



TARTAN COURTYARD TOWNS

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

ENERGY EFFICIENCY FEATURES



All Tartan homes are 100% 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 R27 & wrapped in Tyvek
- Exterior basement walls are insulated with R24 insulation to the floor
- R10 value insulation under the basement floor
- R70 blown insulation in the attic
- ENERGY STAR® low-E Argon windows on main & 2nd floors
- Low expansion foam at all exterior windows and doors
- 96% 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
- **Central air conditioning**
- Programmable heating/cooling thermostat
- Sealed duct work throughout unfinished basement
- Energy efficient LED bulbs
- Drain water heat recovery system

FINISHINGS

General

- **10 foot high ceilings on the main floor**
- **Smooth ceilings throughout**
- **Finished basement (as per plan)**
- **Red oak hardwood stairs from main to second floor**
- Oak spindles & handrails, with oak nosing under the spindles at 2nd floor stair opening (as per plan)
- Transom window above patio door on main floor
- **4" modern baseboard trim with coordinating window & door casings**
- Window-ledge mouldings main-floor windows
- Madison-style passage doors, 8 ft high on main floor
- Madison-style closet doors, slider or swing door (as per plan), 8 ft high on main floor
- Satin chrome door hardware
- 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 front entry, eating area, laundry (2nd floor), mudroom and all bathrooms
- **Engineered oak hardwood floors from Package 'A' in remaining ground floor areas (as per plan) including kitchen**
- 40 oz nylon carpeting with 12mm underlay
- Laundry pan to be included under washer when installed on 2nd floor
- **Upper cabinets with soft close doors (hinges) 5 ft wide in laundry area (not including unfinished basement laundry areas); lower cabinet with undermount stainless laundry sink and granite countertop (Mang1 and Nika only, as per plan)**



TARTAN

BUILT BETTER • LOOK BETTER • LIVE BETTER

Bathrooms

- **Locally crafted cabinets (OVK) with soft close doors (hinges) and bank of drawers in main and ensuite bathrooms**
- **Granite countertops (choice of 4 colours and 3 edge profiles) with undermount sink**
- 3-piece bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- 4-piece bathroom tubs & showers are trimmed with ceramic tile
- **Ensuite shower includes acrylic base, 3 ceramic walls and full height style D clear glass shower door (as per plan)**
- Quality Delta faucets
- Chrome towel bars and paper holders
- Medicine cabinet in ensuite (surface mounted)
- Low-flush, water-saver toilets
- 'Scald Guard' pressure balance valve in all showers
- Reinforcement for future grab bars in main bathroom
- Pedestal sink in powder room

Kitchens

- **Locally crafted cabinets (OVK) with choice of interior (white or birch) with soft close doors (hinges)(nic L-shaped corner cabinets); pots and pans drawers**
- **Granite countertops (choice of 4 colours and 3 edge profiles); eating bar (as per plan)**
- **Tall upper cabinets with stacked uppers (total height approx. 51"); cabinet above stove is 6" deep; cabinet above fridge is 30" deep**
- Ceramic tile backsplash
- Rough-in for dishwasher
- Microwave hood-fan
- **Stainless steel Whirlpool kitchen appliances including bottom mount freezer/refrigerator with water line, ceramic glass cooktop stove with self-clean oven and dishwasher**
- Double stainless steel undermount kitchen sink with one handle pull out kitchen faucet
- **Kitchen pot light package (in predetermined locations, as per plan)**

Exterior

- 40-yr. architectural roof shingles
- Exterior soffit light, potlight or coach light package (as per plan)
- Oversized basement windows
- **Craftsman style exteriors featuring brick detailing with rich steel siding colours**
- 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 (as per plan)
- Aluminum soffit and fascia
- Grip set with dead bolt on front door
- Frost-free hose bib in front and at rear of house
- Insulated, embossed fiberglass front door & garage entrance door
- Embossed, insulated, steel sectional garage door
- Municipal address number at front of home
- Reinforced poured concrete front porch
- Fully drywalled garage interior (taped only)
- Exterior colour packages are pre-selected by the Vendor

Electrical

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

CONSTRUCTION

Structure

- Walls between dwellings (1st and/or 2nd floor at living space) include 2 separate walls with stagger stud construction and 2 layers of fire resistant gypsum board (drywall) installed on each wall with acoustic dampening techniques for minimal sound transfer and maximum privacy
- 30-yr. high density polyethylene (HDPE) foundation membrane
- 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

Insulation

- **Attic R70 value blown fibreglass**
- **Exterior walls R27 value insulation (except exterior garage wall)**
- **Full height R24 basement wall insulation to basement floor**
- **R10 under basement floor**

Rough-in

- Central vacuum rough-in
- 3 piece basement plumbing rough-in
- Water line to refrigerator

Wiring

- 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

Mechanical/Plumbing Systems

- Dedicated Heat Recovery Ventilation system (HRV) for the highest indoor air quality
- 96% AFUE high-efficiency 2 stage gas furnace with a flow-through humidifier & ECM motor
- **Enhanced energy-efficient rental hot water system (tankless)**
- **Central air conditioning**
- Laundry tub in unfinished basement (as per plan)
- Shut-off valves under all sinks
- Connection for washer and dryer
- PEX water supply
- All duct work is power vacuumed prior to occupancy
- Programmable heating & cooling thermostat

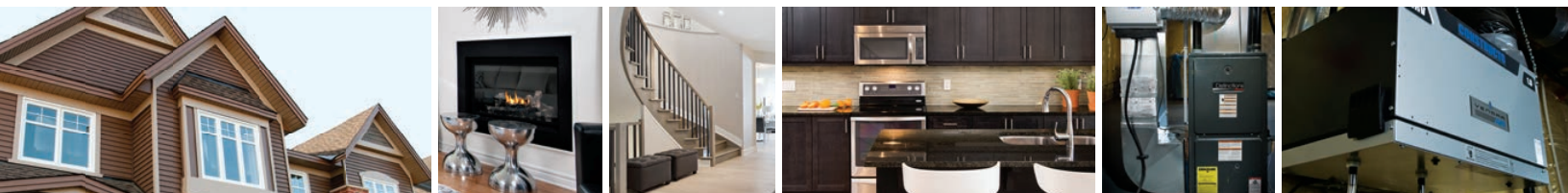
LANDSCAPING

- Paved driveway
- **Pre-cast 12'x8' patio and walkway (approx) with pea stone border in rear yard; sod in front yard**
- **Covered breezeway from rear of home to garage**
- Wood steps at backyard
- **6 foot high wood fence between units**

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
- *Taron seven-year warranty covering major structural defects

Plans, specifications and materials are subject to availability, substitution or 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 used for building or suppliers' plans at the start of construction, which may vary from models and brochures. Not all homes receive items listed as per plan. Specifications may not apply to early occupancy homes. E & OE. *Taron Fees to be paid by purchaser



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