

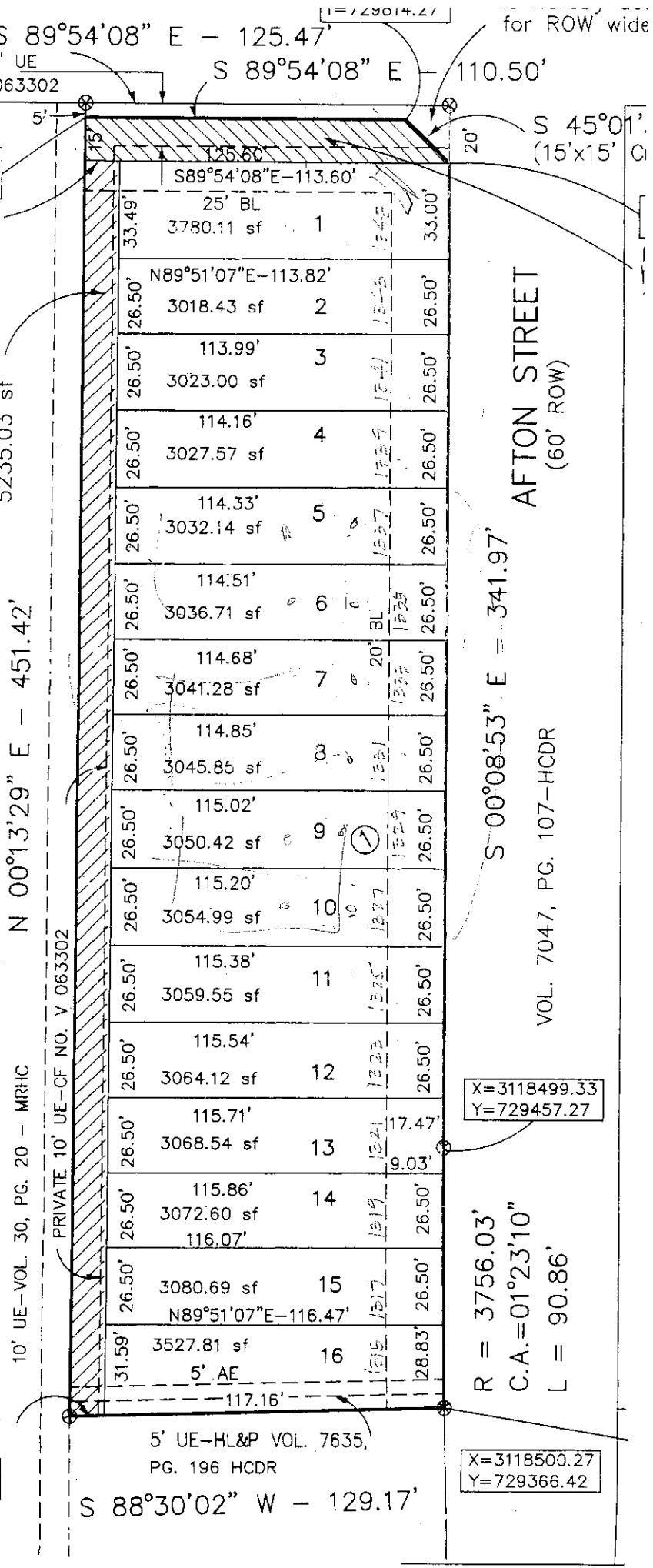
SHADYVILLA ADDITION NO. 2
VOL. 30, PG. 20 MRHC

10' UE-VOL. 30, PG. 20 - MRHC
PRIVATE 10' UE-CF NO. V 063302
N 00°13'29" E - 451.42'

Restricted Reserve "A"
Restricted to Compensating open Space
5235.03 sf

X=311872.91
Y=729814.46

X=3118371.14
Y=729363.04



X=3118499.33
Y=729457.27

R = 3756.03'
C.A. = 01°23'10"
L = 90.86'

X=3118500.27
Y=729366.42



for ROW wide

AFTON STREET
(60' ROW)

S 00°08'53" E - 341.97'

VOL. 7047, PG. 107-HCDR

S 88°30'02" W - 129.17'

5' UE-HL&P VOL. 7635,
PG. 196 HCDR

ASSET ASSOCIATES

DEVELOPMENT • DESIGN • CONSTRUCTION

BUILDING SPECIFICATIONS

Townhome Residences

Westview at Afton

Houston, Texas

Foundation

- Designed by an engineer per Houston City building code and certified by a State of Texas registered engineer
- Steel reinforced concrete foundation
- Foundations is engineered in accordance with recommendations of the soil boring from geotechnical report
- Termite treatment below foundation

Framing

- 9 Ft. ceilings for ground floor
- 8 Ft. ceilings for second floor
- Coffe Ceilings in master bedroom, den & 2nd, 3rd bedroom
- 1 1/8" tongue-and-groove plywood subfloor nail and glue application
- 2 x 4 exterior and interior walls, stud grade or better on 16" centers
- 1/2" waferboard roof decking
- Exterior walls, CDX plywood, gypsum sheathing, horizontal bracing
- Extensive double crown molding in living room, dining room, entrance area, and kitchen breakfast
- Crown molding in 2nd floor master bedroom and master bathroom and media/den room
- Clear span and engineered 18" deep floor trusses on first floor

Windows

- Solid vinyl double glazed windows throughout

Site Concrete Work

- All concrete to be five sack – 3000 psi
- Six gauge 6" x 6" wire mesh throughout or better
- 1 x 4 expansion joints placed 15 Ft. on center both ways
- Broom finish concrete throughout
- Brick pavers in front courtyard

Roofing

- ELK Prestisque 25 yr. Composition shingle roof
- Two wind driven roof turbines for ventilation



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Insulation

- Blown insulation in flat ceilings, R-30
- 3 ½" insulation in exterior walls, R-19 insulation in coffer ceiling & cold floors
- Polyseal all openings

Air Conditioning

- Two zone air conditioning system and heat, one for each floor
- Coleman or Trane SEER 10+ air conditioning units with gas heating
- Digital and programmable controls

Electrical

- All copper wiring
- Oversized electric service
- See allowance for all light fixtures, ceiling fans, and doorbell
- Flood light on rear exterior
- Electrical outlets, recessed lighting, phone (CAT 5) and TV outlets per plan

Plumbing

- 50 gallon, high recovery gas water heater
- Gas to fireplaces and dryer
- Gas stove connection included
- All copper water lines
- All PVC drain lines
- Plumbing package as per allowance
- 5 Ft. Whirlpool in master bath
- Steel tubs in other baths

Accessories

- Pre-wired for cable and telephone throughout all rooms
- Security, alarm systems, and electric gate release
- Garage door with openers
- Gutters and storm drains throughout
- Sheetrock in garage



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Flooring

- Red oak hardwood floor installed on 2 x 4 screeds set in black mastic throughout living area, ground floor
- Carpet for bedrooms, closets & hallway, see allowance
- Ceramic tile (in utility room, kitchen per allowance)
- All tile flooring thick set in ¾" concrete bed with wire mesh reinforcing
- Master bath floor to be marble (12" x 12")
- 2nd bathroom to be ceramic tile floor
- Powder room to be marble floor

Countertops and Tile

- Kitchen – Granite kitchen countertop with 6" granite backsplash
- Bathrooms – cultured marble vanity tops
- Fireplaces surround – marble
- Master bath – marble surround on whirlpool
- Master bath – marble around shower

Fireplace

- One majestic 42" prefab fireplace with gas lighter for living room

Hardware

- Hardware (as per allowance)

Paint

- Two coats of oil base exterior paint on wood trim
- Two coats of oil base enamel paint on wood trim interior
- Cabinet finish to match trim
- Two coats latex paint on ceilings
- Two coats latex paint on walls

