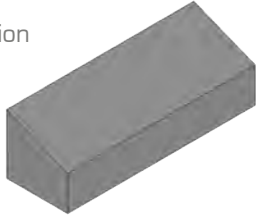


contemporary new homes
with great spaces and light

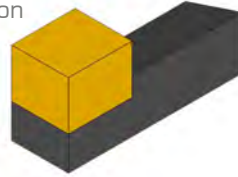
FLOUNDER

- new construction
- 2 bedrooms
- 1 bath
- 1080 s.f.



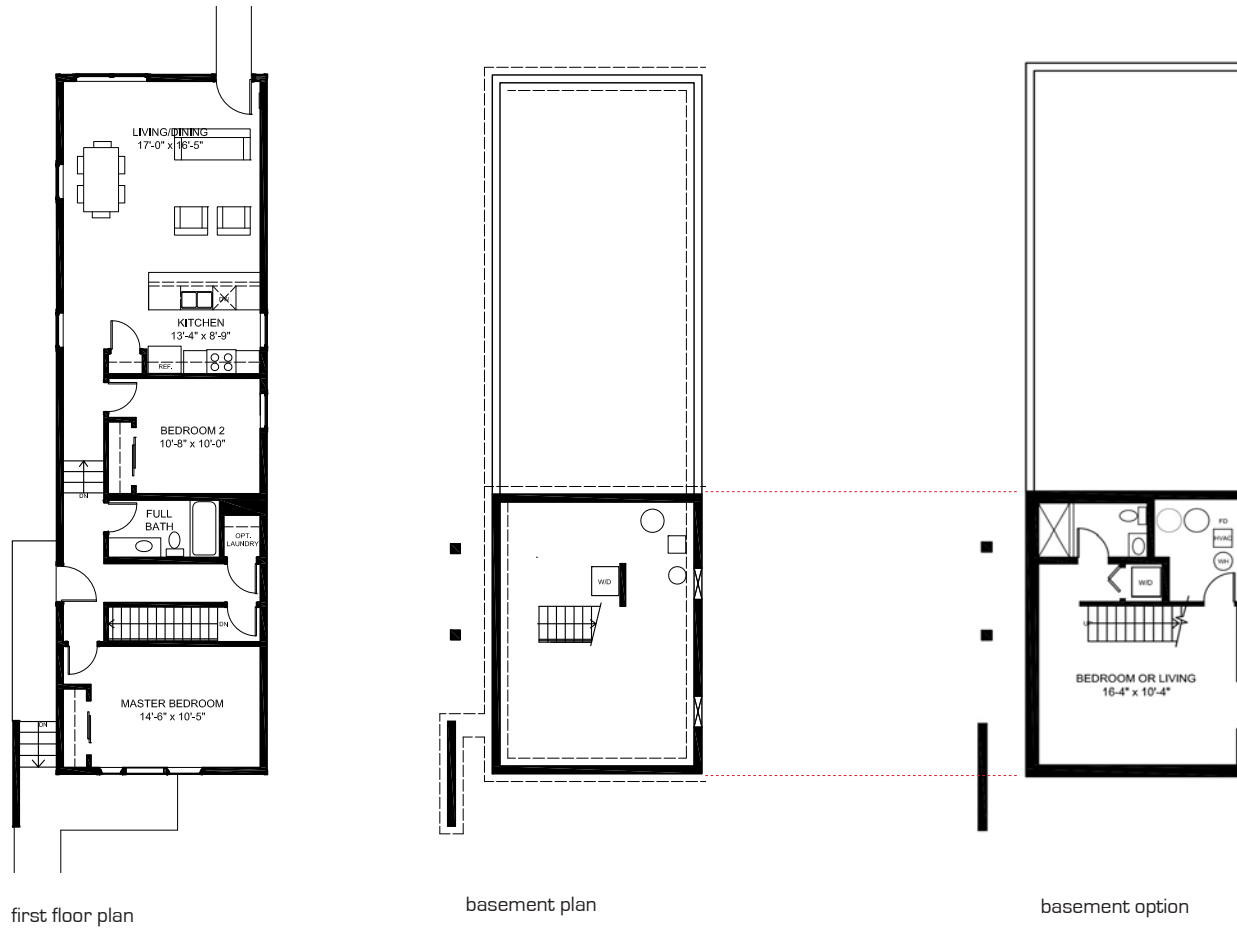
FLOUNDER+

- new construction
- 3 bedrooms
- 2 baths
- 1,510 s.f.



PLAN

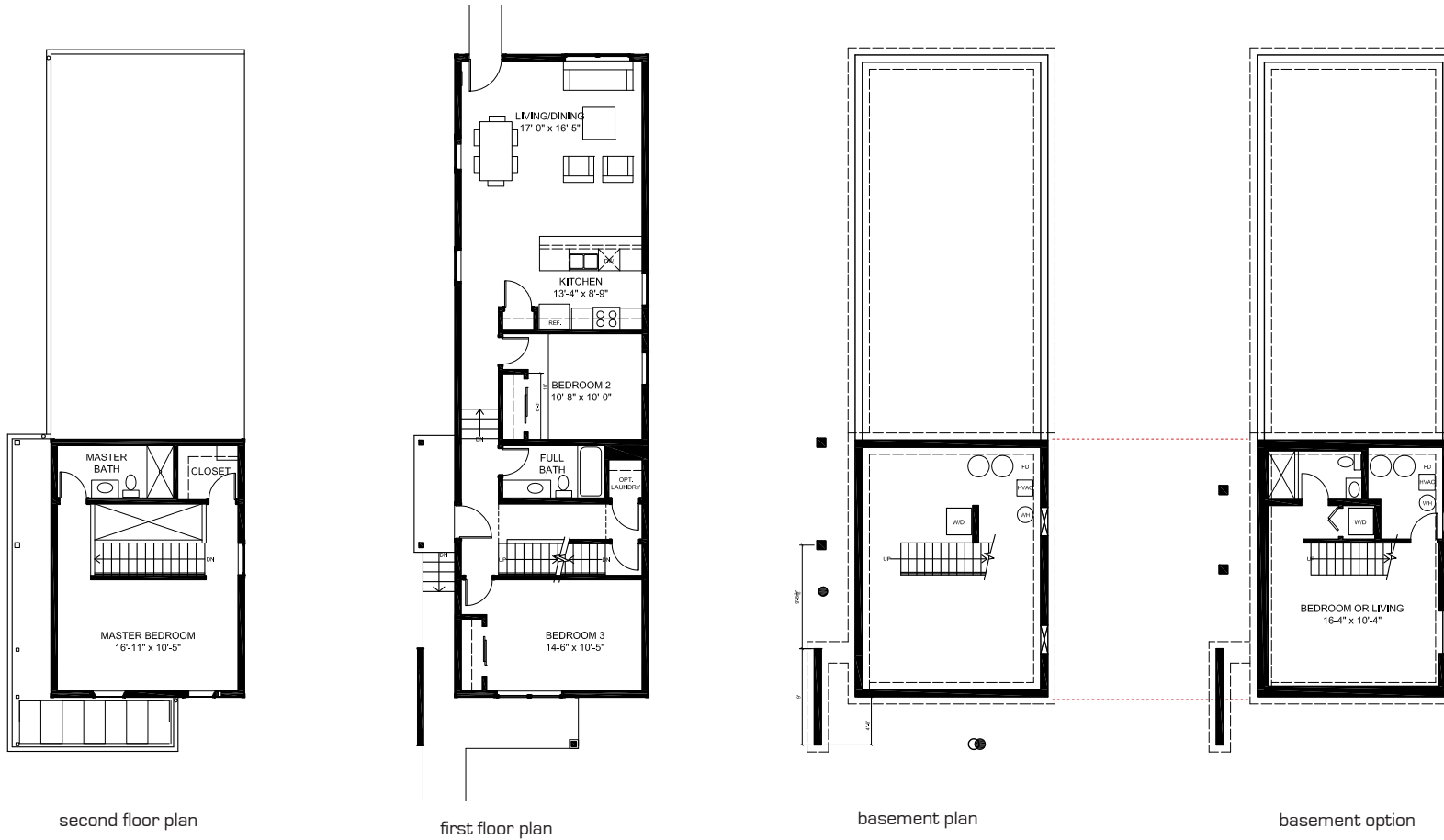
Flounder
NTS



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.

PLAN

Flounder+
NTS



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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
Vikrell 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)

314.881.2333 or sales@uicstl.com

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

UPDATED 04.05.17