



**THE OVERLOOK @ TARTAN RIDGE SPECIFICATION LIST**  
**COMMUNITY SPECIFIC FEATURES**  
**(Supersedes Luxury Series Specifications)**

**PERMITS & GENERAL:**

Building: City of Dublin  
 Water & Sewer: City of Columbus  
 Zoning: Dublin  
 Safety Services: Dublin  
 Postal Address: Dublin  
 School District: Dublin City Schools

**MAILBOX:**

Per development

**PAVERS:**

Pavers for driveway, service walks, front porch steps and front porch. Sierra and Granite colors as restricted by community.

**ELECTRICAL SPECIFICATIONS:**

Exterior outlets: Two – Waterproof  
 Post Lamp: One stone column with light. (Another column with no light)

**EXTERIOR LIVING:**

Covered Veranda: Painted bead board ceiling, fan rough, concrete steps to grade, concrete floor  
 Water Table: Cultured stone cap  
 Garage Door/s: Haas, 664 ribbed long panel style  
 3 pane, straight top windows (included option)  
 White, bronze, black, and espresso colors available.  
 Stone Columns: 2 stone columns with limestone cap (same stone as house)  
 Windows: Silverline casement (per plan)  
 Window color: White or beige included. Black optional upgrade  
 Stucco: Smooth finish  
 Exterior Finishes: Colors, finishes and materials per community requirements

**INTERIOR LIVING:**

Ceilings: 12' high coffered OR drywall wrapped beam ceiling in great room, remaining first floor -10'H  
 Treebark or knockdown ceilings  
 Stair System: All stairs prefabricated with wall-to-wall carpet  
 Carpet on all landings  
 Cabinets: Supplied by Valley Kitchens  
 Appliances: Jack's Appliances  
 HVAC: Humidifier included (basement furnace only)

**ALLOWANCES**

**LIGHTING FIXTURES:**

Allowance to cover all exterior & interior fixtures and light bulbs; **\$5,000**  
 Builder to pay for smoke detectors, post lamp

**LANDSCAPING:**

Package designed with Ciminello's Landscaping **\$4,000**

**SOD:**

Full lot

**IRRIGATION:**

Irrigation to Sod only – Front and Rear

**LOW VOLTAGE WIRING:**

Pre-wire/low-voltage allowance **\$1,250**

HOMEOWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

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