

Edouard



Homes

Modern Living Made Easy  
[uichomes.com](http://uichomes.com)

- new construction
- 3 stories + full basement
- 4 bedrooms
- 2.5 baths
- 2,380 s.f.



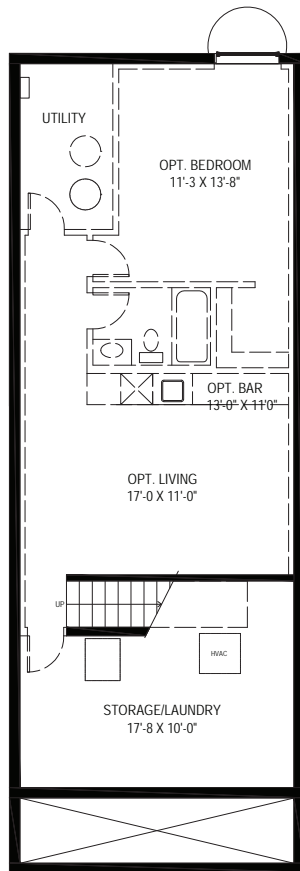
AVANT GROVE

call 314.881.2333 or e-mail [sales@uicstl.com](mailto:sales@uicstl.com)

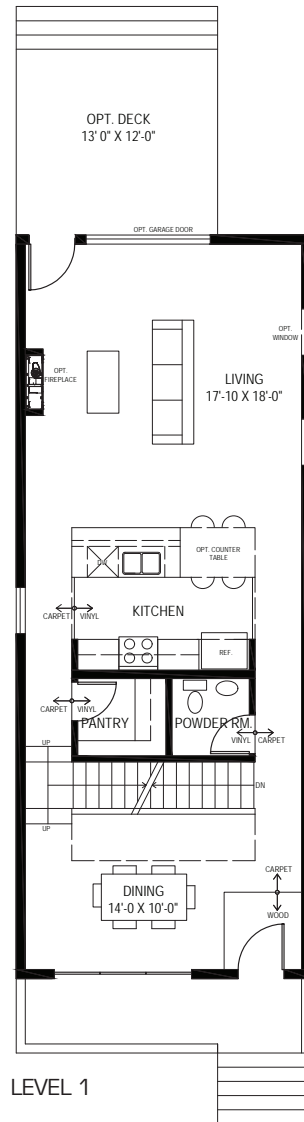
# PLAN

edward

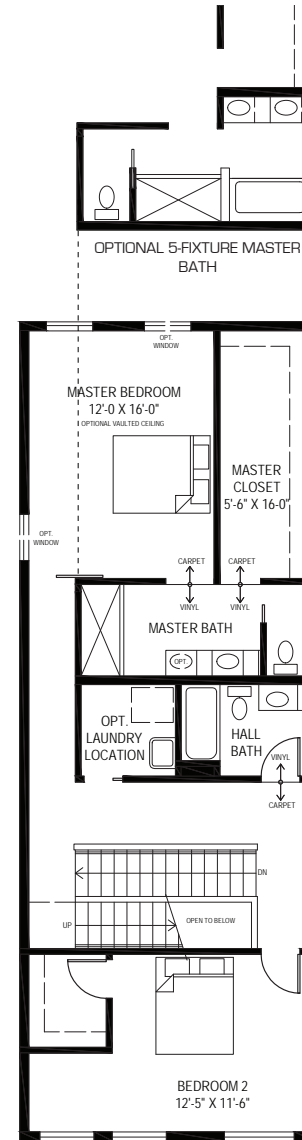
NTS



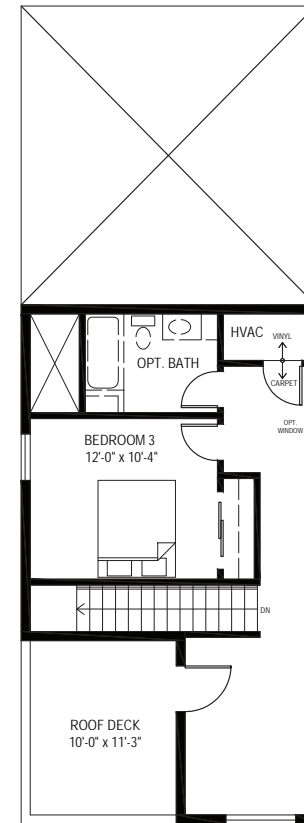
LEVEL 0



LEVEL 1



LEVEL 2



LEVEL 3



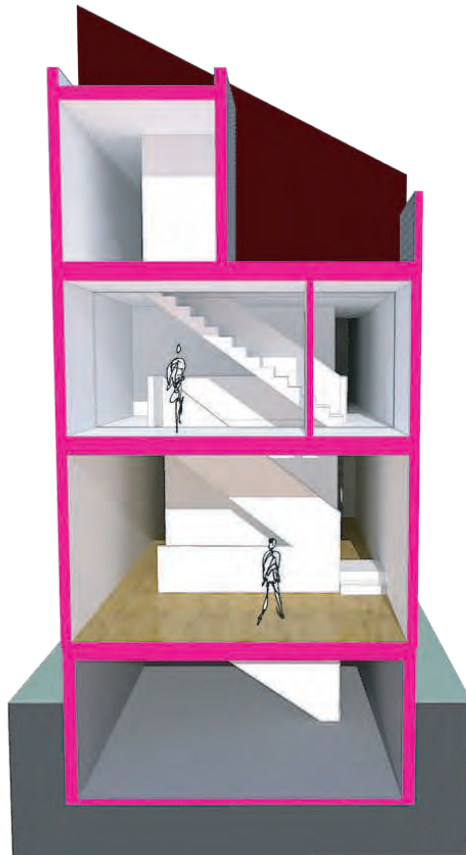
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Disclaimer: Individual room dimensions are approximate and may vary somewhat from the plan layout diagrams once constructed. Due to the evolutionary changes in our design improvements process, there may be variations in room dimensions, door swings, 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.

\*options shown

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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 2<sup>nd</sup> 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.

UPDATED 02.23.17