

flounder+ UIC Homes

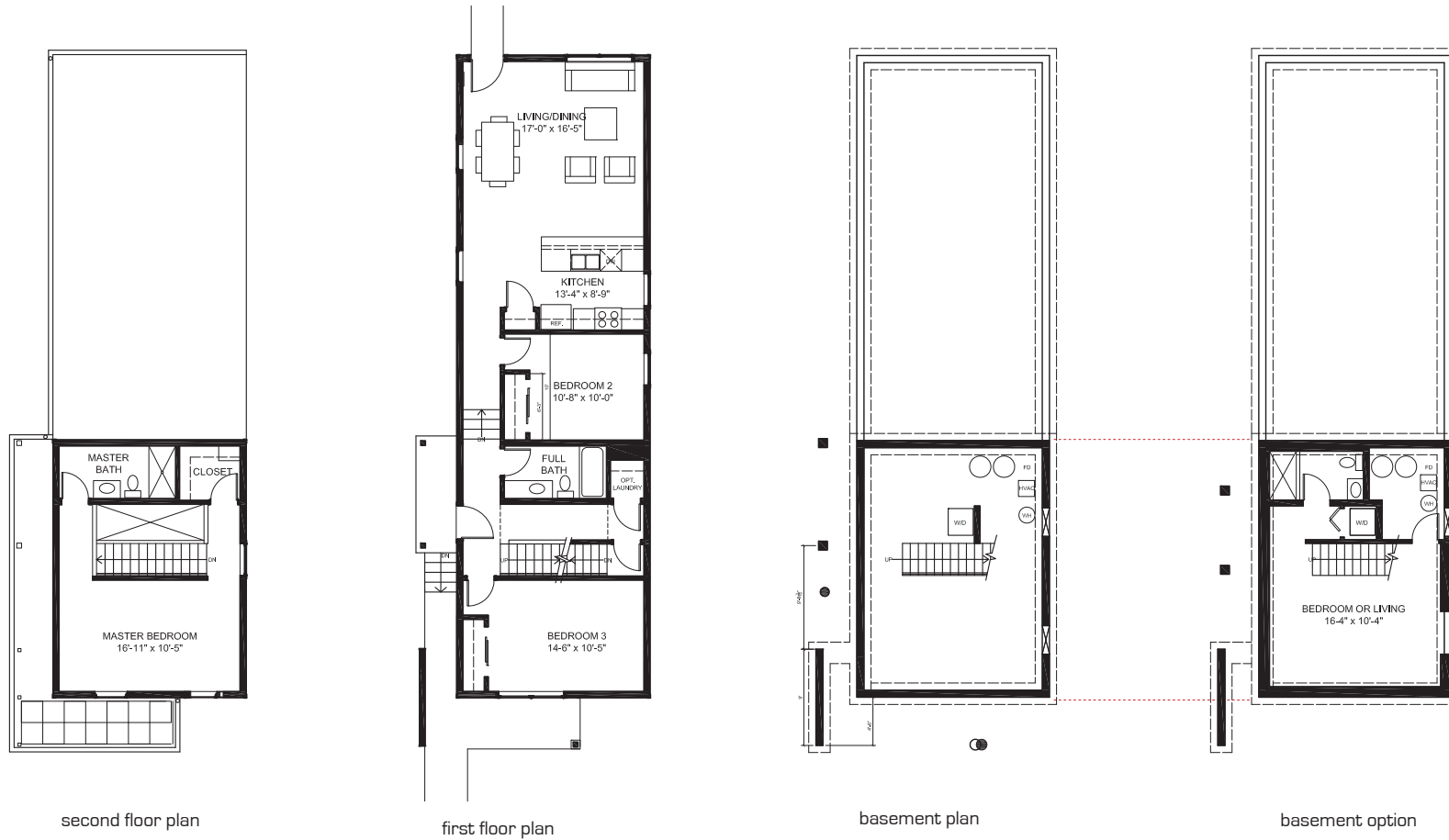
modern homes in the botanical heights neighborhood

- new construction
- 3 bedrooms
- 2 baths
- 1,600 s.f.



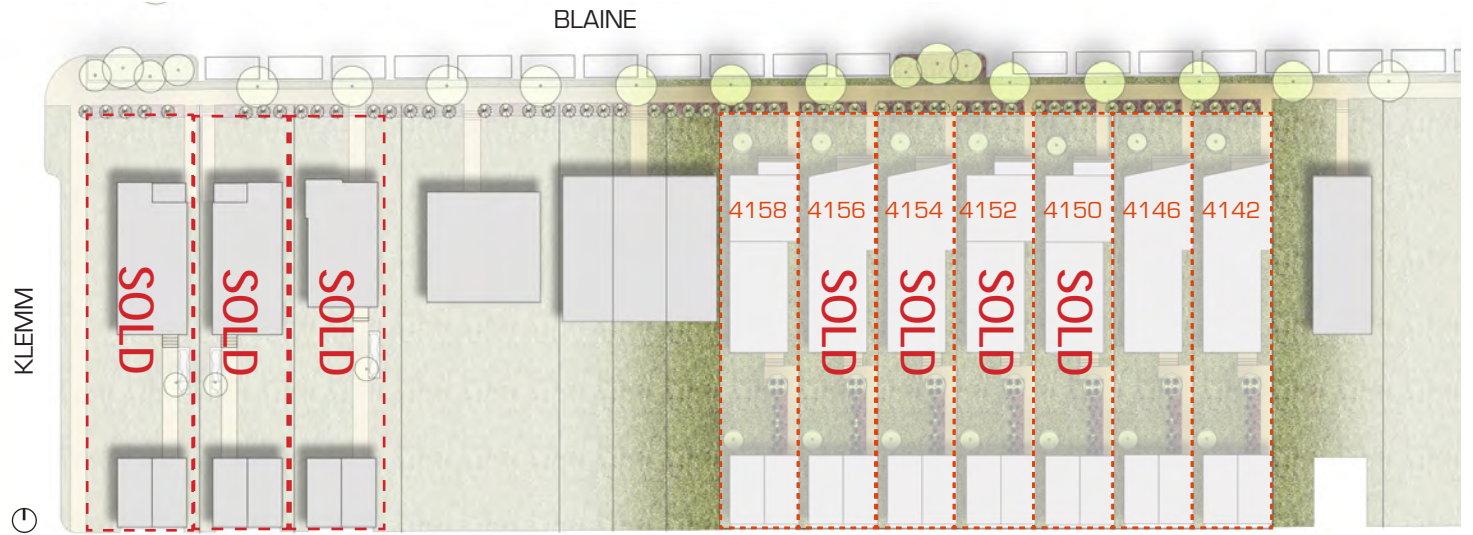
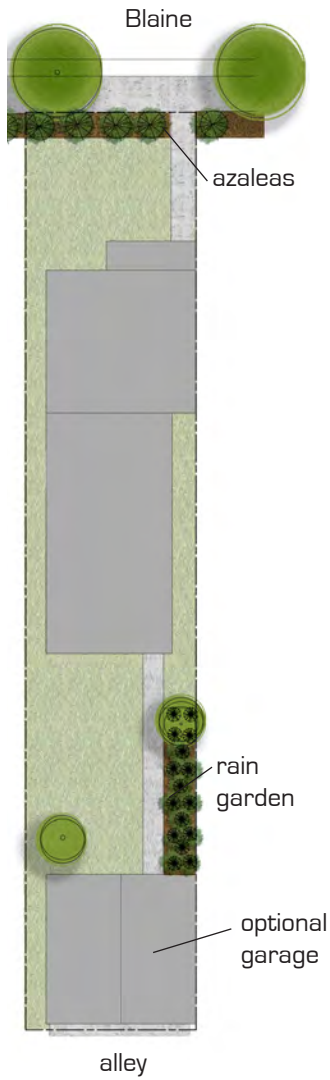
PLAN

Flounder+
NTS



Disclaimer: Individual room dimensions are approximate and may vary somewhat from the plan layout diagrams once constructed. Due to the evolutionary changes in our design improvements process, there may be variations in room dimensions, door swings, windows and door locations. We reserve the right to substitute materials of comparable quality. These Plans are the sole and absolute property of Botanical Heights Homes, LLC. Use of copying of these plans, without the express written consent of Botanical Heights Homes, LLC, is illegal.

SITE PLAN



STRUCTURAL

9/10' first floor ceilings per plan (8' standard on Flounder/Flounder Plus/Lafayette)
 8' second floor ceilings
 8' basement pour, 3.5" concrete floor
 Drain tile around interior perimeter of home with sump pit, including pump
 Basement Egress window and 2 sliding hopper windows
 Hung basement waste plumbing, to eliminate backups
 2x6 exterior wall framing (per plan), fiberglass wall insulation R19(per plan)
 OSB 3/4" tongue and groove, glued and nailed sub-flooring
 Blown cellulose or foam roof insulation (per plan)
 25yr asphalt shingle roof or .60 mil TPO flat roof (per plan)
 Vinyl double-pane, insulated, argon low-E windows
 Thermatru insulated entry doors
 Lower level laundry connections

MECH/ELEC/PLUMB

High efficiency gas furnace
 13+ seer electric air conditioner
 50 gallon electric water heater
 200 AMP underground electrical service
 Integrated smoke / CO detectors (110 volt with battery backup)
 Front and rear exterior GFI outlets
 Individual shut-offs to all plumbing
 PEX plumbing feeds and PVC drains
 Pre-wired for 3 TVs and 4 CATV data
 Security system included
 Electric dryer outlet

EXTERIOR FEATURES

James Hardie cement fiber siding
 Brick front façade (per plan)
 Full housewrap and butyl window flashing tape
 2 vehicle parking pad
 2 frost free hose bibs with shutoffs
 Concrete private and city walks
 Pre-finished aluminum gutters and downspouts
 Treated wood rear porch (per plan)
 Generous landscape package

INTERIOR FINISHES

Hardwood flooring at first floor foyer—
 Oak 2 ¼" strip flooring
 Walk-in bedroom closets (per plan)
 Ventilated wire shelving in all closets
 Choice of premium wall-to-wall carpeting at 2nd floor
 Birch or white prefinished slab doors
 3.5" solid wood modern radius top baseboards throughout
 Deadbolts front and rear entry doors
 Two coats of high quality, low VOC, paint on all interior walls, with smooth ceilings matching wall color

KITCHEN + BATH FEATURES

Locally sourced kitchen and bath cabinetry by Aspect
 Premium laminate countertops
 Large kitchen peninsula/island with overhang countertop for seating (per plan)
 Stainless steel double bowl drop in sink
 1/3 Horsepower garbage disposal
 Stainless-steel GE/Whirlpool electric appliances inc. range, dishwasher, microwave
 Single-lever Grohe plumbing features throughout

Cultured marble vanity tops
 Vikryl surround in showers
 Bypass shower door included in master bath (per plan)
 Full plate glass mirrors over all vanities
 High-efficiency toilets

OTHER GREAT FEATURES

10 Year tax abatement (*where applicable*)
 Fully seeded yard
 All-new utility services
 Underground conduit for future cable and phone service
 One year UIC bumper to bumper warranty and 10 year 3rd-party bonded structural warranty
 Designer selected lighting package with multiple available finishes

GREEN + SUSTAINABILITY FEATURES

Ultra-low VOC paints
 2x6 exterior framing with R19 insulation
 Foam insulation (per plan)
 Controlled flow plumbing fixtures
 Water-saving toilets
 High Efficiency HVAC
 Humidity controlled exhaust fans
 Reflective TPO roofing (per plan)

Talk to Sales Associate about
 Green and other available
 features and upgrades.