

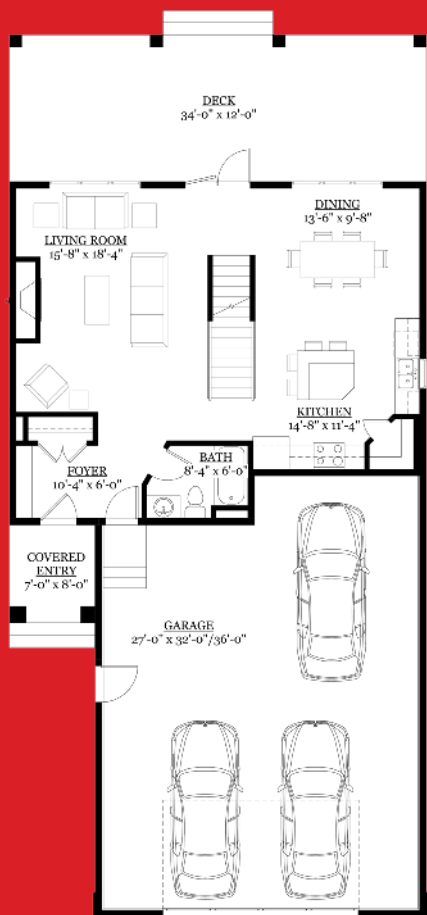
# "Hudson"



Welcome to the "Hudson", this wonderful plan provides you a way to maximize your lot and give you the space that you are looking for.

The 1967 sq. ft. two story plan has 5 bedrooms and 2 full bathrooms on the upper level of the home, which provides privacy to the bedrooms. The main level of the plan has a full bath and a beautiful open concept kitchen and family area which would be great for entertaining.

Built by Authentic Developments, this home provides style while optimizing every square foot of this plan.



Main Floor  
896 Sq. Ft.



Second Floor  
1107 Sq. Ft.

2 Storey

1967 ft<sup>2</sup>

5 Bedrooms

3 Bathrooms



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# Authentic Developments Specifications



## A) FOUNDATION/CONCRETE/FRAMING:

- Concrete walls and footing @ 25MPA- 8'-4" height
- Piles and grade beam in garage
- 25MPA 4" floating floor in basement
- 30MPA 4" garage floor; saw cut and broom finished
- 30MPA 4" driveway (max. 20' long) with sidewalk to front step
- Garage & 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 @ 16" o.c
- Basement perimeter framed

## B) INSULATION/DRYWALL:

- R20 exterior walls, spray foam basement, R60 ceilings
- 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

## 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 fibreglass 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 54"x21" to accommodate 4' sheet goods

## D) BATHROOMS:

- Tubs/shower/toilets to be white
- One piece 3-sided fibreglass bathtub c/w surround
- Ensuite fibreglass shower c/w glass door
- Jetted tub as per plan c/w tile skirt & surround
- "Delta" faucets are chrome single lever
- Bathroom accessories to be chrome
- Arborite top vanities c/w matching surround & china basin
- "Sterling" 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" 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

## F) HEATING/COOLING/PLUMBING:

- Lennox 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 Noritz
- 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
- Lighting package selected by customer at Richardson's Lighting (\$2.00/sq. Foot allowance)
- 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 light blubs

## H) FLOORING:

- 3/8" K3 board under lino
- 3/8" plywood under tile
- Flooring allowance \$8.00/sq foot 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
- 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

## 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



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