



TARTAN SINGLE FAMILY HOMES

Compare the standard features, construction materials, and finishings that go into every Tartan single family home with that offered by other Ottawa home builders and you'll quickly realize there's no comparison at all.

ENERGY EFFICIENCY FEATURES



All Tartan single family homes and bungalows are 100% 2012 ENERGY STAR® qualified, certified by independent third party inspectors as saving energy costs and reducing environmental impact. Every new home meets the most current ENERGY STAR® New Home standards—which exceed the Ontario Building Code by 20% for insulation, air tightness and indoor air quality.

KEY ENERGY STAR® SAVING FEATURES INCLUDE:

- All homes are individually inspected and certified by an independent representative of EnerQuality
- Exterior walls are insulated to R25 & wrapped in Tyvek
- Exterior basement walls are insulated with R20 insulation to the floor
- R10 value insulation under the basement floor
- R70 blown insulation in the attic
- Garage ceilings are insulated with Icynene foam insulation to R32 value, where there is a finished room above
- ENERGY STAR® low-E Argon windows on main floors
- Low expansion foam at all exterior windows and doors
- 95% minimum AFUE 2 stage gas value high efficiency furnace with flow through humidifier and high efficiency electronically commutated motor (ECM)
- Dedicated Heat Recovery Ventilation system for the highest indoor air quality
- Programmable heating/cooling thermostat
- Sealed duct work throughout unfinished basement
- Energy efficient LED light bulbs
- Drain Water Heat Recovery system

FINISHINGS

General

- 9-ft. high ceilings on the main floor
- Smooth ceilings throughout
- Clean face gas fireplace with ceramic trim surround and custom Tartan mantle (as per plan)
- One-sided fireplaces receive a fan kit
- Oak spindles & handrails, with oak nosing under the spindles at 2nd floor stair opening (as per plan)
- 4" colonial baseboards with coordinating window & door casings
- Transom window above patio door on main floor (n/a at basement level of walkout units)
- Window-ledge mouldings main-floor windows
- Carrara-style passage doors, 7 ft high on main floor with trim detail
- Carrara-style closet doors, slider or swing door (as per plan), 7 ft high on main floor with trim detail
- Chrome door hardware,
- Front door chime
- French door(s) to sunroom or study (as per plan)
- MDF cap on half walls (as per plan)
- Interior walls painted with washable, low VOC (volatile organic compound) low-sheen paint from builder samples
- Standard ceramic floor tile in the kitchen, front entry, eating area, laundry, mudroom and all bathrooms
- Engineered oak hardwood floors from Package 'A' in remaining ground floor areas (not including guest room in Port Huron)
- 40 oz nylon carpeting with 12mm underlay
- Laundry pan and floor drain to be included under washer when installed on the main & 2nd floors
- Upper cabinets with soft close doors (hinges), 5 ft wide in laundry area (not including unfinished basement laundry areas)
- Built-in cabinets in mudroom or foyer (as per plan) with soft close doors (hinges)



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BUILT BETTER • LOOK BETTER • LIVE BETTER

Bathrooms

- Ceramic floor tile
- Pedestal sink in powder room
- Custom-crafted countertops and cabinets in main and ensuite bathrooms
- Ensuite vanities to include bank of drawers with soft close drawers and doors (hinges) and to receive 2 sinks (where possible)
- 3-piece bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- 4-piece bathroom tubs & showers are trimmed with ceramic tile. Clear glass door on shower
- Quality Delta faucets
- Chrome towel bars and paper holders
- Low-flush, water-saver toilet tanks
- 'Scald Guard' pressure balance valve in all showers
- Reinforcement for future grab bars in main bathroom

Kitchens

- Custom-crafted countertops and cabinets with soft close drawers and doors (hinges) (N/A to L-shaped corner cabinets)
- Ceramic tile backsplash
- Microwave hood fan
- Rough-in for future dishwasher
- Double stainless steel kitchen sink with one handle pull out kitchen faucet
- Ceramic floor tile in kitchen and eating area
- Eating bar (as per plan)
- 40" height upper kitchen cabinets; cabinet above stove is 6" deep; cabinet above fridge is 30" deep
- Kitchen pot light package (5 pot lights in predetermined locations)

Exterior

- Craftsman style exteriors featuring brick & stone detailing with rich vinyl siding colours
- 40-yr. architectural roof shingles
- Exterior soffit pot or coach light package (as per plan)
- Oversized basement windows
- Low maintenance vinyl extruded windows throughout. All operational windows to be casement except basement windows. Windows are Low-E Argon with screens where applicable. Vinyl extruded Low-E Argon thermal patio door with screen and exterior light fixture at patio door
- Aluminum soffit and fascia
- Satin chrome grip set with dead bolt on front door
- Frost-free hose bib in garage and at rear
- Insulated, embossed metal or fiberglass front door and garage entrance door
- Insulated 8' height garage door
- Municipal address number at front of home
- Reinforced poured concrete front porch
- On exterior front doors where there is no clear glass on the front door or side lights, a peep hole is required by building code
- Fully drywalled garage interior (taped only)

CONSTRUCTION

Insulation

- Attic R-70 value blown fiberglass insulation (R-40 in cathedral ceilings)
- Exterior walls R-25 value insulation except at exterior garage wall
- Full height R-20 basement wall batt insulation on exterior walls with 2x4 wood framing
- Garage ceiling insulated with Icynene R32 Value (when finished area above garage)
- Min. R6.2 value insulated garage door
- Fully drywalled garage interior (taped only)

Structure

- Foundation walls poured concrete 8" thick with steel reinforcement
- Parging to exposed exterior portion of foundation wall
- Basement floor 3" thick concrete with trowel finish
- Garage floor 4" thick concrete with broom finish
- Drainage layer waterproofing system to exterior of foundation walls (except garage walls)
- Clear span pre-engineered floor joist system
- Exterior walls are 2"x 6" at 16" stud space on centre
- Garage walls are 2" x 4"
- Interior walls are 2" x 4", 2"x 6" or 2"x8" (as per plan)
- Basement walls are 2" x 4" at 24" stud space on centre (external walls only)
- Prefabricated and engineered roof truss system
- Roof sheathing 7/16" oriented strand board sheathing
- 5/8" tongue and groove oriented strand board subfloor nailed, sanded and screwed with 5/8" plywood underlay for ceramic

Rough-in

- 7 outlets (phone or cable). Phone outlet includes CAT 5e wiring and RJ45 faceplate. Cable outlet includes RG6U wiring and RJ45 faceplate (single location or combined in a double faceplate)
- All wires to a collection point in the basement (under stairs)
- Dedicated 110v receptacle at collection point
- Pipe conduit from basement to attic for future wiring needs
- Central vacuum rough-in dropped to basement

Mechanical/Plumbing Systems

- Dedicated Heat Recovery Ventilation system (HRV) for the highest indoor air quality
- 95% minimum AFUE 2 stage gas value high-efficiency furnace with a flow-through humidifier & ECM motor
- Enhanced energy-efficient rental hot water system (tankless)
- Programmable heating/cooling thermostat
- Heating ducts sized for future air conditioning
- Laundry tub in unfinished basement (as per plan)
- Shut-off valves under all sinks
- Connection for washer and dryer
- PEX water supply
- Minimum of 1 electrical outlet in basement
- All duct work is power vacuumed prior occupancy

Electrical

- Decora style switches & plugs
- Ceiling light fixtures throughout including family room, great room, living room, and all bedrooms (except cathedral ceilings)
- Track light installed in all cathedral/sloped areas (as per plan)
- Capped ceiling light in dining room
- 100 amp electrical panel with 40 circuit breakers
- Two weather proof exterior outlets
- Copper wiring
- Energy efficient LED light bulbs
- Exterior soffit light package (as per plan)
- Minimum 1 electrical outlet in basement
- Electrical outlet for future garage door opener
- Carbon monoxide and smoke detectors

LANDSCAPING

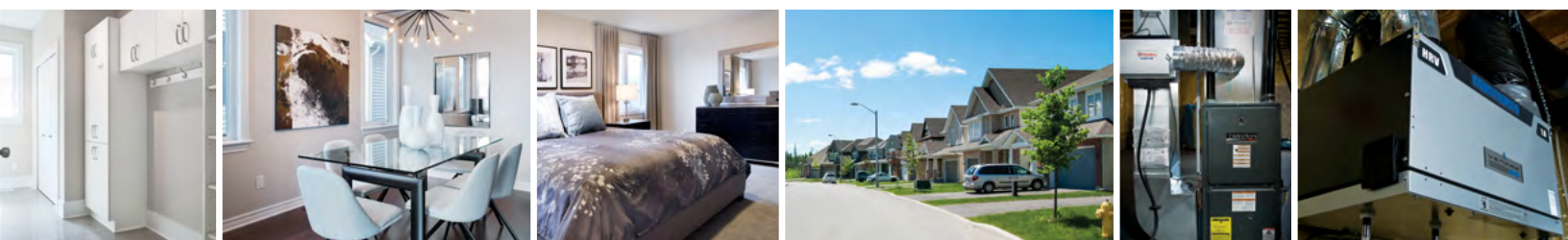
- Fully-sodded lot (or to tree line)
- Some lots receive a tree (per landscape plan)
- 6' high cedar fence in backyard at property line (freehold units in Findlay Creek and Poole Creek only)
- Paved driveway
- Precast patio stone walkway
- Wood steps at backyard

WARRANTY COVERAGE

- One-year Builder's Warranty covering defects in material and workmanship
- Two-year Extended Builder's Warranty covering water penetration, mechanical and electrical systems and exterior cladding
- *Tartan seven-year warranty covering major structural defects

Not all homes receive specification items listed as per plan. Plans, specifications and materials are subject to availability, substitution, modification without notice at the sole discretion of Tartan. All choices from builder's selected finishes. Dye lot and stain colours may vary. '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 inventory prior to this release. E & OE.

* Tartan Fees to be paid by purchaser



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