



TARTAN SEMI-DETACHED HOMES AND TOWNHOMES

Compare the standard features, construction materials, and finishings that go into every Tartan semi-detached and townhome 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
- Garage ceilings are insulated with Icynene foam insulation to R32 value, where there is a finished room above
- ENERGY STAR® low-E Argon coloured 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
- Programmable heating/cooling thermostat
- Sealed duct work throughout unfinished basement
- Energy efficient LED light bulbs
- Drain Water Heat Recovery System

FINISHINGS

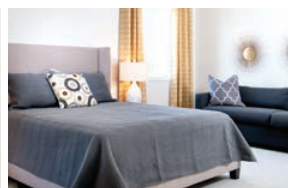
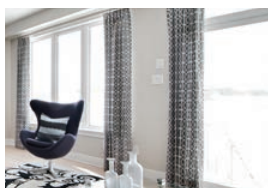
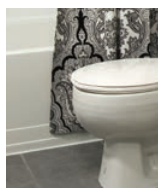
General

- 9 foot high ceilings on the main floor (as per plan)
- Smooth ceilings throughout
- Finished basement (as per plan)
- Clean face gas fireplace raised approx. 6" off the floor with an oak shaker mantle and an "A" line ceramic surround around the fireplace (as per plan)
- One-sided fireplaces receive fan kit
- Three-sided fireplace includes oak cap finish (as per plan)
- 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 (n/a at basement level of walkout units)
- 4" colonial baseboards with coordinating window & door casings
- Window-ledge mouldings main-floor windows
- Carrara-style passage doors, 7ft high on main floor with trim detail (excluding lower foyer)
- Carrara-style closet doors, slider or swing door (as per plan), 7 ft high on main floor with trim detail (excluding foyer closet)
- Satin chrome door hardware; front door chime
- 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 front entry, laundry (2nd floor), mudroom and all bathrooms
- Engineered oak hardwood floors from Package 'A' in remaining ground floor areas (as per plan)
- 40 oz nylon carpeting with 12mm underlay
- Laundry pan and floor drain to be included under washer when installed on the 2nd floor
- Upper cabinets with soft close doors (hinges) above laundry (not including unfinished basement laundry areas)



TARTAN

BUILT BETTER • LOOK BETTER • LIVE BETTER



Bathrooms

- Pedestal sink in powder room
- Custom-crafted countertops and cabinets with soft close doors (hinges) in main and ensuite bathrooms
- Main bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- Master Ensuite bathroom tub (as per plan) is trimmed with ceramic tile, shower comes with acrylic base, ceramic tile walls & clear glass door
- **Oversized shower in ensuite bathroom with clear glass door**
- 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

Kitchens

- Custom-crafted countertops and cabinets with soft close drawers and doors (hinges) (N/A to L-shaped corner cabinets)
- **40" height upper kitchen cabinets; cabinet above stove is 6" deep; cabinet above fridge is 30" deep**
- Ceramic tile backsplash
- **Engineered oak hardwood floors from Package 'A'**
- Rough-in for future dishwasher
- **Microwave hood-fan**
- Double stainless steel kitchen sink
- Single lever faucet with one handle pull out kitchen faucet
- Eating bar (as per plan)
- **Kitchen pot light package (4 pot lights in predetermined locations)**

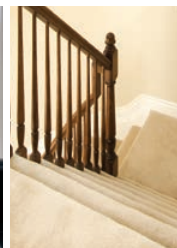
Exterior

- **40-yr. architectural roof shingles**
- Exterior soffit light or coach light package (as per plan)
- Oversized basement windows
- **Craftsman style exteriors featuring brick & stone detailing with rich vinyl siding**
- Low maintenance vinyl extruded windows throughout. All operational windows on main & 2nd floors to be coloured casement except basement windows (white). **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 garage and at rear
- Insulated, embossed metal or fibreglass front door and 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 light bulbs**
- Exterior soffit light, potlight or coach light package (as per plan)
- Minimum 1 electrical outlet in basement
- Carbon monoxide and smoke detectors where required by Building Code

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 used for building or supplier's plans at the start of construction. '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. * Tarion Fees to be paid by purchaser



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 (R40 in cathedral ceilings)
- Exterior walls R27 value insulation (except exterior garage wall)
- Full height R24 basement wall insulation to basement floor on exterior walls
- **R10 under basement floor**
- Garage ceiling insulated with Icynene R32 value (when finished space above)

Rough-in

- Central vacuum rough-in
- Conduit near electrical panel to area in garage to facilitate the connection of future electric vehicle

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 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)
- 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
- All duct work is power vacuumed prior to occupancy

LANDSCAPING

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

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
- *Tarion seven-year warranty covering major structural defects

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