



“Green” features and specifications



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domicile

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Merrion Square ENERGY STAR® Qualified Freehold Townhomes

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SUSTAINABLE SITE INFORMATION:

- Merrion Square is a former industrial site being redeveloped for housing following “Smart Growth” principles of the City of Ottawa’s Official Plan.
- The development has been designed to use existing city infrastructure and community resources in order to minimize the environmental impacts of urban sprawl on land, water, and air.
- The site is located within easy access to public transportation (bus and “O” train), parkland, and bicycle paths and just minutes from downtown, which will ease the need for automobiles.
- The professionally designed landscaping features the use of hardy low-water-demand plants that reduce the need for irrigation. In addition, deciduous trees have been introduced in front of windows with southern exposures to provide shading in the warmer months and to allow for solar gain in the winter months.

WATER CONSERVATION:

- Continuum flow (on demand) hot water heater system rented from Direct Energy.
- High-performance low-volume dual-flush toilets in each bathroom.
- Low-flow faucets and pressure-balanced low-flow showerheads in bathrooms.
- Low-flow kitchen faucets with pull-out spray.

ENERGY EFFICIENCY:

- ENERGY STAR labelled high efficiency multi-stage gas-fired forced-air furnace system complete with an ECM fan (electronically commutated motor) for all townhouses.
 - A multi-stage furnace can turn some burners off when they are not needed, therefore increasing energy efficiency because the furnace is not running at full capacity.
 - An ECM adjusts the speed of the furnace fan to maintain optimal airflow and uses substantially less power.
- All supply ducts located within heated space and all connections sealed.
- Heat Recovery Ventilator (HRV) recovers heat from the outgoing, stale household air and uses it to preheat incoming, fresh outdoor air.
- ENERGY STAR labelled 14 SEER (Seasonal Energy Efficiency Rating) central air conditioning temperature controlled by either of two thermostats strategically located in the townhouse.
- Gas-fired fireplace will be either direct vent or power vented.
- R-50 attic insulation.
- R-25 insulation rating on all above-grade exterior walls, including R-5 rigid insulation on the exterior side of the exterior wall sheathing.
- R-12 insulation full height in basement minus a 6" gap at slab.
- Spray foam insulation in ceiling between garage and living area above.
- Spray foam insulation at all joist headers.
- Continuous 6 mil polyethylene vapour barrier.
- “Tyvek” type air barrier (or equivalent) on exterior walls.
- ENERGY STAR labelled “high performance” double-glazed windows with low-E coating, argon gas-filled thermo panes and insulated spacers. Insulated steel exterior doors.
- Hydro Ottawa “Smart Meters” installed for each townhouse that promote energy conservation.
- Energy-efficient compact fluorescent light bulbs (CFL) in all light fixtures.
- Conduit from electrical panel to attic for future solar power connection.

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MATERIALS AND RESOURCES:

- The townhouses have been architecturally designed to use standard-size building components to reduce cut offs (material waste) in order to conserve resources.
- Efforts have been made to select local materials whenever possible to eliminate the need for transporting materials.
- Fibreglass insulation containing 35% recycled glass.
- Blown in fibreglass insulation containing 35% recycled glass.
- Organic asphalt shingles containing recycled paper.
- Drywall containing recycled gypsum and paper.

INDOOR ENVIRONMENTAL QUALITY:

- Heat Recovery Ventilators (HRV) provide fresh air ventilation while controlling excess humidity.
- Paints will be water-based low VOC (volatile organic compounds) and low odour that exceed Canadian Environmental Choice standards.
- Ceramic floor tile at main entrance foyer, ground floor hall, all bathrooms, and laundry rooms.
- Polyethylene sheet installed under the basement floor slab to prevent the entry of radon gas.
- Oak hardwood flooring pre-finished offsite.



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