

## Lower Level Plan

2,070 S.F.



### Room Name

### Specifications

- |  |  |
|--|--|
| <p><b>1. REC ROOM</b><br/>27'-0" x 31'-9"</p>      | <p>Floor - carpet, two piece crown, base - 5", casing - 3 1/2", double wide window ceiling height - approximately 9' depending on location of soffits.</p>             |
| <p><b>2. WET BAR</b><br/>15'-0" x 25'-7"</p>       | <p>Sink, refrigerator with icemaker, microwave, disposal, optional dishwasher, upper and lower cabinets, all in their respective allowances, tile or marble floor.</p> |
| <p><b>3. BATHROOM</b><br/>9'-10" x 6'-6"</p>       | <p>Floor - tile or marble, base - 5", casing - 4 1/2", Doors in basement 6'-8".</p>  |
| <p><b>4. GUEST BEDROOM</b><br/>19'-0" x 16'-6"</p> | <p>Floor - carpet, base - 5", casing - 3 1/2", crown - two piece, double wide windows, walk in closets.</p>  |
| <p><b>5. MECHANICAL ROOM [unfinished]</b></p>      |  |

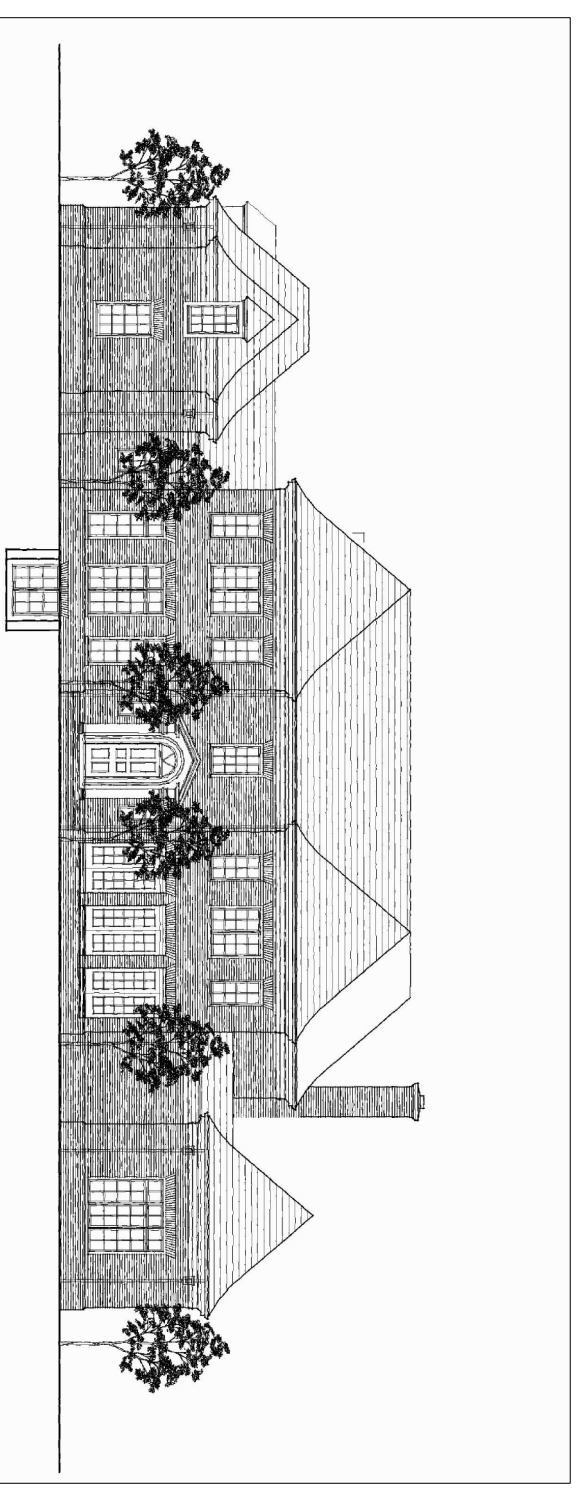
### GENERAL FEATURES

1. Driveway to be asphalt.
2. Roof - black, non bleed, slate.
3. Windows - Weathershield - simulated, true-divided light with screens
4. Front entry door - Mahogany.
5. All fireplaces are masonry with marble or granite surrounds and gas starters.
6. Water heaters - two - 75 gallon.
7. Sump pumps - two with one battery back up.
8. Gas lines - one furnace, kitchen range, five fireplaces, two water heaters, one gas line to back patio.
9. HVAC system - a minimum of three systems with air cleaners will be provided. Gahanna Heating and Cooling will provide details.



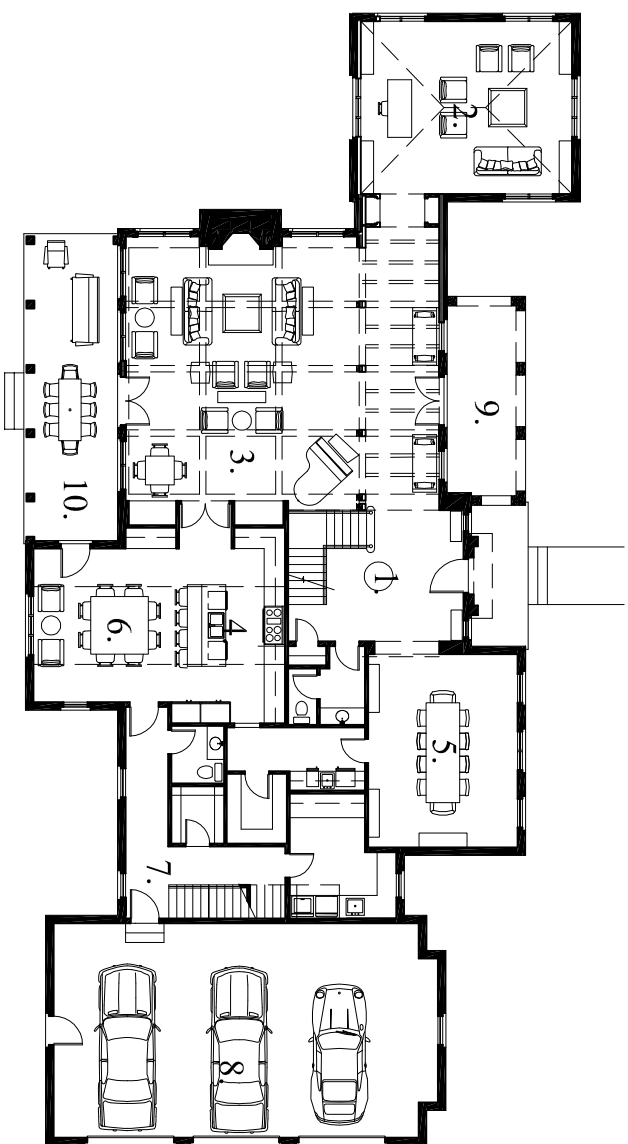
The Renderings and floor plans provided are only conceptual and are meant to be visual aids. Tucker Development reserves the right to revise and or substitute products, features, dimensions and specifications without notice.

10. Electric Service - 400 amp, paddle devices, four exterior outlets, smoke and carbon monoxide detectors to meet code, phone and cable in most rooms. Eighty, six inch, can lights included.
11. Security system include - Basic system with three keypads.
12. Sprinkler system included for lawn and beds -see allowance.
13. Central vacuum system with attachments included.
14. Stereo system prewired on first floor, patio, lower level and master bedroom - see allowance.
15. Computer network system to be set up in four rooms.
16. Landscaping - see allowance.
17. Sod - full sod other than natural and undisturbed areas - see allowance.
18. Closet shelving will be similar to California closet style which is available to see in my other homes - see closet shelving allowance.
19. Gutters and downspouts to be copper along with scuppers.



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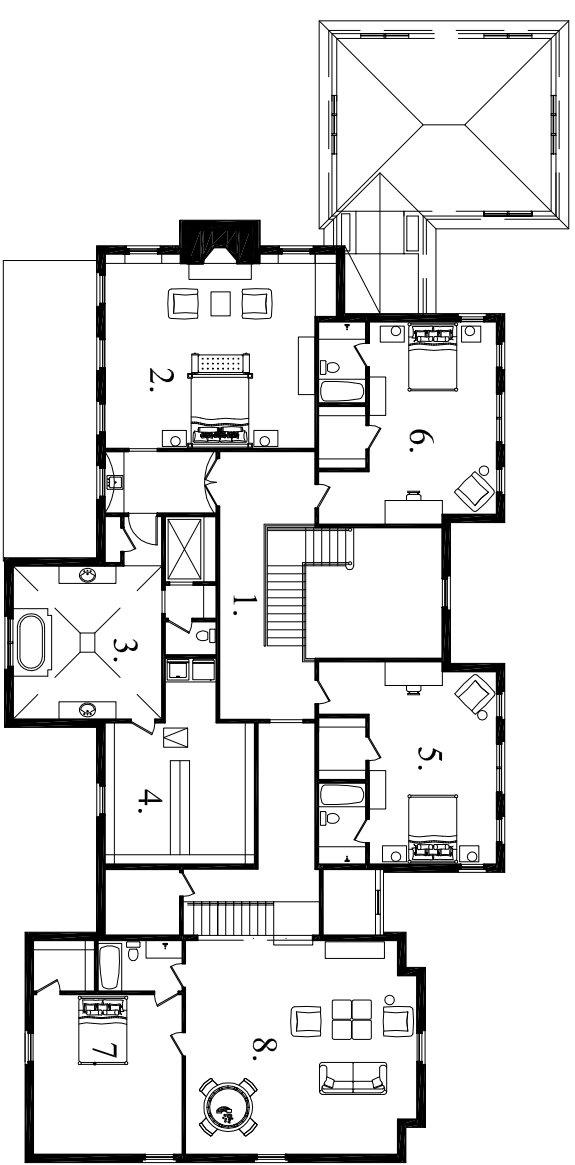
## First Floor Plan

3,305 s.f.



### Room Name Specifications

1. Entry Hall  
13'-8" x 18'-5"  
Two story entry, electric receptacles in baseboards, pediments over some door openings, optional 36 inch wainscoting from lower level to second level.
2. LIBRARY  
18'-0" x 22'-3"  
Two story cathedral ceiling, wood paneled to ceiling, hardwood floor, built in bookcases.
3. GREAT ROOM  
27'-6" x 24'-0"  
Beamed ceiling, wood paneled with crown inside beams.  
large masonry fireplace and hearth to be of stone or marble, built in bookcases.
4. KITCHEN  
20'-7" x 13'-0"  
Hardwood floor, 10 ft. arched ceiling detail, top of line appliances in allowance, center island, all countertops - marble or granite in allowance, plumbing fixtures in allowance, cabinets to ceiling.
5. DINING ROOM  
20'-0" x 15'-6"  
10 ft ceiling, hardwood floor, double chair rail, applied panels above and below chair rail, three piece crown, 7" base.
6. BREAKFAST ROOM  
16'-0" x 13'-0"  
10 ft. arched ceiling detail, 4 1/2 " casing, 7" baseboards, hardwood floors.
7. MUD HALL  
10 ft. ceiling - ceramic floor in back bath, closets, and laundry room - bead board to 43" in bath and hallway - 4 1/2" casing - two piece crown
8. GARAGE  
22'-4" x 38'-0"  
Concrete floor - hot and cold hose bibs - three electric door openers and one remote key pad on exterior door
9. COVERED PORCH  
Brick patio on concrete.
10. COVERED PORCH  
Brick patio on concrete. Gas grill hook up.



## Second Floor Plan

3,500 s.f.



### Room Name Specifications

1. UPPER HALL  
Hardwood floor, 36" wainscot
2. MASTER BEDROOM  
20'-3" x 22'-0"  
Floor - carpet, base -7", casing on windows and doors 4 1/2", crown - two piece, masonry fireplace, optional mini kitchen with sink, under counter refrigerator microwave.
3. MASTER BATH  
15'-6" x 16'-0"  
Two custom made vanities, large shower with seat, rainhead shower with a second hand held shower head with spray, custom made mirrors over vanities with two sconces, jacuzzi tub, marble floors, cathedral ceiling.
4. MASTER CLOSET  
14'-9" x 15'-7"  
Floor - carpet, base - 5", casing 4 1/2", crown -one piece, 10ft. Ceiling, location for washer and dryer.
5. BEDROOM  
21'-1" x 13'-4"  
Floor - carpet, base - 5", crown - two piece, casing - 4 1/2", bathroom with shower/tub, closets - similar to california closets
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7. BEDROOM  
16'-8" x 15'-6"  
Floor - carpet, base - 5", crown - two piece, casing - 4 1/2", bathroom with shower/tub, closets - similar to california closets
8. BONUS LIVING  
22'-4" x 24'-0"  
Bonus room over garage - vaulted ceiling, base 7", no crown, 4 1/2" casing floor - carpet

**\*\* Please see allowance sheet for further detailed information on the various allowance items. \*\***