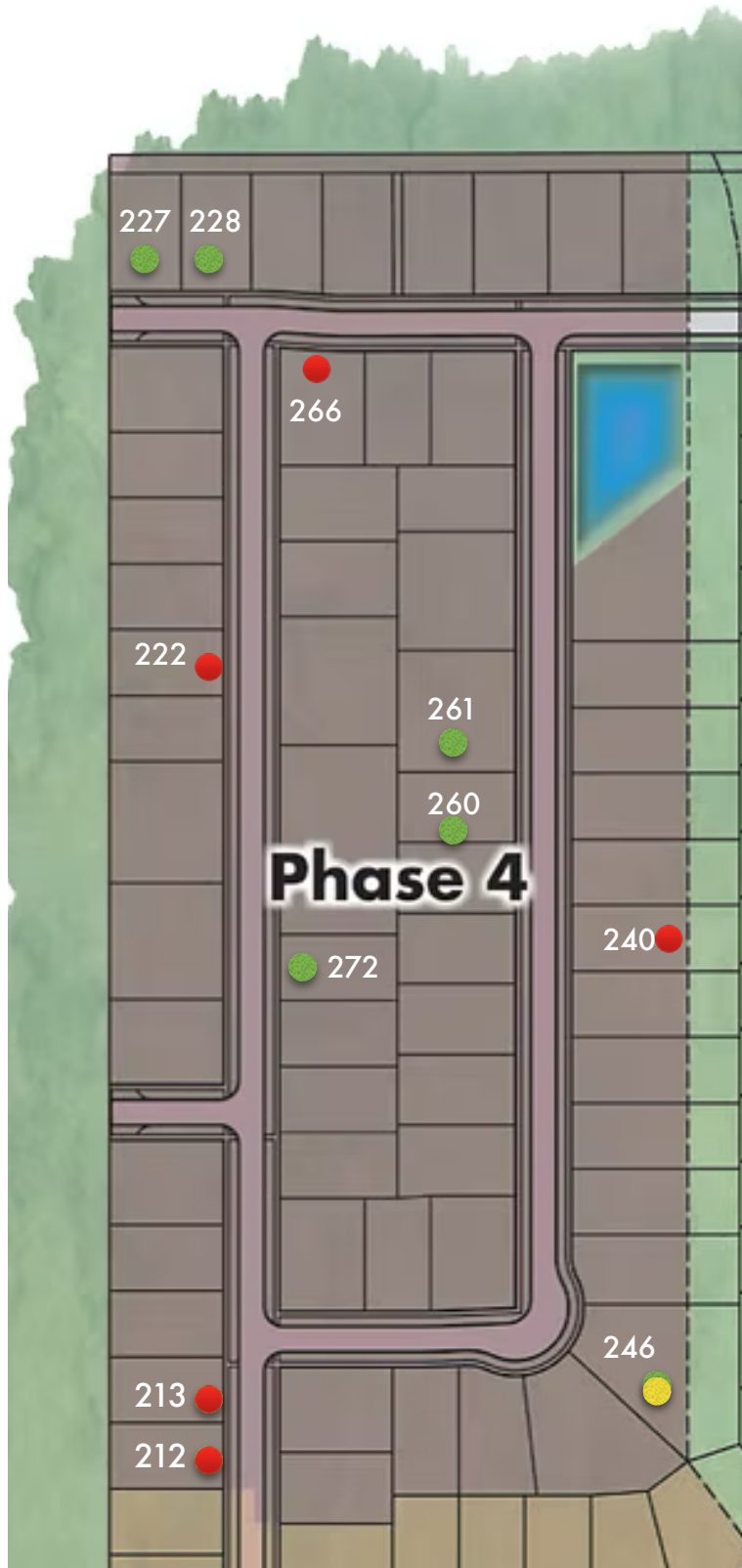
Lenise

split RANCH



Front Elevation

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- SOLD
- AVAILABLE
- DEPOSIT

MODEL:

49001 Wingfield Drive
Macomb Twp., MI

STANDARD FEATURES LIST

EXTERIOR

- Poured Basement Walls
- ZIP SYSTEM exterior sheathing
- Architectural Custom Elevations
- HYDRO-GUARD Waterproofing
- wraps around outside of basement 30 year warranty
- Brick on 4 sides (per plan)
- Dimensional shingles lifetime limited warranty
- Choice of standard elevations, brick & exterior stain selections. Opt: Stone details
- 2 Panel insulated fiberglass entry door w/sidelights per plan
- Decorator mullions bars on front elevations
- Limestone address block
- Aluminum gutters & downspouts
- Low-E insulated vinyl windows with screens
- 2 or 3 Car drywalled & taped garage w/ standard garage door
- 2 Exterior waterproof plugs
- 2 Hose bibs
- City water & sewer with underground utilities
- Egress window in basement
- Concrete Front Walkway & Driveway per plot plan

MECHANICAL & ELECTRICAL

- Energy efficient insulation package per the 2015 Michigan residential code
- R-11 basement wall insulation per the 2015 Michigan residential code
- 96% Efficiency furnace with 2 stage ECM energy efficient motor
- 50 Gallon high efficiency hot water heater
- 150 AMP electrical service
- Washer box in laundry room
- Nelson energy seal
- Gas or Electric line to dryer
- U.L. Listed smoke /CO2 detectors to code
- Programmable thermostat with air cyclor
- 13 Seer air conditioner
- Innovative PEX Plumbing System
- Kitchen/Laundry prep for gas or electric

INTERIOR

- 9' Ceilings, first floor all plans
- 3/4" Tongue and Groove, glued/ screwed Edge Gold
- Engineered flooring or Luxury Vinyl flooring in foyer, powder room, kitchen, nook & mudhall
- Designer ceramic tile in laundry
- 8 lb pad and standard selection carpeting
- Pre-fab direct vent fireplace with gas logs
- Tile fireplace surround std mantle
- Ceiling light openings in bedrooms
- Interior masonite doors - 3 styles to select from
- Kwikset std door hardware
- Trim package: 3 1/4" base & 2 1/4" casing on doors
- Upgraded Style hardwood stainable railing w/wrought iron spindles
- Full basements with 7'10" poured concrete walls
- Installation of customer provided lighting-(intricate crystal: upgrade)
- Recessed light at kitchen sink & master bath shower
- Laundry base with drop in tub
- Granite counters throughout
- 36" Direct Vent Gas Fireplace w/ Tile Surround
- Carpeting for upper Staircase and all Bedrooms
- Custom Shelving in Master Suite Closet

VISIT

DESIGN CENTER FOR SELECTIONS

LOCHIRCO DESIGN CENTER
202 WALNUT SUITE B
ROCHESTER MI 48307

MASTER | MAIN BATHS

- MAPLE vanities with mirrors in all baths
- Free Standing Soaking tub in master bath (per plan)
- Shower door in master bathroom
- Delta single lever faucets
- Designer ceramic tile
- Elongated toilets
- Premium tile selection w/custom design layout
- Undermount sinks
- 36" High Mirror in ALL Baths

GOURMET KITCHEN

- LAFATA 36" upper cabinets with crown molding
- Middle roll out drawers
- Full Extension soft close doors & drawers
- Walk in pantry (per plan)
- Kitchen stove prepped for gas \ electric
- Granit countertops throughout home
- Upper mount stainless steel double bowl sink
- Garbage Disposal

SCHOOLS

CHIPPEWA VALLEY SCHOOLS

- MOHAWK ELEMENTARY
- IROQUOIS MIDDLE
- DAKOTA HIGH

WARRANTY

12 MONTHS HOME WARRANTY



HOME SITE AVAILABILITY

LOT	LOT PREMIUM
LOT 212	\$ standard
LOT 213	\$ standard
LOT 227	\$ 5,000
LOT 228	\$ 5,000
LOT 240	\$15,000
LOT 246	\$ 20,000
LOT 260	\$ 5,000
LOT 261	\$ 15,000
LOT 266	\$ 10,000
LOT 272	\$ 5,000
LOT 222	\$ standard

ZIPsystem[™]
R-SHEATHING

Lochirco Custom Homes Builds Energy
Efficient Homes with ZIP System® R-sheathing



Enhanced
Thermal Resistance



Enhanced Structural
Durability



Built-In Water
Resistant Barrier



Energy Efficient
Air Barrier

LOCHIRCO
CUSTOM HOMES

**UPGRADE
AVAILABLE**



Structure, insulation and weather protection—all in one! An innovative panel that makes insulating homes simple, ZIP System® R-sheathing is where Code Meets Comfort. Each panel delivers added R-value combined with superior air and moisture resistance and exceptional strength and durability. Installation is a quick, two-step process that eliminates the need for additional insulation and housewrap. And with multiple insulation thicknesses available, ZIP System® R-sheathing panels make it easy to build a tight, insulated, water-resistant enclosure whether you're building to new energy codes or advanced building envelope performance.

ZIPSystem.com/R-sheathing



To speak to a representative visit HuberWood.com/contact-us

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FROM THE
CREATORS OF **AdvanTech**

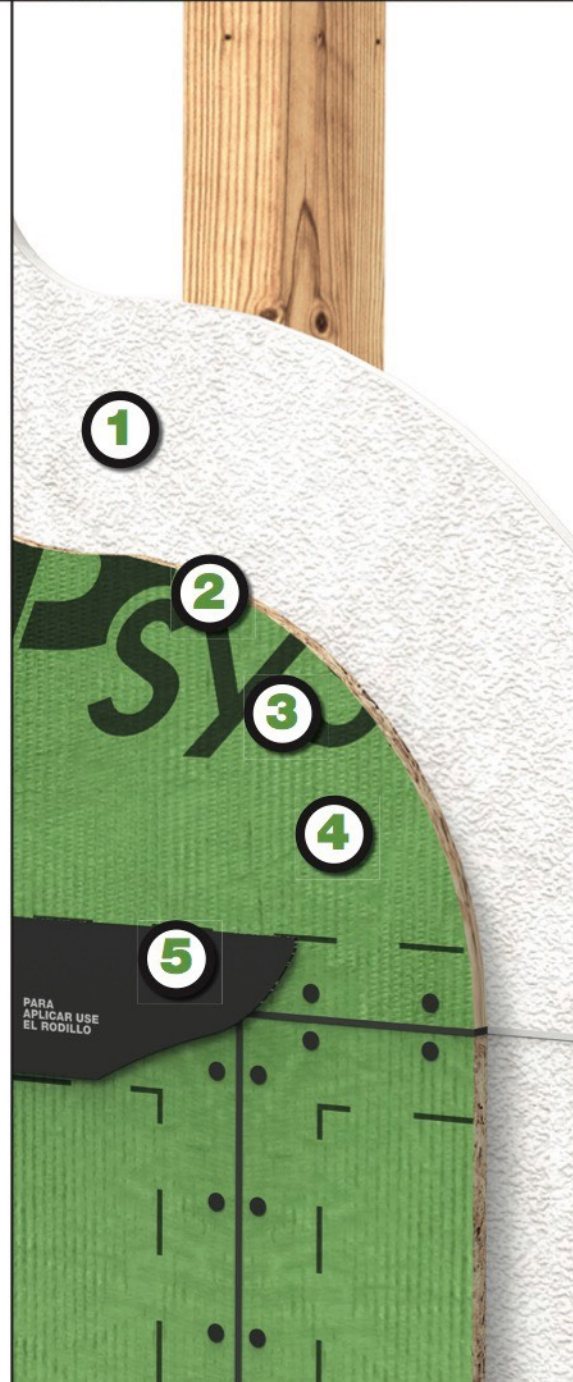
INSULATE AND PROTECT IN ONE INSTALLATION.

For exceptional, long-term performance, all-in-one ZIP System® R-sheathing panels and tape provide a new approach to sealing and insulating the building envelope. One panel delivers thermal, air and moisture resistance, while providing excellent strength and durability. Just install the panels and tape the seams for a wall system that provides structure, moisture protection, air tightness and insulation in a single installation.



5-IN-1 SYSTEM WITH LAYERS OF INNOVATION

- 1** Continuous Foam Insulation Provides Higher R-Value
 - Increases thermal performance while minimizing thermal bridging
 - Designed to meet new energy codes
- 2** Engineered Wood Provides Structure and Durability¹
 - Nailable wood base for trim and accessories
 - Provides security against easy home intrusion
- 3** Built-In Water Resistive Barrier Eliminates Building Wrap and Felt
 - Eliminates costly rework
 - Instant rough dry-in can withstand up to 180 days of exposure²
 - Enhanced drainage plane channels moisture downward off the panel face
 - Permeable overlay promotes panel drying
- 4** Continuous Air Barrier Contributes to Greater Energy Efficiency
 - Decreases unwanted air leakage into and out of a home
 - Helps protect the R-Value of insulation, reducing heating and cooling costs
- 5** ZIP System™ Flashing Tape Securely Seals Panel Seams
 - Acrylic formulation provides superior adhesion
 - Rigorously tested for long-lasting performance



1 Not approved for use as prescriptive wall bracing where the design wind speed is greater than 110mph.

2 Limitations and restrictions apply. Visit ZIPSystem.com for details.



LoChirco Custom Homes has deep roots in the Rochester community. Owner Joe LoChirco, watched his father run his own building company and immediately fell in love with the trade. Growing up, Joe rode his bike down the same dirt roads he would eventually develop into gorgeous homes. At 16 years old, he was working alongside his father building custom homes. Staying within the community, Joe and his wife Lia have raised four beautiful children in Rochester. With over 30 years of expertise in residential, industrial, and commercial properties, you can be assured that your needs will be met and guaranteed a unique experience. Whether you purchase a brand-new home or are looking to update your current property, you can expect exquisite detail at each step. Building exceptional rapport with clients often brings repeat customers who are looking to update their properties years later. You can expect an honest, empathetic, and patient builder when working together. "Come Build with Us"

