



SINGLE FAMILY HOMES AND BUNGALOWS

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% 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 & covered in house wrap
- Exterior basement walls are insulated with R24 insulation to the floor
- R10 value insulation under the basement floor
- R60 blown insulation in the attic
- Garage ceilings are insulated with spray foam insulation to R32 value, where there is a finished room above
- ENERGY STAR® low-E Argon, triple glazed, 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 WIFI smart 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
- Gas fireplace raised approx. 8" off the floor with an oak beam mantle and an "A" line ceramic surround around the fireplace (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)
- 5" modern beveled baseboards with coordinating window & door casings
- Transom window above patio door on main floor (n/a at basement level of walkout units)
- Window-ledge moldings main-floor windows
- Lincoln Smooth passage doors, 7 ft high on main floor
- Lincoln Smooth closet doors, slider or swing door (as per plan), 7 ft high on main floor
- Satin chrome door hardware
- French door(s) to sunroom or study (as per plan)
- MDF cap on half walls (as per plan)
- Interior walls painted with low VOC (volatile organic compound) matte paint from builder samples (1 choice of 4)
- Standard ceramic floor tile in the front entry, laundry, mudroom and all bathrooms (not including unfinished laundry areas)
- Engineered oak hardwood floors from line 'A' in remaining ground floor areas (not including bungalow bedrooms)
- 40 oz 100% BCF Sol. Dyed Polyester stain resistant, low VOC emission carpeting with 9mm high density underpad
- 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 laundry areas)
- Built-in cabinets in mudroom or foyer with soft close doors (hinges) (as per plan)



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BATHROOMS

- Pedestal sink in powder room
- Custom-crafted cabinets with soft close doors (hinges) in main and ensuite bathrooms
- **Ensuite vanities to include bank of drawers with soft close drawers and doors (hinges) and to receive 1 or 2 sinks (as per plan)**
- Main bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- **Primary ensuite bathroom tub trimmed with ceramic tile or freestanding tub (as per plan)**
- Stand up shower comes with acrylic base, ceramic tile walls & clear glass sliding door
- Quality Chrome 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 cabinets (line 1 or 2) with soft close drawers and doors (hinges) (N/A to L-shaped corner cabinets)
- **Granite or Quartz countertops (from builder samples)**
- Built-in fridge look
- Ceramic tile backsplash
- **Microwave hood fan**
- Rough-in for future dishwasher
- Double stainless steel kitchen sink with one handle pull out kitchen faucet
- **Engineered oak hardwood floors from line 'A'**
- Eating bar (as per plan)
- **40" height upper kitchen cabinets (finished tops with gable in bungalow loft option); cabinet above fridge is 30" deep**
- Vaulted ceilings only: Pendant lights and/or track lights (as per plan)
- **Kitchen pot light package (as per plan)**

EXTERIOR

- **Traditional elevations featuring combined contemporary finishes**
- **Architectural shingles with manufacturer's limited lifetime warranty**
- Exterior soffit lights (main floor only)
- Large basement windows
- Low maintenance vinyl extruded windows throughout. All windows on main & 2nd floors to be triple glazed, and coloured casement except basement windows (white, double glazed). **Windows are Low-E Argon with screens where applicable**
- Vinyl extruded **Low-E Argon** thermal double glazed 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 with 4 choices of finishing
- Frost-free hose bib in garage and at rear
- **Oversized front 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
- Front door chime

CONSTRUCTION

INSULATION

- Attic R60 value blown fiberglass insulation (R-40 in cathedral ceilings)
- Exterior walls R27 value insulation except at exterior garage wall
- Fully drywalled walls (no mud or tape) in unfinished basement areas (as per plan) with full height 3" rigid foam insulation & batt insulation totaling R24 value on exterior walls with 2"x 4" wood framing. Electrical outlets installed as per code.
- Garage ceiling insulated with spray foam R32 Value (when finished area above garage)
- Insulated garage door
- **R10 insulation under the basement floor**

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

STRUCTURE

- Foundation walls poured concrete 8" thick with steel reinforcement
- 30 year high density polyethylene (HDPE) foundation membrane
- 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)
- 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"x 8" (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
- 3/4" tongue and groove oriented strand board subfloor nailed, sanded and screwed with 5/8" plywood underlay for ceramic
- Fully drywalled garage interior (taped only)

ROUGH-IN

- Cat6A wire on main floor with 4 additional outlets (phone, cable or ethernet)
- 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 better indoor air quality
- 96% 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 WIFI smart 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 occupancy

ELECTRICAL

- Decora style switches & plugs
- Ceiling light fixtures throughout including family room, great room, living room, and all bedrooms (except vaulted ceilings)
- Rough-in for future ceiling fan with two switches (vaulted ceilings only)
- 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**
- Minimum 1 electrical outlet in basement
- Electrical outlet for future garage door opener
- Carbon monoxide and smoke detectors where required by Building Code

LANDSCAPING

- Fully-sodded lot (or to tree line)
- Some lots receive a tree (per landscape plan, where applicable)
- 6' high wood fence in backyard at property line (where applicable, as per plan of subdivision) Excluding Russell Trails
- Paved driveway
- Precast patio stone walkway
- Wood steps at backyard (EdenWylde & Findlay Creek only)
- Wood deck at backyard (as per plan - Russell Trails 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
- *Tartan seven-year warranty covering major structural defects



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NOVEMBER 1ST, 2021