

# Authentic Developments Specifications



## A) FOUNDATION/CONCRETE/FRAMING:

- Concrete walls and footing @ 25MPA- 8'-4" height
- Piles and grade beam in garage - 24' x 24' standard
- 25MPA 4" floating floor in basement
- 30MPA 4" garage floor, sump pit & power trowelled
- 30MPA 4" driveway (max. 20' long) with sidewalk to front step
- Garage, basement, & driveway reinforced 10mm rebar 16"o.c
- Open web floor trusses with steel beam
- 3/4" T & G OSB subfloor glued & screwed
- Exterior walls 2x6 @ 24" o.c
- Interior walls 2x4 @ 24" o.c
- Basement perimeter framed

## B) INSULATION/DRYWALL:

- R20 exterior walls, spray foam basement, R60 ceilings
- Garage ceiling R60
- 6 mil vapour barrier to walls & ceilings-energy star sealed
- Poly pans on all outside electrical boxes
- 1/2" drywall throughout- mudded & taped
- 1/2" aqua board around tubs & showers
- "Babybull" rounded corners throughout
- Spantex textured ceilings
- Drywall board to exterior basement walls & garage ceiling

## C) WINDOWS/DOORS:

- P.V.C windows to be triple glazed/low e/argon filled c/w multi-point hardware & fold-away cranks
- 36" insulated fiberglass or metal clad exterior doors c/w sidelights or glass viewer for front entry & patio doors
- Patio doors, glazed door inserts & basement windows are dual glazed/low e/argon
- R12 insulated overhead doors in garage c/w metal cladding
- 3 basement windows 60"x 24" to accommodate 4' sheet goods

## D) BATHROOMS:

- Tubs/shower/toilets to be white
- One piece 3-sided fiberglass bathtub c/w surround
- Ensuite fiberglass shower c/w glass door
- Jetted tub as per plan c/w tile skirt & surround
- "Delta/Moen" faucets are chrome single lever
- Bathroom accessories to be chrome
- Arborite top vanities c/w matching surround & china basin
- "Kohler" dual-flush toilets
- Mirror to be width of vanity - 36" high

## E) KITCHEN:

- "Kitchen Craft" pre-finished cabinets in oak, maple or white
- Your choice of style c/w soffit & under-cabinet moulding
- Matching wood pantry door c/w glass insert
- Arborite countertops c/w tile backsplash
- Double under mount granite sink with "Delta/Moen" faucets
- Install customer supplied Stainless Microwave/range hood combo & built-in dishwasher
- Under-cabinet lighting & island plug-in
- Rough-in water lines for future fridge & water softener
- Cabinet allowance \$10.00/sq. ft.

## F) HEATING/COOLING/PLUMBING:

- High efficiency ECM motor 2 stage furnace
- Programmable thermostat pre-wired for air
- Van E air exchanger with programmable air control
- Cold air returns with wood grills
- Timed lighted HRV switches to bathrooms
- Humidifier
- Install customer supplied range hood at time of finishing
- Duct work to be sealed & power vacuumed
- Energy star air conditioner
- 2- 3/4" outside lawn services
- 3 piece rough in to basement for future bathroom
- Basement floor drain to furnace room
- Tank less water heater - 98% condensing Navien
- Auto sewer back-up valve
- "Wirsbo" waterlines
- Hot & cold taps to basement furnace room & garage

## G) ELECTRICAL:

- Low voltage switching installed for ventilation system
- Electrical panel located in furnace room
- 2 outside GFI plugs & soffit plug
- White or black "Decora" switches & plugs
- Plugs in exterior basement walls as per code
- 200 amp. Service with 60 circuit breaker
- Motion sensor light in pantry & closets
- Plug to island in kitchen
- Cat 5 telephone & cable rough-in to living room, den, bonus room and bedrooms
- Maximum of 5 exterior pot lights
- Hardwired carbon monoxide & smoke detectors
- Under cabinet lighting in kitchen
- Installation for garage door opener including wall switch
- Florescent or LED light bulbs
- Lighting package selected by customer at Richardson's Lighting (\$2.00/sq. ft. allowance)

## H) FLOORING:

- 3/8" K3 board under lino
- 3/8" plywood under tile
- Flooring allowance \$8.00/sq. ft. of living space

## I) INTERIOR FINISH:

- 1 prime coat & 2 coats of paint (choice of 2 light colors)
- 3 coats lacquer finished to woodwork
- 4" baseboards & 3" casings
- Weiser pewter finish door knobs
- Swing doors for all closets & passages
- Melmaine shelves in pantry & closets
- Central vacuum system installed

## J) EXTERIOR FINISH:

- 35 year architectural shingles c/w synthetic underlayment
- Prefinished aluminum soffits/fascia/downspouts/drip edge & eavestrough
- Textured acrylic stucco & acrylic parging
- Aluminum railing & spindles
- Verandahs to have composite decking
- Deck plate
- Tyndall stone address block or oversized numbers

## K) MISCELLANEOUS

- Progressive home warranty
- Permits, plans, & fees included
- Services for water, power, natural gas, and sewer included
- Surveyors certificate included
- Insurance during construction included
- Exterior finish items such as stucco, final grading, driveways, etc that are unable to be completed during late fall to winter months will be completed when weather permits
- Due to continuous product research & development, plans & specs are subject to change without notice
- Changes to plans & specs by customer must be made in writing & approved by Authentic Developments



*Dream it. Build it. Love it.*