



FLOORING

Stained concrete is a great complement to exposed plumbing, ceiling and lighting.

Acid-Stained Concrete Produces 'Wow'

Incorporating The Capitol on 28th's urban surrounding into the interior design allowed the DEI team to utilize the building's 1967 construction to its advantage. Unlike garden-style apartment communities built recently, The Capitol on 28th, located in Oklahoma City, is constructed of steel and concrete instead of wood framing and lightweight concrete.

This robust construction ensured each floor of the four-story property has a solid concrete floor, as opposed to the 1/4-inch concrete over plywood found in newer buildings.

However, the process to include the stained concrete in each unit was not inexpensive or easy. Working in a 50-year-old building, the construction teams were dealing with cracks, pitting and unlevel floors, all of which required extensive grinding and prep work before the stain could be applied.

To further complicate the process, the grinding caused excessive dust that needed to be eliminated before other subcontractors could complete their work—making the logistics of the construction time frame management challenging.

"It was important to us to maintain the urban, industrial feel within each apartment home," Hastings says.

"Though it would have been cheaper and far less labor-intensive to install carpeting or vinyl flooring in the living room, kitchen and bathroom, the overall look of



the stained floors is a great complement to the exposed ceilings, plumbing and lighting. The added bonus is the positive response from residents and prospects."

"It is urban, hip and we wanted something to set us apart and start a new trend in Oklahoma City," Kristi Anglin, Community Manager at The Capitol on 28th says. "It is one of our biggest selling points."

Other Flooring Trends

Vinyl Plank. Demand for the high-endurance product (right) continues to grow with larger installations in more and larger apartments, as well as common areas. This push has also put a focus on more—and better sound-reducing—underlayment. Be mindful of sound issues that vinyl plank presents, and ask about sound-reduction testing that has been done for these product types.

Ceramic Tile. Tiles in formats larger than the standard 12 inches-by-12 inches are growing in popularity, though there's a lot of variation in regional preferences. Manufacturers are using digital prints on ceramic tile, just as they are on laminate countertops and vinyl tile; tiles today are looking more like hardwoods. Tile is used in some markets in "modular" sizes—12 inch-by-24 inch rectangles. These look like a fabric or wood, with some sporting a concrete-type look.

Bamboo. Bamboo flooring is popular because it comes from an easily renewable resource, but the category gradually met with some resistance because some early versions were known to have shrinkage issues. Bamboo quality is getting better, as shrinkage problems are going away. Bamboo now comes in an array of colors and plank widths.



Sources: Criterion Brock, Pacific Homes, World Floor Covering Association