

Pre-reviewed Detached Additional Residential Unit product specification

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Detached ARU Specification	Studio	One- Bedroom	Two-Bedroom
Base Price	\$140,000 plus HST	\$170,000 plus HST	\$202,000 plus HST
Maximum Exterior Roof Height (m)	3.2	3.2	3.2
Internal Ceiling Height (m)	2.58	2.58	2.58
ARU Size (sq. ft.)	318	395	550
Permit Fees	Included	Included	Included
Foot Print Dimensions (m)	8.07 x 3.5	10.11 x 3.5	14.07 x 3.5
Length of Utility Trench Allowance (m)	6.1	7.1	8.1
Services/Utilities Provided to ARU	Water, sewer, electricity	Water, sewer, electricity	Water, sewer, electricity
Length of Walkway Allowance (m)	6.1	7.1	8.1
Walkway Surface Type	Patio stone	Patio stone	Patio stone
Entry Porch	Included	Included	Included
Foundation	Helical pile	Helical pile	Helical pile
Exterior Siding	Metal	Metal	Metal
Hot Water Heater Type and Size (gallons)	Electric - tankless on demand	Electric - tankless on demand	Electric - tankless on demand
Heating System	Heat pump and electric baseboard	Heat pump and electric baseboard	Heat pump and electric baseboard
Cooling System	Included	Included	Included
HRV or ERV	HRV	HRV	HRV

Detached ARU Specification	Studio	One- Bedroom	Two-Bedroom
Light Fixtures	12	14	18
Kitchen Cabinets	Included	Included	Included
Kitchen Counter Top	Melamine	Melamine	Melamine
Kitchen Appliances	Fridge, stove, microwave	Fridge, stove, microwave	Fridge, stove, microwave
Kitchen Exhaust Fan Vented to Exterior	Included	Included	Included
Dishwasher	Excluded	Excluded	Excluded
Washer/Dryer	Included	Included	Included
Flooring	Luxury vinyl plank	Luxury vinyl plank	Luxury vinyl plank
Bathroom Fixtures Included	Toilet, vanity with sink, shower or tub	Toilet, vanity with sink, shower or tub	Toilet, vanity with sink, shower or tub
Bathroom Exhaust Vented to Exterior	Included	Included	Included
Bathroom Towel Bar and Toilet Paper Holder	Included	Included	Included
Interior Paint	Primer and one coat or paint	Primer and one coat or paint	Primer and one coat or paint
Exterior Door	Metal insulated	Metal insulated	Metal insulated
Exterior Door Hardware and Lock	Included	Included	Included
Windows	Vinyl casement	Vinyl casement	Vinyl casement
Total Number of Windows	5	5	6
Aggregate Area of Glazing (sq. ft.)	72.1	72.1	82.9
Smoke Alarm	Included	Included	Included
Exterior Wall Insulation (R-Value)	R-32	R-32	R-32
Roof Insulation (R-Value)	R-31	R-31	R-31
Eavestrough	Included	Included	Included
Exterior Light Fixture	Included	Included	Included
Finished Grading	Included	Included	Included

Detached ARU Specification	Studio	One- Bedroom	Two-Bedroom
Perimeter Drainage	Excluded	Excluded	Excluded
Engineering provided within project cost	Included	Included	Included
Other Features	Garden boxes and deck. Price includes estimated delivery and installation fees.	Garden boxes and deck. Price includes estimated delivery and installation fees.	Garden boxes and deck. Price includes estimated delivery and installation fees.

Note: Vendor may offer options for certain project components such as siding material and colour, interior paint colour, cabinet and counter style and colours, etc.
If you have questions about the ARU packages, please contact the vendor using the information at the top of this sheet.