



MORRIS STATION SPECIFICATION LIST

COMMUNITY SPECIFIC FEATURES (Supersedes Luxury Series Specifications)

PERMITS & GENERAL:

Building: Powell
Water: Del-Co Water
Sewer: Delaware County
Zoning: Powell
Postal Address: Powell
School District: 2104 Olentangy
Tax District: 24 Powell

MAILBOX:

Cluster mailboxes (free standing, pedestal mounted metal mailboxes containing multiple individually locked unit and parcel compartments)

ELECTRICAL SPECIFICATIONS:

Exterior outlets: Two – Waterproof

EXTERIOR LIVING:

Covered Veranda: Painted bead board ceiling, fan rough, concrete steps to grade, concrete floor
Water Table: Limestone cap

INTERIOR LIVING:

Stair System: First floor to second floor; built-on-site stair with carpet runner
First floor to lower level prefabricated stairs with wall-to-wall carpet
Carpet on all landings
Cabinets: Supplied by The Jae Company

ALLOWANCES

LIGHTING FIXTURES:

Allowance to cover all exterior & interior fixtures and light bulbs; \$3,000
Builder to pay for smoke detectors, post lamp

LANDSCAPING:

Package designed with Ciminello's Landscaping \$2,000

SOD:

Sod to entire lot

IRRIGATION:

Irrigation to sod only – Front and rear (no side yards)

LOW VOLTAGE WIRING:

Pre-wire/low-voltage allowance \$1,250
For finished lower levels add \$250

HOMEOWNER: _____ DATE: _____

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