model TWO U C Homes

modern homes in the botanical heights neighborhood

- new construction
- 3 bedrooms
- 2.5 baths



ELEVATION OPT. A



ELEVATION OPT. B

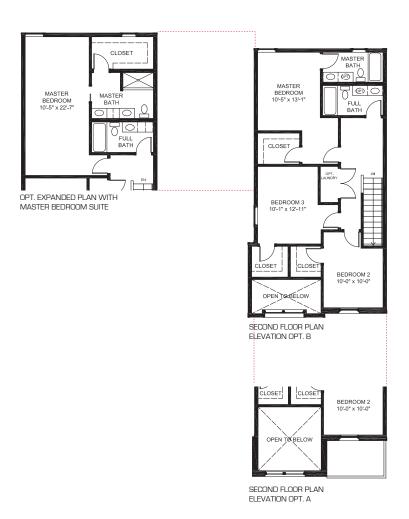


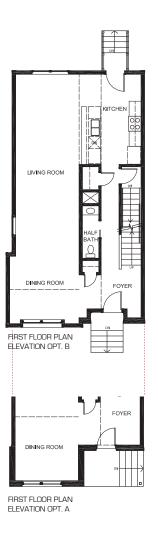
PLAN

model 2

NTS

Disclaimer: Individual room dimensions are approximate and may vary somewhat from the plan layout diagrams once constructed.







ELEVATION OPT. A



SITE PLAN

model 2





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.



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 1/4" 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.