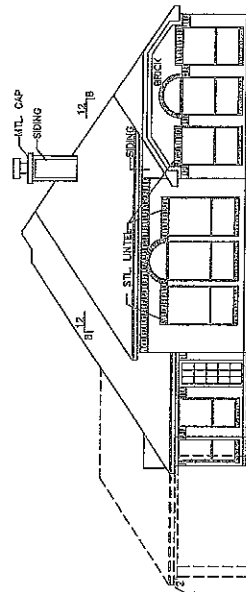
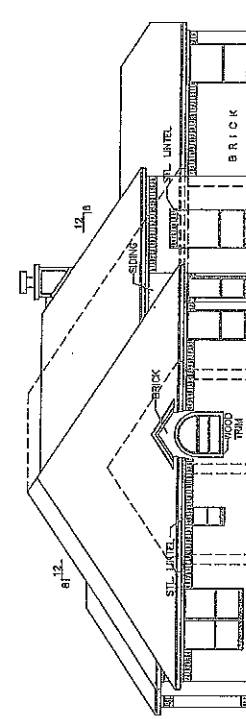


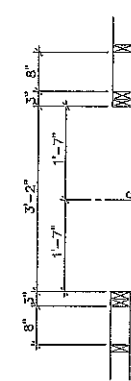
LEFT ELEVATION
SCALE 1/8"=1'-0"



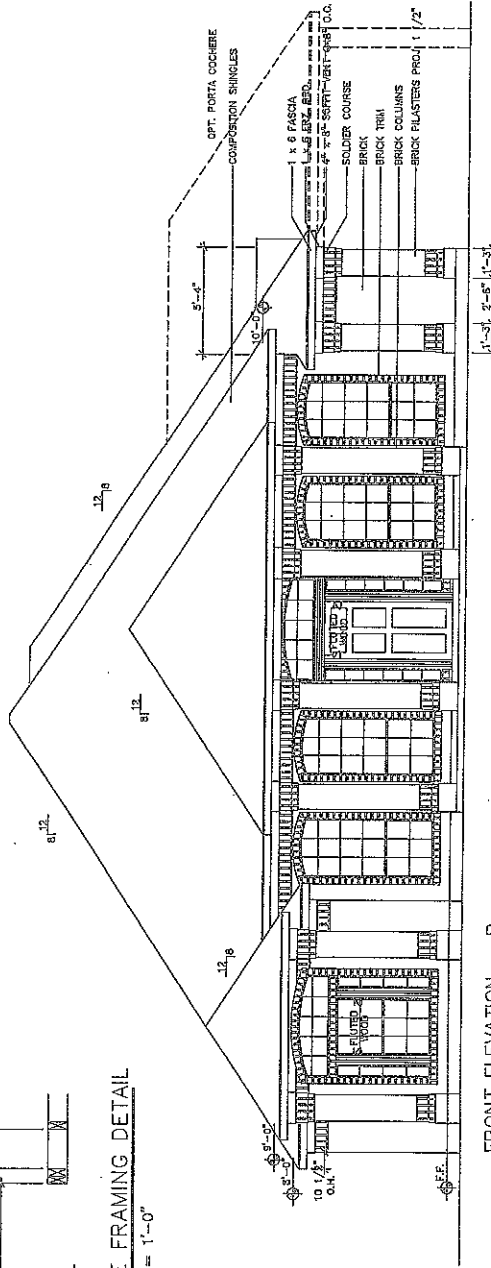
REAR ELEVATION
SCALE 1/8"=1'-0"



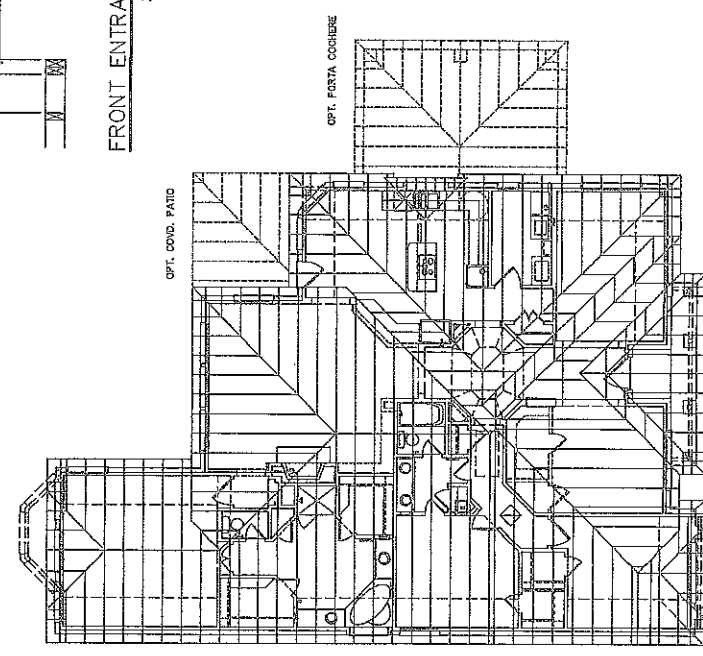
RIGHT ELEVATION
SCALE 1/8"=1'-0"



FRONT ENTRANCE FRAMING DETAIL
3/4" = 1'-0"

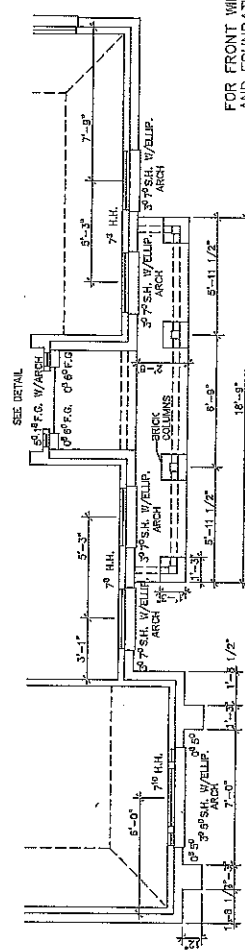


FRONT ELEVATION - B
1/4" = 1'-0"



RAFTERS LAYOUT
1/4" = 1'-0"

ALL MATERIAL AS SHOWN
ALL PARTS AND UNLESS NOTED OTHERWISE
SCALE 3/4" MATERIAL THERE REQUIRED FOR INSULATION

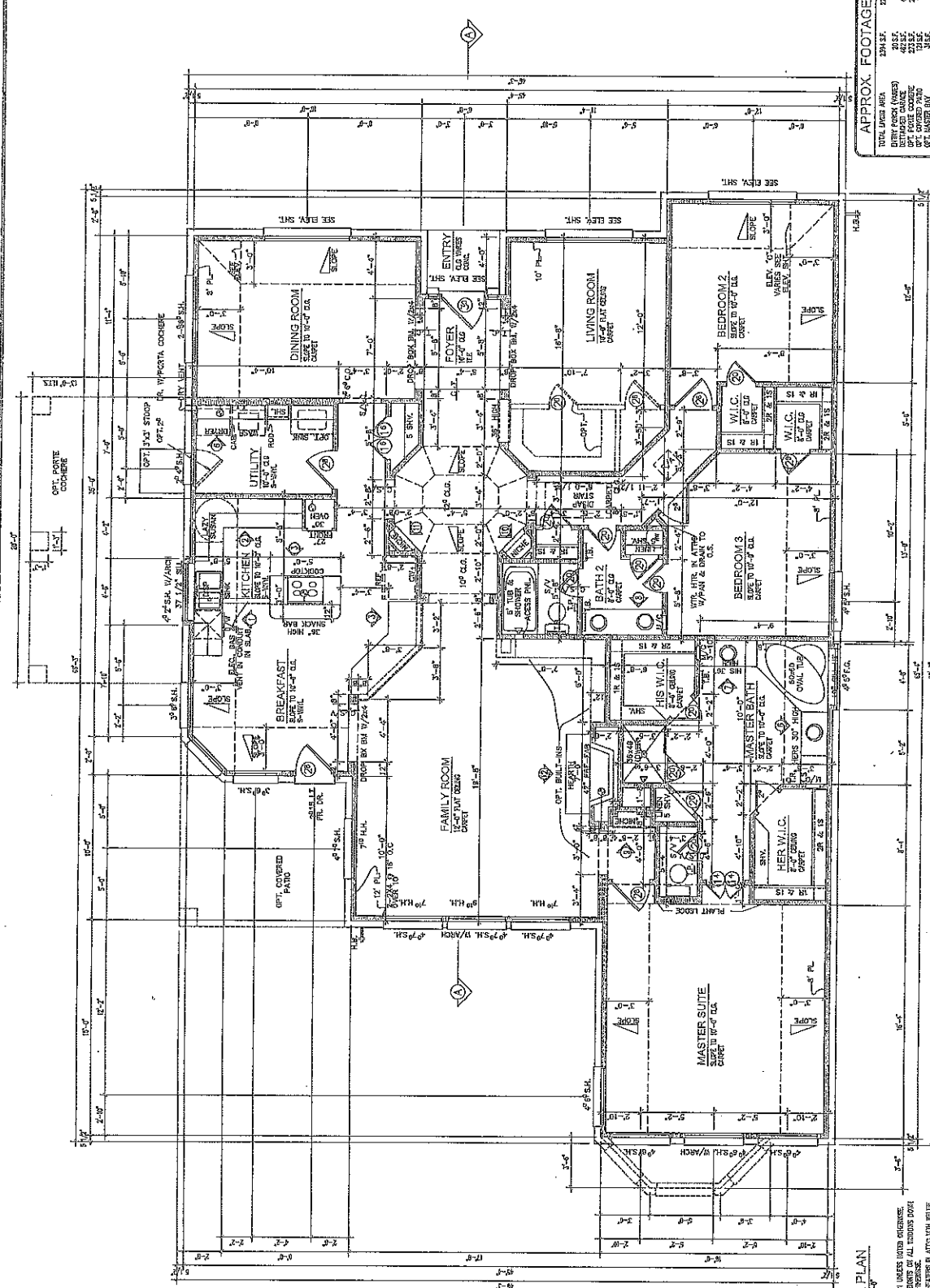


FRONT WALL PLAN
1/4" = 1'-0"

FOR FRONT WINDOW SIZES & LOCATIONS
AND FOUNDATION VARIATIONS

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plan and related specifications must all



APPROX. FOOTAGES	
TOTAL LIVING AREA	2294 S.F.
BIRTH ROOM (NURSERY)	20 S.F.
BATH	40 S.F.
KITCHEN	141 S.F.
DINING ROOM	214 S.F.
LIVING ROOM	273 S.F.
SCREENED PORCHES AND GAR. MASTER BATH	135 S.F.
SCREENED PORCH	30 S.F.
OVERALL NORTH OVERALL DEPT	40'-3" 69'-3"

FLOOR PLAN
SCALE 1/8"=1'-0"

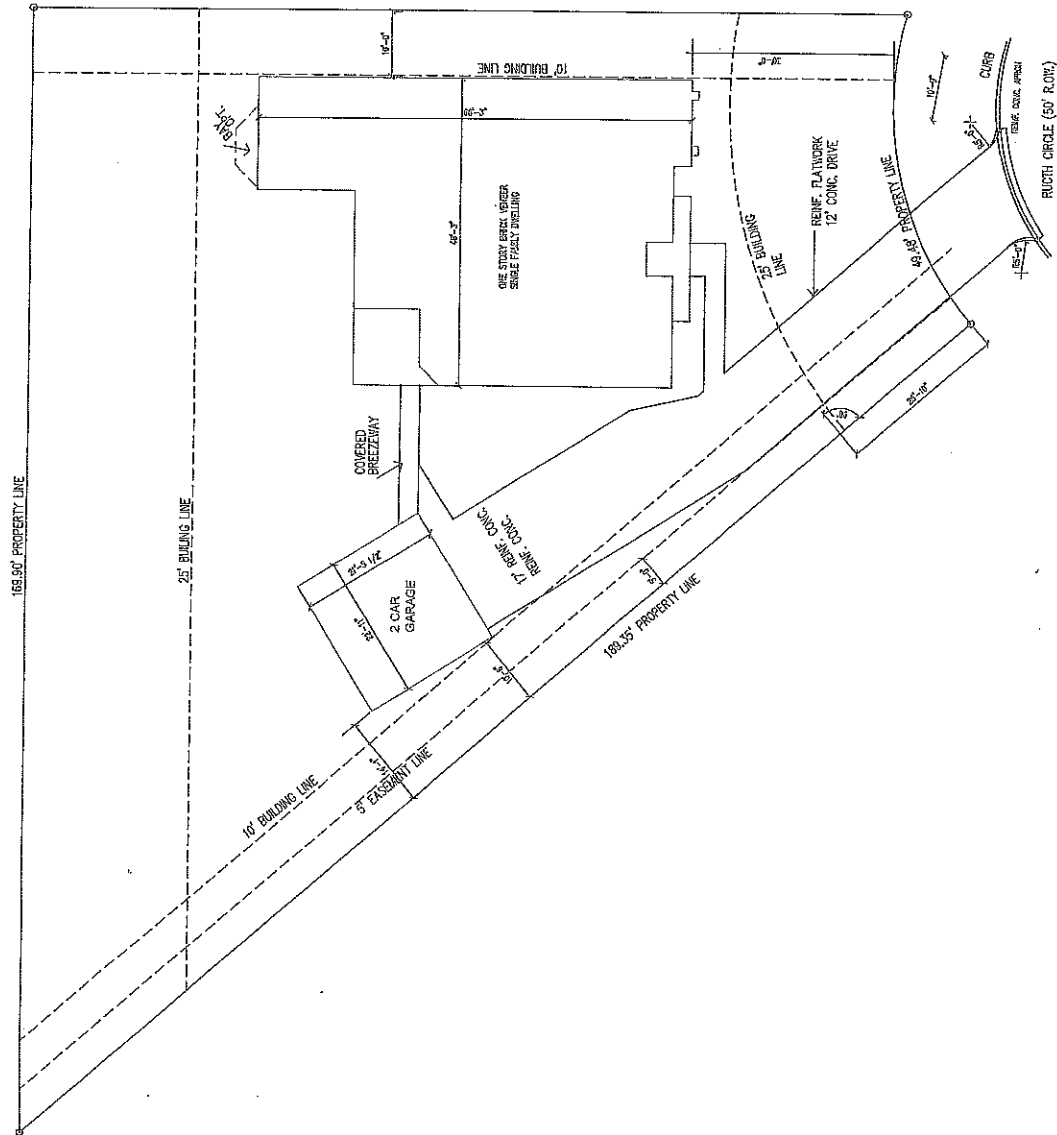
NOTE:
6'-0" CLASS DOOR UNLESS NOTED OTHERWISE
5'-0" HANGER HEIGHTS ON ALL BEAMS
UNLESS NOTED OTHERWISE
PROVIDE WATER HEATERS IN ATTIC
PAN AND DRAIN TO OUTSIDE



NORTH

LEGAL DESCRIPTION

lot 6, section 1 of
LaRoche SUBDIVISION



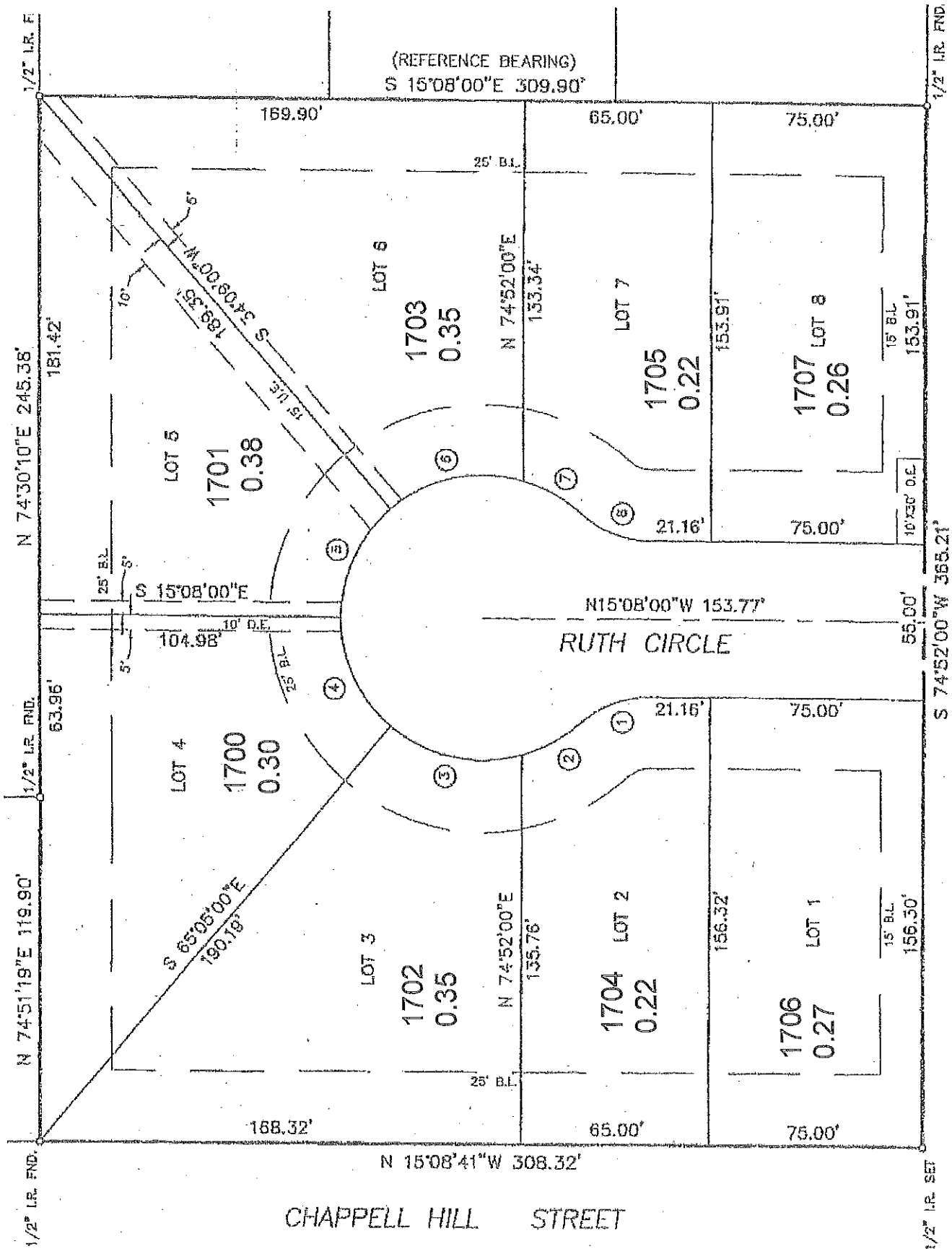
art's design service
24900 PINTON RD, suite 309
Spring, Texas 77368
713-688-5904
consultant
planner
building designer

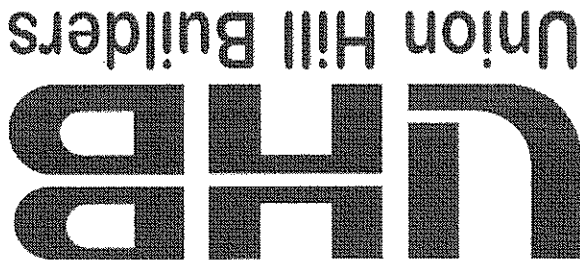
P.A.D. CERT. NO. TX-262

I do hereby certify that this drawing or plan and related specifications meet all local code requirements and are in sub-stantial conformity with V. A. Minimum Property Requirements.
A.L.B.

client	UNION HILL BUILDERS
location	12/12/11
scale	3/32"=1'-0"
sheet	10001
plot plan	2394

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Union Hill Builders

Ruth Circle

Standard Features

Exterior:

Innovative one and two story designs

Decorative brick exterior with keystones, coins and wrapping per plan

50 Yr. warranted Siding with continuously vented soffits

Masonry address Block

High Quality Fiberglass Shingles with 30 year warranty

Ridge Vents included

Fully sodded yard with professionally designed Landscape package

Durable Steel Garage Door

GFCI Weatherproof Exterior Outlets

Mahogany Front door with leaded glass

Kitchen:

Generous Appliance Package

Built in Microwave

Self cleaning oven and cook top (per plan)

Tall Tub, quiet power, multi-cycle Dishwasher

1/3 horsepower garbage disposal

Stained Kent Moore cabinets with 42" uppers, crown molding

Elegant granite countertops with diagonal tile backsplash

Stainless steel sink with decorative Moen fixture

Master Bath:

Oversized walk in closet

Luxurious 42x60 whirlpool tub with separate shower and half wall (per plan)

Cultured marble vanities with single OG edge and integral bowls

Vanity with knee space drawer (per plan)

Obscured tempered glass in windows

Standard Features con't

Energy Efficiency:

Low E double pane insulated windows
Radiant barrier decking
R-30 insulation over ceilings in living areas
R-13 insulation in exterior walls
R-19 insulation in sloped ceilings
14 Seer a/c system zoned (per plan)
Efficient gas furnace, R-6 HVAC ducts, Digital thermostats
Poly seal around all doors, windows and base plates
Thermal Ply on all hot walls
All HVAC systems must pass comprehensive blower door and duct blaster tests to insure maximum energy savings
All homes certified Energy Star by 3rd party verification
Tankless Continuous Hot water system

Interiors:

Ceramic Tile in Entry, Kitchen, Breakfast room, Utility and Bathrooms
Stain Resistant Carpet in Living areas, Bedrooms & Hall.
Two tone paint included
Rounded sheetrock corners
Ceiling fans in Master bedroom, Family room & game room
Fireplace per plan
Pre-wired for ceiling fans in secondary bedrooms
Gas & electric option at range
Painted shelf with rod in utility room
RG6 Cable and CAT5 telephone in Family, Game room and all bedrooms
Smoke detectors in all bedrooms
Divided light windows on all front elevations
Pre-wired for security system throughout home

Peace of Mind:

10 year structural warranty by Homes of Texas
2 year Mechanical warranty
All foundations designed and certified by an independent engineer using 3000 PSI concrete
All foundations inspected by 3rd party inspector before and after concrete is placed
All final grades are inspected by 3rd party to insure proper drainage