



SEMI-DETACHED HOMES

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 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 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 (as per plan)**
- **Smooth ceilings throughout**
- **Finished basement (as per plan)**
- **Bumped in modern electric fireplace with contemporary glass and wood media kit. (as per plan) Includes interior lighting and fan kit. Raised 14" above floor**
- **Half-wall staircase with oak handrail, includes custom glass panel on the 2nd floor to increase natural light.**
- Transom window above patio door on main floor
- **5" modern beveled baseboards with coordinating window & door casings**
- Window-ledge moldings main-floor windows
- **Lincoln Smooth closet doors, 7ft high on main floor (excluding lower foyer)**
- **Lincoln Smooth passage doors, 7ft high on main floor (excluding lower foyer & Mudroom as per plan)**
- Satin chrome door hardware
- 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)
- Grip set with dead bolt on front door with 4 choices of finishing
- Frost-free hose bib in garage and at rear
- Modern entrance door with large window for extra light
- Insulated metal door with smooth panels and windows
- Municipal address number at front of home
- Reinforced poured concrete front porch
- Exterior colour packages are pre-selected by the Vendor
- Front door chime



BATHROOMS

- Pedestal sink in powder room with single hole
- Granite or Quartz countertops (from builder samples) & undermount sink where countertops are included
- Custom-crafted cabinets with soft close doors (hinges) in main and ensuite bathrooms
- Main bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- Stand up showers come with acrylic base, ceramic tile walls & clear glass door
- Quality Chrome 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 cabinets (line 1) 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
- 40" height upper kitchen cabinets; cabinet above fridge is 30" deep
- Ceramic tile backsplash
- Engineered oak hardwood floors from line 'A'
- Rough-in for future dishwasher
- 30" Hoodfan & Microwave Shelf
- Double stainless steel undermount kitchen sink
- Single lever faucet with pull out spray
- Eating bar (as per plan)
- Kitchen pot light package

EXTERIOR

- Architectural shingles with manufacturer's limited lifetime warranty
- Exterior soffit lights (main floor only)
- Oversized 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
- **Modern elevations featuring combined contemporary finishes. Wood style accents and modern windows**
- Vinyl extruded Low E-Argon thermal 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
- Modern entrance door with large window for extra light
- **Insulated fiber glass door with smooth panels and transom windows**
- Municipal address number at front of home
- Reinforced poured concrete front porch
- Exterior colour packages are pre-selected by the Vendor
- Front door chime

ELECTRICAL

- Decora style switches & plugs
- Ceiling light fixtures throughout including family room, great room, living room, and all bedrooms
- Capped ceiling light in dining room
- 100 amp electrical panel with 40 amp circuit breakers
- Copper wiring
- Two weather proof exterior outlets
- Electrical outlet for future garage door opener
- **Energy efficient LED light bulbs**
- Minimum 1 electrical outlet in unfinished 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"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 membrane underlay for ceramic
- **Fully drywalled garage interior (taped only)**

INSULATION

- Attic R60 value blown fibreglass
- Exterior walls R27 value insulation (except exterior garage wall)
- Full height R24 basement wall insulation to basement floor on exterior walls
- 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. All exterior insulated walls IN UNFINISHED AREAS will receive drywall, taped, not finished and electrical outlets installed to code. No insulation - electrical or drywall will be done on party walls where insulation is not required by code.
- Garage ceiling insulated with spray foam R32 value (when finished space above)
- **R10 insulation under the basement floor**

ROUGH-IN

- Cat6A wire on main floor with 3 additional outlets (phone, cable or ethernet)
- All wires to collection point in the basement (under stairs)
- Dedicated 110v receptacle at collection point
- Central vacuum rough-in dropped to basement
- Radon gas rough-in located in basement

MECHANICAL/PLUMBING SYSTEMS

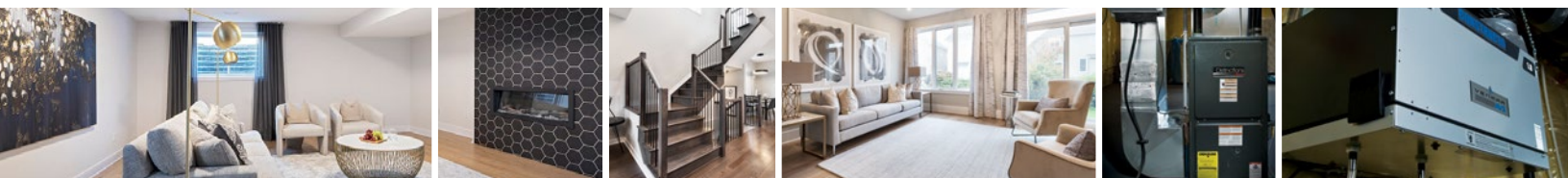
- Dedicated Heat Recovery Ventilation system (HRV) for better indoor air quality
- 96% minimum AFUE 2 stage gas value high-efficiency furnace with ECM motor
- Enhanced energy-efficient rental hot water system (tankless)
- Programmable heating/cooling thermostat
- Heating ducts sized for future air conditioning
- 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, where applicable)
- Paved driveway
- Pre-cast patio stone walkway
- Wood steps at backyard
- 6' high wood fence in backyard at property line (where applicable, as per plan of subdivision) Excluding Russell Trails

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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