Universal Builder's Package

HOMES J&G Brandon MB.
2404 Park Avenue
Brandon, MB R7B 0S3
204.728.2235
www.JandG.ca

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Universal Key Features

J&G Homes wants to make The Landing accessible to everyone looking to purchase. Below is a list of the features that are already included in the Universal model and more features can be added to make your home custom to your needs.

PLUMBING

- Barrier free 51” acrylic roll in shower with fold down seat and grab bars
- Elongated high rise toilet
- Sink in washroom, open beneath
- Easy access washer and dryer
- All faucets are motion sensor

KITCHEN

- Wall mount oven with side opening door
- Cook top with controls at front
- Built in countertop height microwave unit and trim kit
- Granite countertop throughout kitchen to allow hot items to be slid on surfaces from one work area to another
- Countertop height to be 35” from floor
- Upper cabinets to be 14 1/3” from countertop
- 7 ¼” toe kick on base of cabinets
- Ventilation hood controls on edge of counter
- All handles to be D shaped pulls not knobs
- Hinges on base cabinets and tall cabinets are to be 180 degree opening

EXTRA FEATURES

- Fireplace option included
- Motorized blinds on remote for all windows
- Patio doors off of master bedroom on to back patio
- Back patio increased in size to 11’ x 16’ from the standard 10’ x 12’
- Pemastone flooring upgrade throughout entire unit
- No thresholds between rooms or in doorways
- Larger front walkway to allow for 5ft turning radius

DESIGN

- Wheelchair accessibility throughout unit
- 36” wide doorways
- 5ft turning radius in all main living spaces (master, bathroom, kitchen, entrance etc)
- Plywood backing behind walls in bathroom for future installation of grab bars
- Plywood backing on ceiling of bathroom and master bedroom for future installation of lift equipment
- Handrail running the length of the garage along the front walkway

ELECTRICAL

- Automatic door opener at front entrance
- Motion sensor light at front walkway
- All light switches to be at a maximum of 42” from floor
- All electrical outlets to be installed at a minimum of 18” from floor
- Intercom system installed throughout unit
- Camera at front and back door
- Extra pot lights added to bulkheads throughout unit
- Rocker panel switches for all lights

All of the features above are already included in the overall price of the unit, however below are a list of some other features that you may want to add.

Unit Inclusions

☑	Item	Notes
☐	**Patio Doors Off Master Bedroom**	
☐	**Permastone Flooring Throughout**	
☐	**Plywood Installed on Walls/Ceiling of Ensuite**	*Allow for future grab bad and lift installation*
☐	**Plywood Installed on Walls/Ceiling of Master Bedroom**	*Allow for future install of lift*
☐	**Credit for Removing 1 Bathroom**	
☐	**Ramp Over Sill of Exterior Doors**	
☐	**Taymore Handles on All Doors**	
☐	**Toto Under Mount Vanity Sink**	*#LT191G*
☐	**Under Mount Blanco Kitchen Sink**	*#SOP1053 and Delta faucet*
☐	**Upgraded Electrical Throughout Unit**	
☐	**Roll in Acrylic Shower with Grab Bars and Fold Away Seat**	
☐	**Vanity Tap with Motion Sensor**	*#87665001*

Continue on next page

Unit Inclusions

☑	Item	Notes
☐	**Driveway Extension**	
☐	**Fireplace**	*Lennox H7515 Gas Fireplace 35" with black Interior - No mantle, hearth, tile or stone allotted, it is to be drywall finish surrounding fireplace - This option must be chosen prior to beginning construction*
☐	**Enlarged Patio**	*Additional 40 sq. ft.*
☐	**Handle Upgrade**	
☐	**12” Platform for Washer and Dryer**	
☐	**Upgraded Appliances**	*Including under cabinet microwave with trim kit, cook top and drawer style dishwasher*
☐	**24” Grab Bar in Bathroom**	*As per plan*
☐	**Automatic Door Opener with Remote on Front Door**	
☐	**Cabinet Upgrade & Layout Change**	
☐	**Safety Texture on Area of Walkway**	*Show location where driveway meets walkway*
☐	**Elongated High Rise Toto Toliet**	
☐	**Audio & Camera Package**	*Silver package with Comm 6, 2 door stations with cameras, and 2 in box speakers*
☐	**Increased Size of Front Walkway**	
☐	**Quartz Countertop**	*Added countertop as eating ledge off side of half wall*
☐	**Handrail on Side of Garage**	
☐	**Interior Doors Changed to 36” Wide**	
☐	**Motorized Blinds on All Windows**	

Overall Unit Upgrades

☑	Item	Price	Notes
☐	**Finished Garage**	$841	*Paint not included*
☐	**Finished Garage**	$1,734	*Paint included*
☐	**Central Vacuum Installed with Canister/Powerhead**	$1,600	*Additional sweep option recommended in kitchen and entry ($230 each)*

Kitchen Upgrades

☑	Item	Price	Notes
☐	**Stained Kitchen Cabinets**	$1,899	*Please note all vanities will be ordered the same color as the kitchen cabinets unless customer states otherwise.*

Interior Finishes Upgrades

☑	Item	Price	Notes
☐	**5 Panel Maple Interior Doors**	$3,689	*Stained to match cabinets*

Global Options

All items on this list, excluding paint, must be selected before framing begins or in the early phase of construction due to ordering materials and changing of the plans. All prices below are not including GST. Prices are subject to change until approved by builder and a change order is signed by both parties.

Electrical

☑	Item	Price
☐	**240 Volt Exterior Plug**	$169
☐	**3 Way Switch**	$138
☐	**4 Way Switch**	$184
☐	**Additional Cable Outlet**	$85
☐	**Additional Ceiling Light** *(rough in and hook up)*	$85
☐	**Additional Phone Jack**	$111
☐	**Cook Top Connect**	$169
☐	**Dimmer Switch**	$56
☐	**Electric Air Cleaner**	$169
☐	**Electronic Humidifier**	$169
☐	**Exterior Plug in Garage** *(requires separate circuit)*	$161
☐	**Extra CO2 Detector**	$121
☐	**Extra Door Chime**	$26
☐	**Extra Exterior Plug**	$242
☐	**Extra GFI Plug**	$169
☐	**Extra Interior Plug**	$62
☐	**Extra Smoke Detector**	$45
☐	**Extra Switch**	$85
☐	**Freezer Plug**	$138
☐	**Heat Matt Hook Up Per Matt**	$169
☐	**Heater Installed in Garage**	$765
☐	**Pot Lights Exterior** *(non-insulated)*	$75
☐	**Pot Lights Interior** *(insulated)*	$91
☐	**Hot Tub Wire** *(only includes running wire from panel to exterior of unit, does not include hook up or any other required material)*	$306
☐	**Install Ceiling Fan on Switch**	$85
☐	**Install of Pendant Light**	$85
☐	**Jet Tub Hook Up**	$169
☐	**Plub Above Kitchen Cabinets**	$123
☐	**Plug on Arc Fault CCT**	$237
☐	**Recessed TV Outlet**	$85
☐	**Separate CCT Plug**	$169
☐	**Shower Light**	$169
☐	**Tamper Proof Plug**	$169
☐	**T-slot 20amp Plug**	$169
☐	**T-slot 30amp Plug**	$169
☐	**Under Cabinet Lighting**	$123
☐	**Vacuum Dust Pan Installed**	$230
☐	**Valence Light Installed**	$108

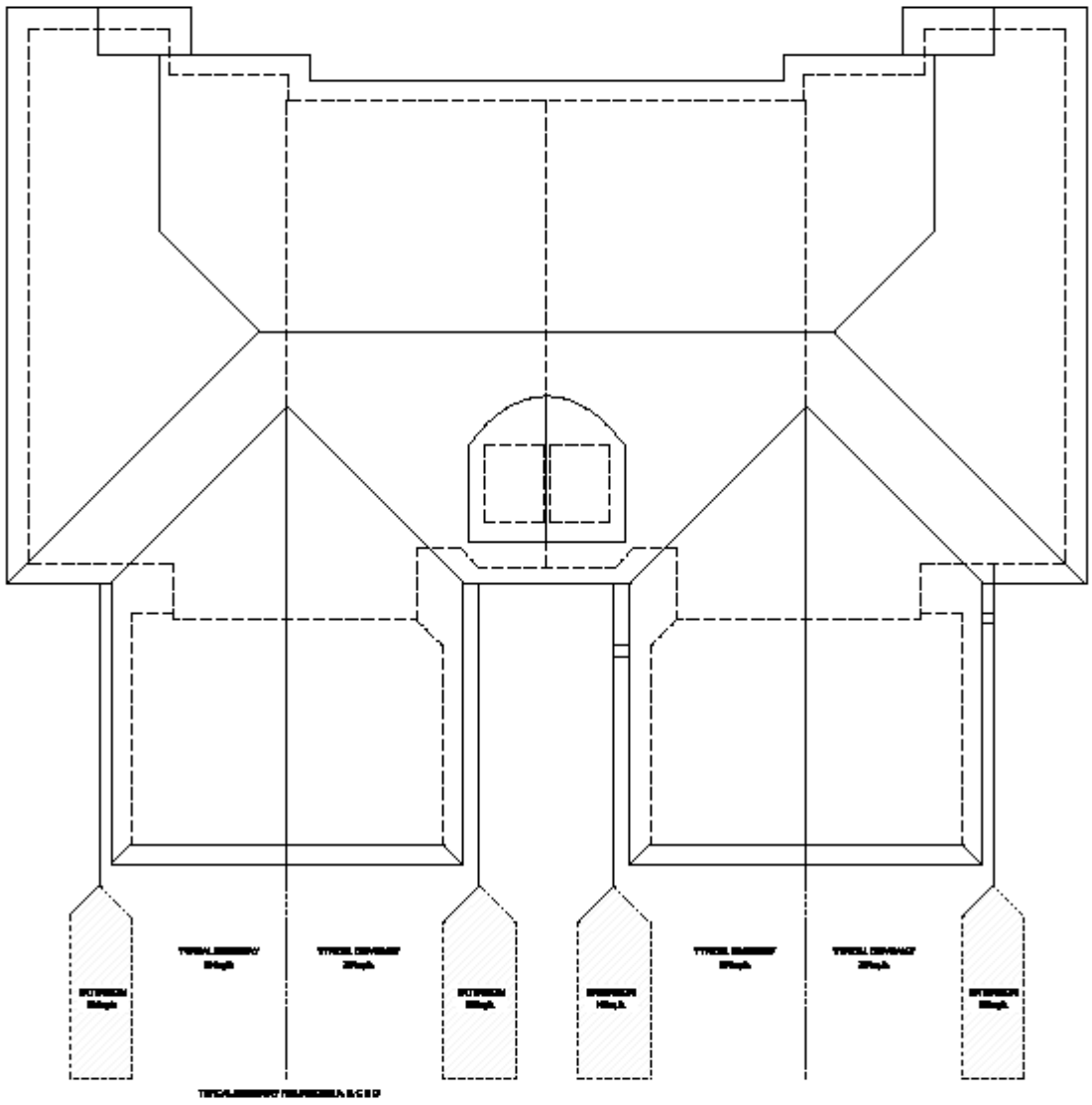
Painting

☑	Item	Price
☐	**Additional Paint Color**	$250
☐	**Feature Wall Paint Color** *(medium, dark or bright)*	$300
☐	**Painting Exterior Door**	$200
☐	**Painting Medium, Dark or Bright Color Up Charge**	$600

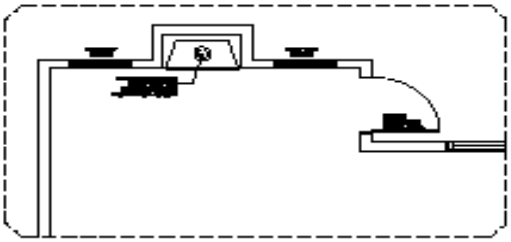
Plumbing

☑	Item	Price
☐	**Rough in for Bar**	$230
☐	**Supply/Install Garborator**	$604
☐	**Water Line to Fridge**	$192
☐	**Exterior Tap** *(cold water only)*	$115
☐	**Laundry Tub and Taps Installed**	$654
☐	**Gas Line to BBQ**	$230
☐	**Gas Line to Stove**	$153
☐	**Install of Whirlpool Tub**	$169

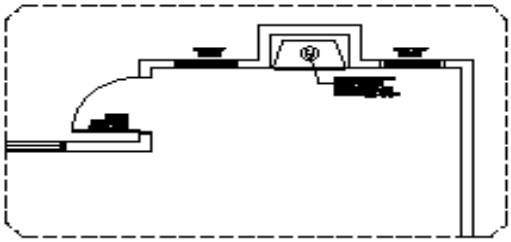
Driveway Extension Option



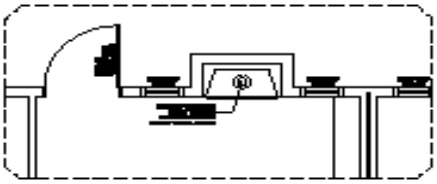
Standard Fireplace Option



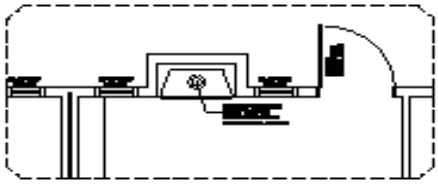
SUITE 'A' OPTIONAL GAS FIREPLACE



SUITE 'A' OPTIONAL GAS FIREPLACE

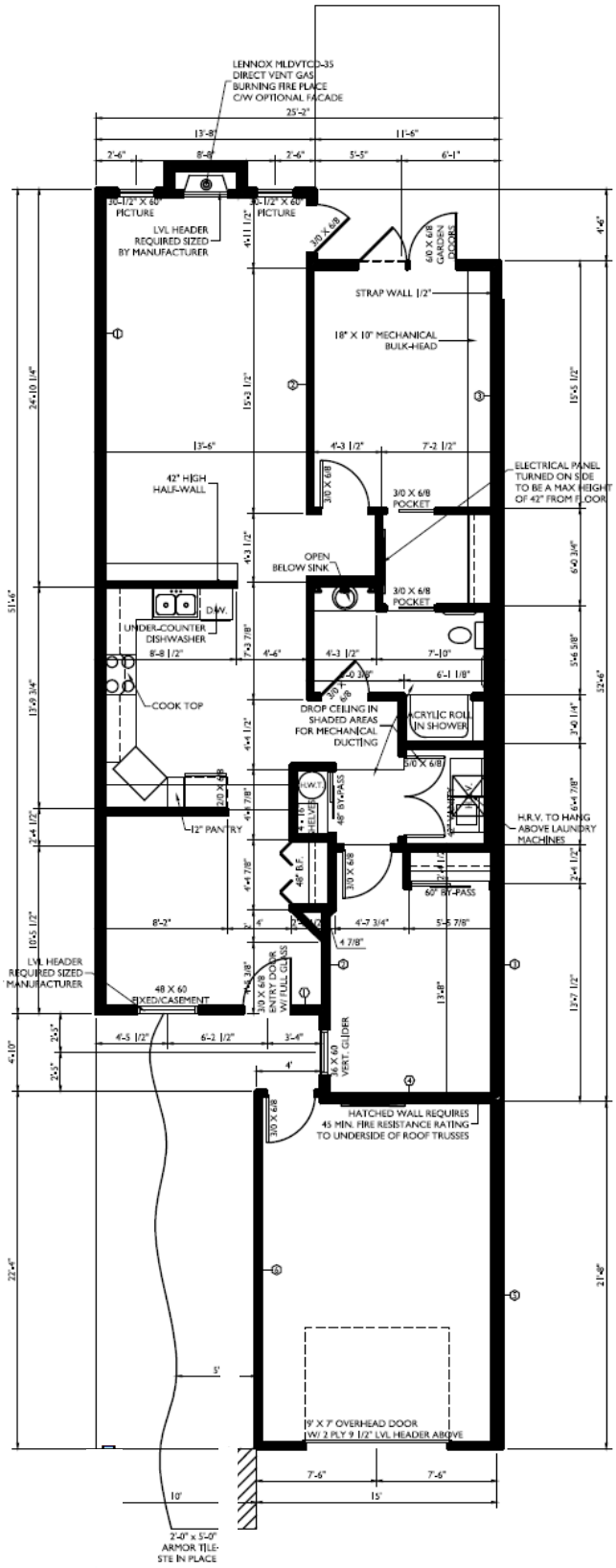


SUITE 'B' OPTIONAL GAS FIREPLACE

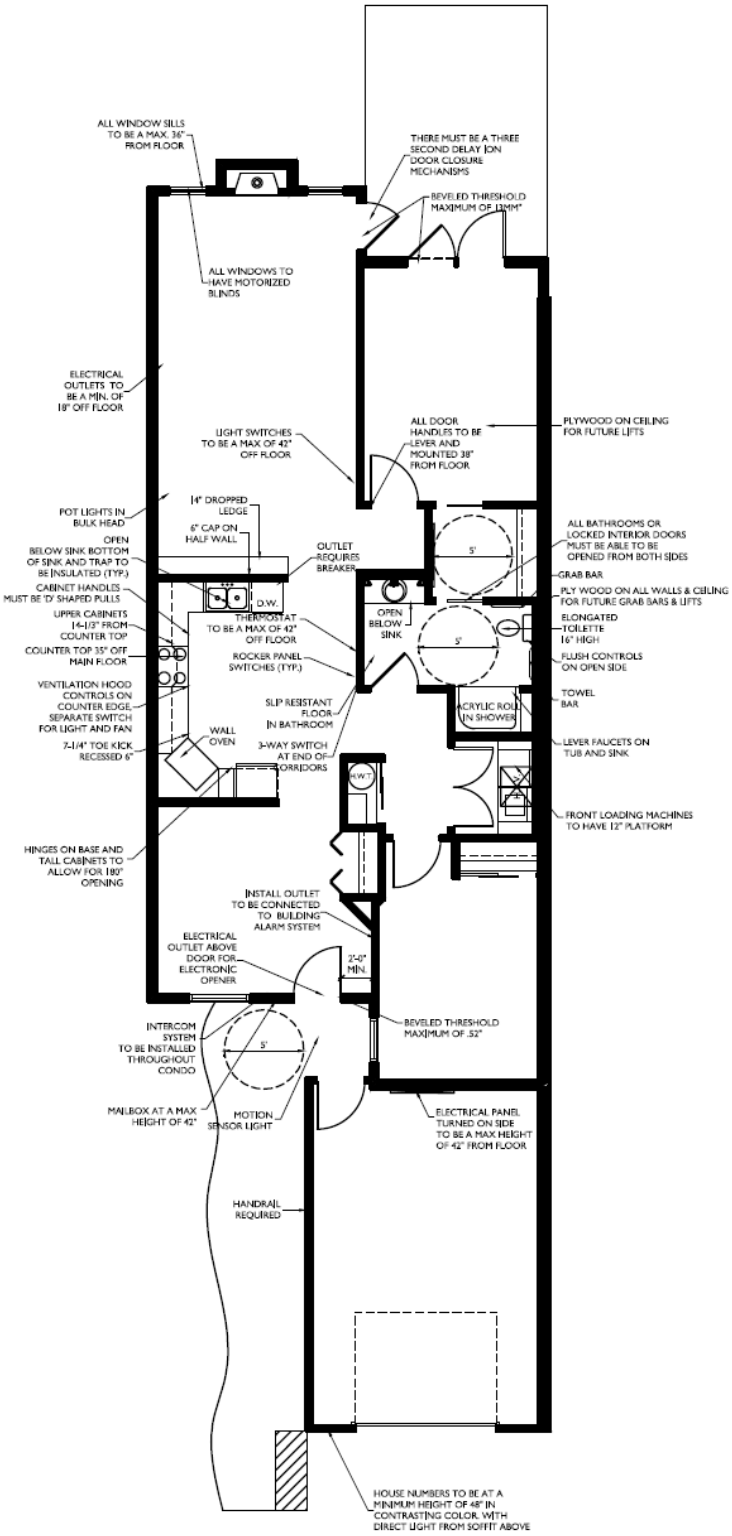


SUITE 'B' OPTIONAL GAS FIREPLACE

UNIVERSAL LAYOUT



Universal Layout Detailed



UNIVERSAL SPECIFICATION SHEET

Universal Slab Bungalow Model
Specifications Sheet

1,297 sq. ft.

Base Price: $274 603.80

Items on this specification sheet may change as per the builder's discretion due to code changes, availability of supplies, and other unforeseen issues out of the builder's control.

Slab

- 2" rigid Styrofoam insulation around perimeter and 24" buried frost shield
- 6-mil heavy poly ground cover under main stab
- Reinforcing steel for slab, garage slabs, garage grade beams and porches
- Void form for under porch unheated concrete slab areas
- The portion of the foundation, garage beams above grade will be wired and cement parged
- Redimix cast in place concrete as specified on the drawings, driveways and sidewalks to be 5000-PSI air entrained

(Some slabs may be modified due to grade of lot)

Framing

- 2' x 6' wood studs at 16" on center
- 3/8" exterior wall sheathing

Interior Walls

- 2' x 4' wood studs at 16" on center
- 2' x 6' wood studs for plumbing walls
- Drywall finish - screwed and taped (square corners on everything)
- 3 coats of paint
- Ceilings 5/8" drywall screwed and taped
- Spray texture on ceilings

Roof

- Engineered roof trusses at 24" on center
- 7/16" roof sheathing
- 30 year IKO Cambridge shingles

Soffits/Fascia/Eaves troughs/Downspouts/ Siding and Prairie Stone

- All soffit fascia downspouts are made of pre-finished metal in whicker color
- Exterior elevations are James Hardie siding with prairie stone as per elevation.
- Color of siding as per developers map
- Choice of exterior elevation is set out by builder

Interior finish

- Painted Masonite hollow core doors 5 panel paint grade
- Customer allowed 3 paint colors in home, which includes the trim and doors.
- Only 3 feature walls are permitted. If a bright, medium or dark color is chosen there will be an up charge due to the number of coats required
- Mirrored by-pass closet doors
- Painted Masonite 356MFP trim is standard around doors and windows
- Perastone baseboard
- Permastone flooring throughout unit

Cabinetry

- Kitchen cabinets by Rosehill as per plan
- Maple shaker style door is standard natural maple is the stain color
- Granite level 2 is allowed for in price

Windows and Doors

- All weather tri pane (except window at front entry due to design specifications it must be a slider with Dual Pane, Argon Low E) in whicker color
- Metal insulated front and garden doors with glass (All weather)
- Builder chose design of front door upon ordering 1/2 glass insert
- All exterior doors are white from the factory and are not painted by the builder. Please note that if a homeowner chooses to have the door painted it will be at an extra cost to the purchaser and paint will not be on warranty by the builder

Insulation

- R 20 fiberglass bat insulation in exterior walls, covered with 6 mil poly vapor barrier
- R50 blown in insulation in the attic, covered with 6 mil poly vapor barrier
- Sound insulation on interior walls between units and a double 2’ x 4’ wall with sound board, air
- Space and double drywall for sound proofing.

Plumbing

- Under mount Blanco sink
- Rona faucets (upgraded)
- Upgraded Toto vanity sinks
- Shower is a Mirolin access 51 acrylic shower
- 40 U.S. gallon electric hot water tank
- Vanee air to air exchanger included sized according to house size as well as ductless air conditioning

Patio and Landscaping

- Deck size is 11' x16' in roman paving stone
- Lot is rough graded with grades shot onto house for proper elevations
- Sodded yard is included with a shrub bed and underground sprinklers as per builder's layout.

Electrical

- Light fixtures based on 3 clip brushed nickel line, and preset by the builder
- 100 amp, 32 circuit electrical panel
- Smoke detector
- GFI external outlets
- GFI bathroom outlets as per plan
- Outlets and phone jacks discussed on site between electrician and owners upon walk through on site. Any additional items will be an added cost
- Rough in based on provisions set out by the Manitoba Hydro Residential Code Regulations Appliance
- Roughed in electrical and plumbing for dishwasher
- Baseboard heat
- 220 vacuum outlet for stove
- 220 vacuum outlet for dryer, vent included
- 110 vacuum outlet for washer plus stand pipe
- Black outside vented range hood installed with 2 speed fan and light
- Roughed in central vacuum outlets, piping to canister location is an extra (price depends on location)

Garage and Driveway

- Reinforced pier and grade beam foundation
- 4” reinforced concrete slab dowelled to house foundation
- Gravel base underneath of driveway
- Garage doors are steel insulated with one opener and whicker in color
- Garage walls outside of main building are 2’ x 4’ at 16” O.C.
- Garages are insulated and dry walled for fire rating, there is not a finish coat of mud applied, and this must be done at the cost of the homeowner
- Driveway is roman pavers

Sincerely,

Jared Jacobson
President
J & G Homes Ltd.
(204) 761 0028