



INSIDE SERIES
A LIMITED COLLECTION

SECONDARY DWELLING UNIT

CARNOUSTIE

45' SINGLE FAMILY HOMES SPECIFICATION



CLARIDGE
HOMES

ADDITIONAL FEATURES TO THE STANDARD SINGLE FAMILY HOME SPECIFICATION

- Upgrade main unit to 200 AMP ELECTRICAL SERVICE.
- Upgrade to 8'-10" pour height for Basement foundation walls.
- Supply and install exterior side entry to SDU c/w exterior door, landing with builder's standard ceramic flooring and interior staircase capped in vinyl plank.
- Supply and install wall mounted exterior light fixture c/w switch at SDU Entry.
- Supply and install mailbox and block civic address numbers at SDU Entry.
- Supply and install four (4) additional basement windows (6 total), lower windows 12" from top of foundation.
- Isolate main unit from SDU with 1hr fire rated wall & ceiling assemblies.
- Supply and install dedicated SDU mechanical room c/w 100A pony panel connected to main unit electrical panel, rental tankless water heater, furnace, HRV and air conditioner line set rough-in.
- Supply and install 3-piece SDU Bath #1 with toilet, vanity with 3/4" quartz countertop and 60"x32" skirted tub, ceramic flooring c/w DITRA underlay & one (1) pot light above tub.
- Supply and install 2-piece SDU Powder Room with toilet, vanity with 3/4" quartz countertop and ceramic flooring c/w DITRA underlay.
- Supply and install SDU Kitchen c/w builder's standard upper and lower cabinets, 3/4" quartz countertop and backsplash tile, undermount sink and kitchen faucet, chimney hood fan, microwave base cabinet, pot lights and vinyl plank flooring.
- Supply and install SDU Foyer including closet c/w ceramic flooring with DITRA underlay.
- Supply and install SDU Laundry Room c/w stackable laundry hook-ups, base cabinets c/w 3/4" quartz countertop and sink, upper cabinets and ceramic flooring with DITRA underlay.
- Supply and install SDU Living/Dining c/w vinyl plank flooring.
- Supply and install SDU Primary Bedroom including closet c/w carpet flooring.
- Supply and install SDU Bedroom #2 including closet c/w carpet flooring.
- Supply and install two (2) CAT6 Network outlets and one (1) CAT6 wire connection between main unit and SDU.
- Supply and install bulkheads as required to accommodate mechanical.

PLANS, SPECIFICATIONS AND MATERIALS ARE SUBJECT TO AVAILABILITY, SUBSTITUTION AND MODIFICATION WITHOUT NOTICE:

- 'As per plan' refers to working drawings submitted for building purposes or supplier's plans at time of construction which may vary from models, brochure elevation and plans
- Specifications may not apply to pre-built spec and inventory prior to this release
- No credit for the deletion of any standard item

THE BUILDER RESERVES THE RIGHT TO:

- Choose between alternatives listed in the specifications
- Substitute materials of an equal or better quality for those specified
- Exercise architectural control for all exterior finishes and has final approval of all colours

EFFECTIVE MARCH 1, 2024

* No connection included