

# SOLIDAGO

C O N D O M I N I U M S



South  
East  
Brandon

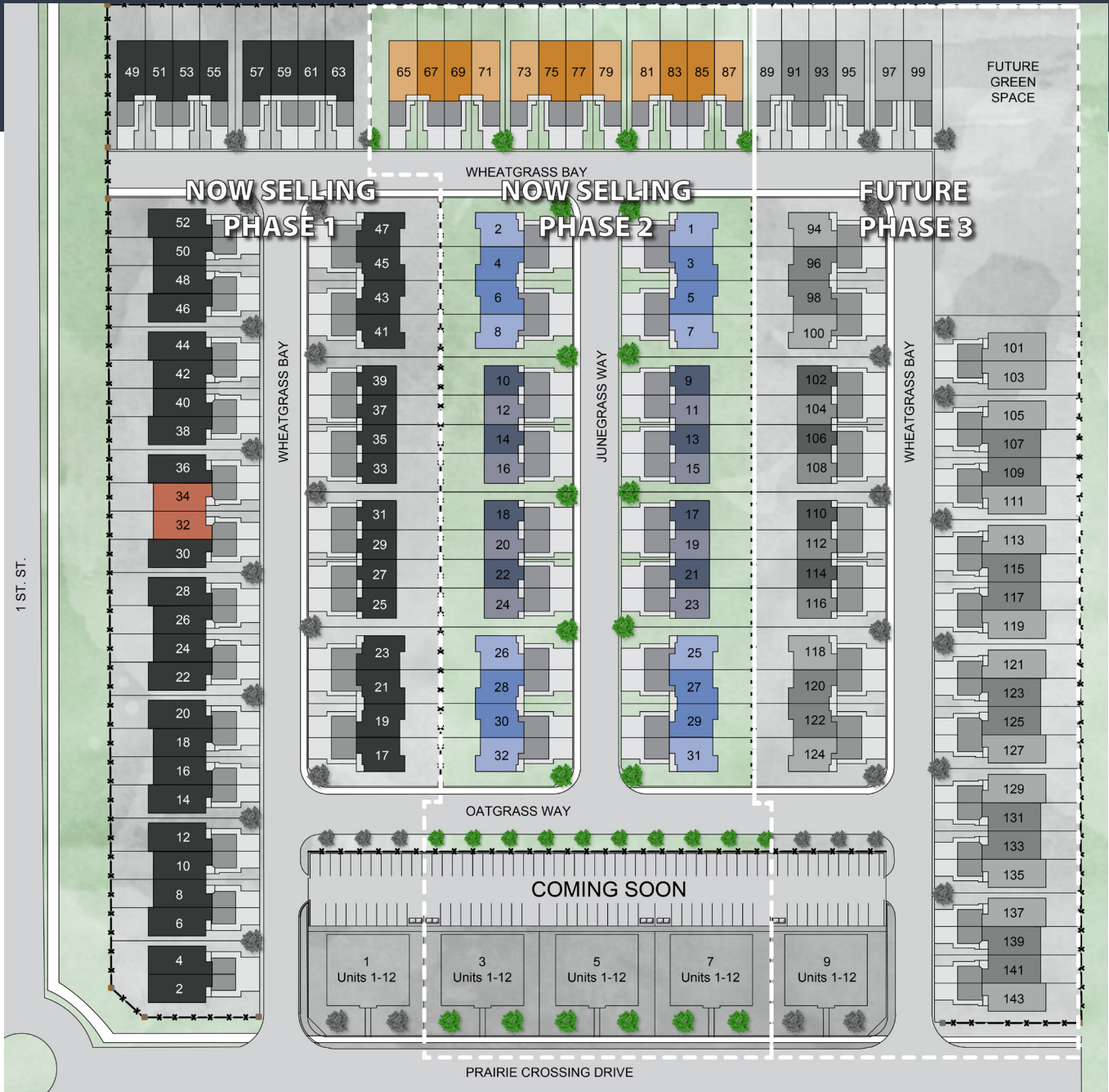


 **J&G Homes**  
customized lifestyles





## Brandon's Newest Residential Neighbourhood



# Community SITEPLAN



■ sold     
 ■ pending     
 ■ show/spec home     
 ■ coming soon

FOX  SLAB	DEER  BI-LEVEL	MOOSE  2 STOREY	BEAR  2 STOREY
WOLF  SLAB	ELK  BI-LEVEL	CARIBOU  2 STOREY	BISON  2 STOREY



# SOLIDAGO

CONDOMINIUMS



PAGE 4 + 5

WOLF + FOX  SLAB 

PAGE 10 + 11

DEER + ELK  BI-LEVEL 

PAGE 16 + 17

MOOSE + CARIBOU  2 STOREY 

PAGE 22 + 23

BISON + BEAR  2 STOREY 

*Site*  
LOCATION



# DEER

INSIDE UNIT  
1225 Sq. Ft.  
2 Bed | 2 BATH

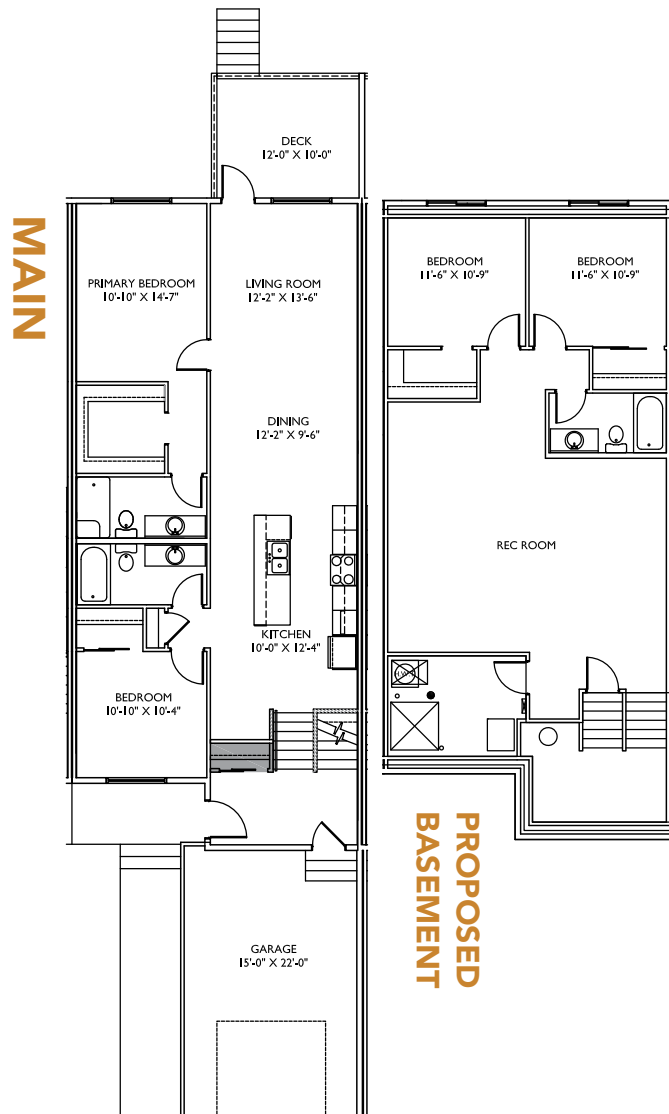
## Call Holly

FOR PRICING 204-570-2389



# BI-LEVEL

SOLIDAGO  
CONDOMINIUMS



# BI-LEVEL



# ELK

OUTSIDE UNIT

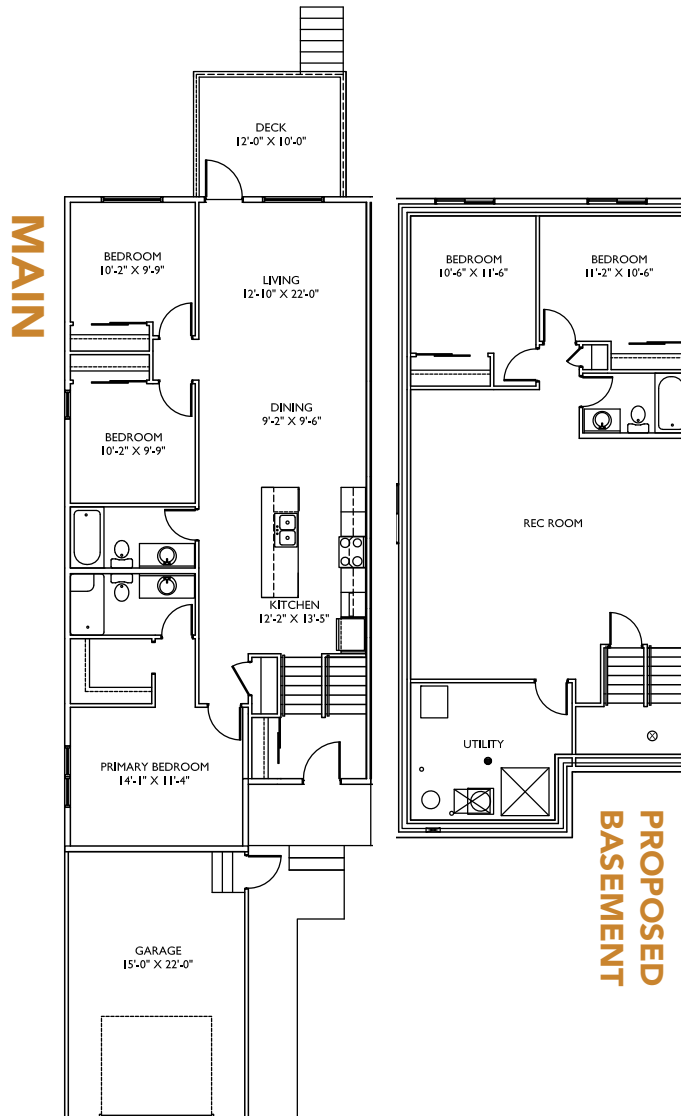
1283 Sq. Ft.

3 Bed | 2 BATH

## Call Holly

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**SOLIDAGO**  
CONDOMINIUMS





## FOUNDATION

- Conventional concrete basement
  - 9" Reinforced cast concrete walls
  - Damp-proofing applied to exterior of concrete wall
  - Frost shield and rigid vertical insulation as required by code
- 4" Concrete basement floor
- Garage Construction
  - Reinforced pier and grade beam garage foundation
  - 5" reinforced garage concrete floor

\*\* Builder reserves the right to change the foundation design based on soil conditions and weather

## BASEMENT EXTERIOR FROST WALLS AND FINISHES

- Concrete walls strapped with 2 x 4" wood studs at 24" on center
- R20 batt insulation covered with 6 mil poly vapor barrier
- Electrical plugs installed on exterior wall as per Manitoba Building Code requirements
- Keyless overhead lighting wired to one switch
- Bathroom and utility room plumbing roughed in as per standard proposed basement plan
- Basement finishing can be added as an upgrade

## FRAMING – EXTERIOR WALLS

- 2x6 Wood studs at 24" on center with 3/8" OSB sheathing
  - Main Floor Wall height – 8ft
  - Basement Wall Height – 8ft
- Garage exterior walls 2x4 wood studs 24" on center with 3/8" exterior sheathing

## FRAMING – INTERIOR WALLS

- Interior walls 2x4 wood studs at 24" on center
- Interior plumbing walls 2x6 wood studs 24" on center
- Interior party walls consist of

- 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall
- One layer of KB Sheathing and 1/2" air space
- 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall

## FLOOR SYSTEM

- Open web engineered floor system
- 3/4" TG OSB floor sheathing – Glued and nailed
- 1/4" Pro board underlay under sheet vinyl flooring

## ROOF

- Engineered roof trusses at 24" on center
- 7/16" Roof sheathing
- 2x6 Fascia and 1' Soffit
- 30 Year IKO Cambridge shingles – Dual Black, with Drip edge in black

## EXTERIOR FINISHES

- Grey cement parging
- James Hardie Siding as per Elevation
  - Board and Batton – James Hardie Panel with 2" Trims 2' o/c
  - Horizontal – James Hardie 8 1/4" Plank Siding
  - Trims installed around windows and doors on front elevation only
- Prefinished black metal soffits, fascia, eavestroughs and downspouts
- Fusion Stone – Great Lakes Fawn – installed as per building elevation
- Black metal mailbox
- Concrete front step

## WINDOWS AND DOORS

- All Weather triple pane windows with Argon – 6100 series in black acrylic wrap with white PVC interior (Grills installed on front elevation windows only)
  - Patio Door 2/8 x 6/8 Exterior door with full



- glass insert and sash locks
- Steel insulated exterior doors prefinished white from factory
  - Front Door Selection - 2 Panel Heritage (Clear Glass) with deadbolt (Exterior to be site painted, interior to remain factory finish)
  - Garage man door Smooth Steel (no glass or deadbolt), color to remain factory finish
- Steel insulated overhead black flush panel door with automatic opener
  - Door – 9x7 – (Make to be determined by builder)
  - Opener – ½ HP Chain Drive Operator with Two remotes (Make to be determined by builder)

## INSULATION, DRYWALL AND PAINT

- R22 batt insulation for home exterior wall
- R12 batt insulation for exterior garage wall
- R50 blow-in attic insulation
- Walls- ½" drywall with square bead on all edges (unless required to be 5/8" as per code)
- Ceiling- 5/8" drywall with knock down textured ceiling finish (bathrooms are smooth painted with no texture)
- Garage to be drywalled, no mudding or taping included
- One coat of primer and two coats of finish paint on interior walls
  - One paint color permitted for walls
  - Trim and doors to be painted white

## INTERIOR FINISH

- Masonite Berkley interior hollow core doors
- Satin Nickel Hardware (Hinges, Doorstops, Hinge Stops and Handrail brackets)
- Satin nickel interior door levers (Taymor Pace)
  - Privacy Lock installed on washrooms, all other handles to be passage
- Mirror bypass closet doors with white metal frame (Unless shown as a bifold on plan)
- Masonite MDF Casing (492 Profile) and MDF Baseboard (494 Profile)
- Closet shelving is white wire metal and

includes:

- Shelf with integrated rod
- Linen closet shelves (4)
- Bathroom hardware includes one of each in each washroom
  - Taymor Allusion 24" Towel Bar - Chrome #04-32524
  - Taymor Allusion Paper Holder – Chrome #04-32548

## FLOORING

- Flooring allowances include
  - Sheet-Vinyl Flooring – Located in laundry and washrooms
    - Mannington – Patina – Ash
    - Mannington – Hexx – Cauldron
    - Mannington – Twill – Wool
    - Armstrong – Venetian Marble – Classic Onyx
    - Armstrong – Marble Lake – Morning Fog
  - LVP – Located in Livingroom, entrance, kitchen, dining and hallways
    - Ames – Titan Rigid Composite Core – Waterproof Flooring
    - 8 Color Selections
  - Carpet – Stairs to basement and bedrooms
    - DreamWeaver – Windy City I Collection – All Colors (16 total)
- Selections allow for laminate (1), carpet (1) and vinyl (1)
- Selections allow for LVP (1), carpet (1) and vinyl (1)
- Reducers, stair nosing, and transitions will vary in design based on supplier chosen

## CABINETRY

- Millwork installed in kitchen as per builder design layout
  - Door Profile – Sydney 1 Piece
  - Species – MDF
  - Finish – Painted



- Interior – White Melamine
- Hardware – Soft close doors and drawers
- Crown Moulding – Angled Crown
- Laminate countertop in standard profile edge with backsplash, color selections include
  - Wilsonart – Calcutta Marble 4925-07 (upgrade)
  - Wilsonart - White Carrara 4924-38
  - Wilsonart – Sierra Cascade 5005-38
  - Formica – Arctic Snow P394-VL
  - Formica – Argento Romano 6697-46
  - Formica – Jet Sequoia 3476-46
- Standard cabinet handles are brushed nickel contemporary pulls #BP873128195

**PLUMBING AND HEATING**

- High efficiency gas forced air furnace
  - Digital thermostat installed in common area
- Air Conditioner sized as per unit requirements
  - Installed on wall mount brackets with noise reducers
- 40 Gallon hot water tank
- HRV sized to code requirements
  - Main control in common area
  - One wall control switch in each bathroom
- Two exterior frost-free taps on 4 plex (not per unit)
- Waterline to fridge included
- Rangehood ducted to exterior wall
- Shut offs for waterlines under all sink locations, one main shut off for unit in utility room
- One water meter will be installed in one of the units within the building, location to be determined by development servicing

\*\* Make and model of equipment supplied by plumbing subcontractor to be determined by builder based on availability of supplier

**Plumbing Fixtures**

**Kitchen**

- Kitchen Sink – Kindred Double SS Sink - #12975117
- Kitchen Faucet – Pfister Fullerton Pull Down

Faucet Chrome #56305228

- Broan SS Rangehood – 210 CFM – Rona #09095100

**Bathroom**

- 5’ Acrylic one-piece tub/shower – Mirolin Bel Air (Main Bath)
- 5’ Acrylic one-piece shower – Mirolin Madison with seat and shower rod (Ensuite)
- Tub/Shower Faucet – Moen Rinza Chrome - #15025770
- Vanity Sink - Drop-in white – Rona #16905005
- Vanity Tap – Moen Rinza Chrome - #15025764
- Toilet – American Standard Reliant – Elongated/comfort height – Rona #00535186

**ELECTRICAL**

- Electrical plugs, switches, wiring and panel installed as per code
- 100-amp panel with breakers
- GFI external outlets
- Smoke, CO2 and heat detectors as per code
- One Cat5 per bedroom and two in living room
- Electrical for all appliances
  - 220 Outlet for Stove
  - 220 Outlet for Dryer
  - 110 Outlet for Washer

**Lighting Fixtures:**

- Bedrooms – Canarm 15” Round Flush Mount Ceiling – Integrated LED #37395078
- Walk in Closet, Hallway and Laundry (if applicable) – Canarm 11” Round Flush Mount Ceiling – Integrated LED #05115768
- Entry - Canarm River Brushed Nickel Chandelier #ICH578A05BN18
- Rear Exterior wall light– Canarm Davie #IOL236BK
- Front Exterior wall light – Canarm #LBL167A14WACBK
- Vanity Light – Canarm Milo 4 Lite #IVL429A04CH
- Pot Lights –
  - Deer - 14 LED wafer interior pot lights, 2 exterior





- Elk – 13 LED wafer interior pot lights, 1 exterior

### APPLIANCES

- Builder to supply the following appliances:
  - Washer Whirlpool #WFW560CHW
  - Dryer Whirlpool #YWED5620HW
  - Fridge Whirlpool #WRTX5419SZ
  - Range Whirlpool #YWFE515S0JS
  - Dishwasher Whirlpool #WDF330PAHS
- Washer and dryer will be installed as a stacked unit

\*\* Due to availability issues with appliance providers the model may change, but replacement will be of equal quality and price, builder reserves the right to modify the appliances to be provided

### DECK, DRIVEWAY AND LANDSCAPING

- 12' x 10' Deck
  - Microlam wood or equal
  - 2x8 Joists and Beams as per plan
  - 1x6 Perimeter rail with 2x6 top plate
  - Wood is based on a #2 quality. Knots and imperfections in the wood will be present
  - Rock installed under deck
  - Concrete pads for deck posts to sit on
- Driveway – Holland 4x8 Pavers as per site plan
- Lot is rough graded and shaped to allow water drainage
- Sodded yard is included with a shrub bed and underground sprinklers as per builder's layout

### GENERAL INFORMATION

- Materials and elevations are subject to change at the builder's discretion. The builder reserves the right to make substitutions of similar quality and value provided they meet the Manitoba Building Code.
- If a change order is requested for a product listed above a credit will be issued based on what the builder had allotted in the base price of the sale, it is not based on retail pricing shown on websites. The new

product selected will be priced based on the builder's costs and not the retail price as shown on websites (*please note J&G Homes is a separate entity to Rona, and therefore costing may differ*). Also, there will be costs allocated for the designers and estimators time to complete the change order

- Products to be from approved builder suppliers, this contract does not allow for homeowner supplied items
- If a product becomes discontinued or unavailable in the timeline required for the schedule to be met the customer will be requested to reselect. If there is a price difference because the customer chose an upgraded product this would be added to a change order for the difference
  - If a customer chooses to not reselect and await the original selection and the possession date will be modified to accommodate the timelines
- Exterior changes cannot be made other than the available options of patio, driveway and fencing
- No product can be supplied by homeowner during construction. If the homeowner wishes to supply their own product standard selections will be installed and homeowner can complete once they have taken possession
- If a homeowner chooses to upgrade their appliances and receive credit for the standard specifications, the timelines of those appliances are not the responsibility of the builder and temporary appliances will not be provided if they are not available at time of possession
- If there is a discrepancy between the elevations and floor plans, the specifications will be adhered to

# MOOSE

LEFT UNIT  
1850 Sq. Ft.  
3 Bed | 2.5 BATH

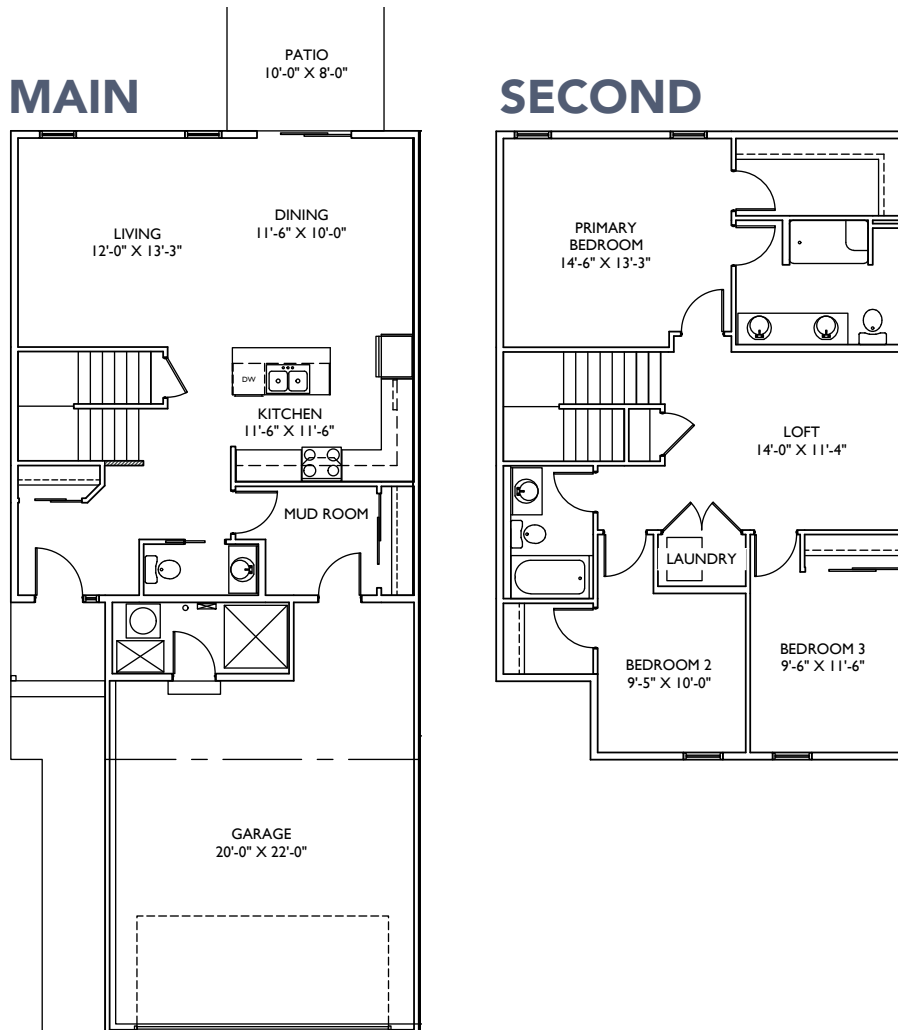
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# 2-STOREY

SOLIDAGO  
CONDOMINIUMS



# 2-STOREY



## CARIBOU

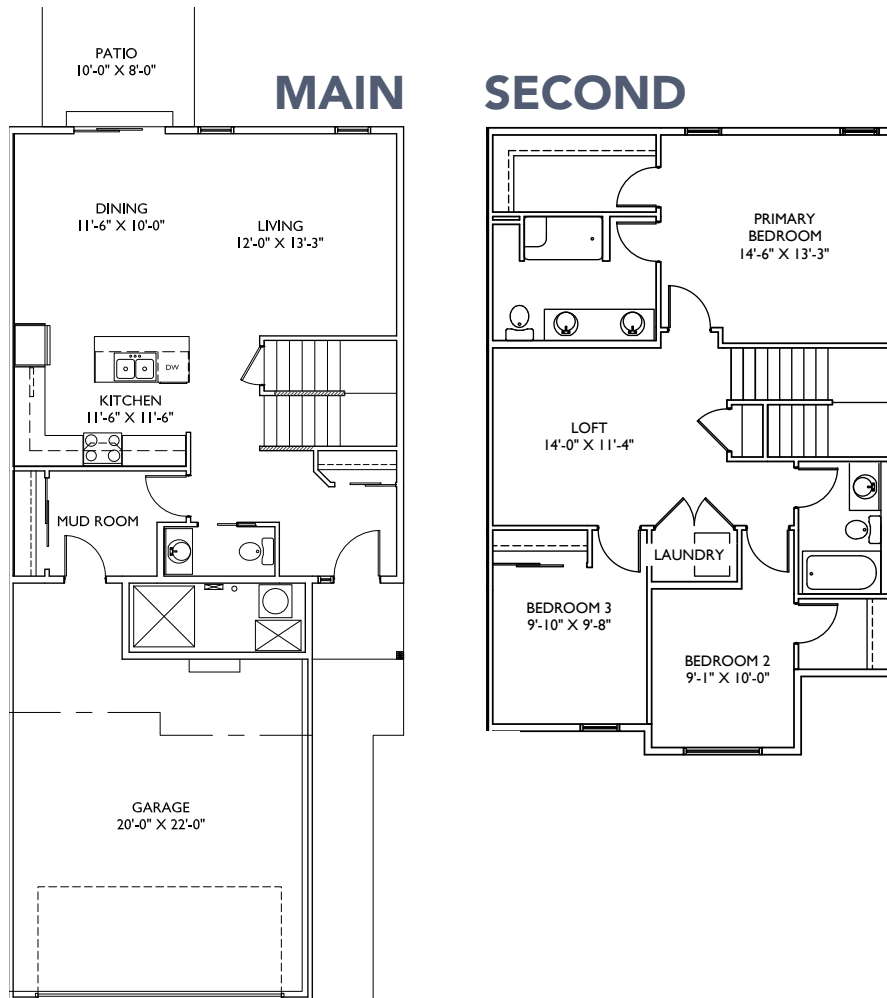
RIGHT UNIT

1835 Sq. Ft.

3 Bed | 2.5 BATH

### Call Holly

FOR PRICING 204-570-2389





## SLAB FOUNDATION

- 24" x 16" thickened edge slab foundation with 5" structural concrete slab reinforced with rebar throughout
- Rigid insulation installed for frost deflector and on underside of slab as per code requirements
- Garage Construction
  - Reinforced pier and grade beam garage foundation
  - 5" reinforced garage concrete floor

\*\* Builder reserves the right to change the foundation design based on soil conditions and weather

## FRAMING – EXTERIOR WALLS

- 2x6 Wood studs at 24" on center with 3/8 OSB sheathing
  - Main Floor Wall height – 9ft (sections of ceiling will be 8ft due to dropped ceilings for ducting)
  - Second Floor Wall height – 8ft
- Garage exterior walls 2x4 wood studs 24" on center with 3/8" exterior sheathing

## FRAMING – INTERIOR WALLS

- Interior walls 2x4 wood studs at 24" on center
- Interior plumbing walls 2x6 wood studs 24" on center
- Interior party walls consist of
  - 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall
  - One layer of KB Sheathing and 1/2" air space
  - 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall

## ROOF

- Engineered roof trusses at 24" on center
- 7/16" Roof sheathing

- 2x6 Fascia and 1' Soffit
- 30 Year IKO Cambridge shingles – Dual Black, with Drip edge in black

## EXTERIOR FINISHES

- Grey cement parging
- James Hardie Siding as per Elevation
  - Board and Batton – James Hardie Panel with 2" Trims 2' o/c
  - Horizontal – James Hardie 8 1/4" Plank Siding
  - Trims installed around windows and doors on front elevation only
- Prefinished black metal soffits, fascia, eavestroughs and downspouts
- Cladding Beams and Post at front entrance – Woodgrain selection by builder
- Fusion Stone – Great Lakes Fawn – installed as per building elevation
- Black metal mailbox
- Concrete front step

## WINDOWS AND DOORS

- All Weather triple pane windows with Argon – 6100 series in black acrylic wrap with white PVC interior (Grills installed on front elevation windows only, as shown on plans)
- Patio Door
  - Patio Door to be Slider in Black – Standard Handle and one lock at base
- Steel insulated exterior doors prefinished white from factory
  - Front Door Selection - 2 Panel Heritage (Clear Glass) with deadbolt (Exterior to be site painted, interior to remain factory finish)
  - Garage man door Smooth Steel (no glass or deadbolt), color to remain factory finish
- Steel insulated overhead black flush panel door with automatic opener
  - Door – 16x7 – (Make to be determined by builder)
  - Opener – 1/2 HP Chain Drive Operator with Two remotes (Make to be determined by



builder)

## INSULATION, DRYWALL AND PAINT

- R22 batt insulation for home exterior wall
- R12 batt insulation for exterior garage wall
- R50 blow-in attic insulation (where required due to vaults a R28 and R22 hand batt insulation will be installed)
- Walls - ½" drywall with square bead on all edges (unless required to be 5/8" as per code)
- Ceiling - 5/8" drywall with knock down textured ceiling finish (bathrooms are smooth painted with no texture)
- Garage to be drywalled, no mudding or taping included
- One coat of primer and two coats of finish paint on interior walls
  - One paint color permitted for walls
  - Trim and doors to be painted white

## INTERIOR FINISH

- Masonite Berkley interior hollow core doors
- Satin Nickel Hardware (Hinges, Door Stops, Hinge Stops and Handrail brackets)
- Satin nickel interior door levers (Taymor Pace)
  - Privacy Lock installed on washrooms, all other handles to be passage
- Mirror bypass closet doors with white metal frame
- Masonite MDF Casing (492 Profile) and MDF Baseboard (494 Profile)
- Closet shelving is white wire metal and includes:
  - Shelf with integrated rod
  - Linen closet shelves (4)
- Bathroom hardware includes one of each in each washroom
  - Taymor Allusion 24" Towel Bar - Chrome #04-32524
  - Taymor Allusion Paper Holder – Chrome #04-32548

## FLOORING

- Flooring allowances include
  - Sheet-Vinyl Flooring – Located in laundry and washrooms
    - Mannington – Patina – Ash
    - Mannington – Hexx – Cauldron
    - Mannington – Twill – Wool
    - Armstrong – Venetian Marble – Classic Onyx
    - Armstrong – Marble Lake – Morning Fog
  - LVP – Located in Livingroom, entrance and kitchen
    - Ames – Titan Rigid Composite Core – Waterproof Flooring
    - 8 Color Selections
  - Carpet – Second Floor, stairs and all bedrooms
    - DreamWeaver – Windy City I Collection – All Colors (16 total)
- Selections allow for LVP (1), carpet (1) and vinyl (1)
- Reducers, stair nosing and transitions will vary in design based on supplier chosen

## CABINETRY

- Millwork installed in kitchen as per builder design layout
  - Door Profile – Sydney 1 piece
  - Species – MDF
  - Finish – Painted (33 colors to choose from)
  - Interior – White Melamine
  - Hardware – Soft close doors and drawers
  - Crown Moulding – Angled Crown
- Laminate countertop in standard profile edge with or without backsplash, color selections include
  - Wilsonart – Calcutta Marble 4925-07 (upgrade)
  - Wilsonart - White Carrara 4924-38



# MOOSE + CARIBOU 2-STOREY SPECIFICATIONS



- Wilsonart – Sierra Cascade 5005-38
- Formica – Arctic Snow P394-VL
- Formica – Argento Romano 6697-46
- Formica – Jet Sequoia 3476-46
- Standard cabinet handles are brushed nickel contemporary pulls #BP873128195

## PLUMBING AND HEATING

- High efficiency gas forced air furnace
  - Digital thermostat installed in common area
  - Floor grills installed on second floor, wall grills for cold-air returns and ceiling diffusers for main floor (locations and sizing to be determined by builder)
- Air Conditioner sized as per unit requirements
  - Installed on wall mount brackets with noise reducers or 2x2 pavers on ground (builders choice)
- 60 Gallon hot water tank
- HRV sized to code requirements
  - Main control in common area
  - One wall control switch in each bathroom
- Two exterior frost free taps on 4 plex (not per unit)
- Waterline to fridge included
- Rangehood ducted to exterior wall
- Shut offs for waterlines under all sink locations, one main shut off for unit in utility room
- One water meter will be installed in one of the units within the building, location to be determined by development servicing

\*\* Make and model of equipment supplied by plumbing subcontractor to be determined by builder based on availability of supplier

## Plumbing Fixtures

### Kitchen

- Kitchen Sink – Kindred Double SS Sink - #12975117
- Kitchen Faucet – Pfister Fullerton Pull Down Faucet Chrome #56305228

- Broan SS Rangehood – 210 CFM – Rona #09095100

### Bathroom

- 5' Acrylic one-piece tub/shower – Mirolin Bel Air (*Main Bath*)
- 5' Acrylic one-piece shower – Mirolin Madison with seat and shower rod (*Ensuite*)
- Tub/Shower Faucet – Moen Rinza Chrome - #15025770
- Vanity Sink - Drop-in white – Rona #16905005
- Vanity Tap – Moen Rinza Chrome - #15025764
- Toilet – American standard Reliant – Elongated/comfort height- Rona #00535186

## ELECTRICAL

- Electrical plugs, switches, wiring, and panel installed as per code
- 100 amp panel with breakers
- GFI external outlets
- Smoke, CO2 and heat detectors as per code
- One Cat5 per bedroom and two in living room
- Electrical for all appliances
  - 220 Outlet for Stove
  - 220 Outlet for Dryer
  - 110 Outlet for Washer

### Lighting Fixtures:

- Bedrooms – Canarm 15" Round Flush Mount Ceiling – Integrated LED #37395078
- Walk in Closet, Hallway and Laundry (*if applicable*) – Canarm 11" Round Flush Mount Ceiling – Integrated LED #05115768
- Entry Low Ceiling – Canarm River Brushed Nickel Semi Flush #ISF578A03BN
- Rear Exterior wall light– Canarm Davie #IOL236BK
- Front Exterior wall light – Canarm #LBL167A14WACBK
- Vanity Light – Canarm Milo 3 Lite





#IVL429A03CH

- Pot Lights
  - Caribou - 15 LED wafer interior pot lights, 1 exterior
  - Moose - 15 LED wafer interior pot lights, 1 exterior

## APPLIANCES

- Builder to supply the following appliances:
  - Washer Whirlpool #WFW560CHW
  - Dryer Whirlpool #YWED5620HW
  - Fridge Whirlpool #WRTX5419SZ
  - Range Whirlpool #YWFE515S0JS
  - Dishwasher Whirlpool #WDF330PAHS
- Washer and dryer will be installed as a stacked unit

\*\* Due to availability issues with appliance providers the model may change, but replacement will be of equal quality and price, builder reserves the right to modify the appliances to be provided

## PATIO, DRIVEWAY AND LANDSCAPING

- Paver Patio – Holland Natural 4x8 Pavers with snap edge
  - **Bear and Bison - 15' 9" x 10'**
  - **Caribou and Moose – 8' x 10'**
- Driveway – Holland Natural 4x8 Pavers as per site plan
- Lot is rough graded and shaped to allow water drainage
- Sodded yard is included with a shrub bed and underground sprinklers as per builders layout

## GENERAL INFORMATION

- Materials and elevations are subject to change at the builder's discretion. The builder reserves the right to make substitutions of similar quality and value provided they meet the Manitoba Building Code.
- If a change order is requested for a product listed above a credit will be issued based on what the builder had allotted in the

base price of the sale, it is not based on retail pricing shown on websites. The new product selected will be priced based on the builders costs and not the retail price as shown on websites (*please note J&G Homes is a separate entity to Rona, and therefore costing may differ*). Also there will be costs allocated for the designers and estimators time to complete the change order

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  - If a customer chooses to not reselect and await the original selection and the possession date will be modified to accommodate the timelines
- Exterior changes cannot be made other than the available options of patio, driveway and fencing
- No product can be supplied by homeowner during construction. If the homeowner wishes to supply their own product standard selections will be installed and homeowner can complete once they have taken possession
- If a homeowner chooses to upgrade their appliances and receive credit for the standard specifications, the timelines of those appliances are not the responsibility of the builder and temporary appliances will not be provided if they are not available at time of possession
- If there is a discrepancy between the elevations and floor plans, the specifications will be adhered to.

# BISON

OUTSIDE UNIT

1941 Sq. Ft.

4 Bed | 2.5 BATH

## Call Holly

FOR PRICING 204-570-2389

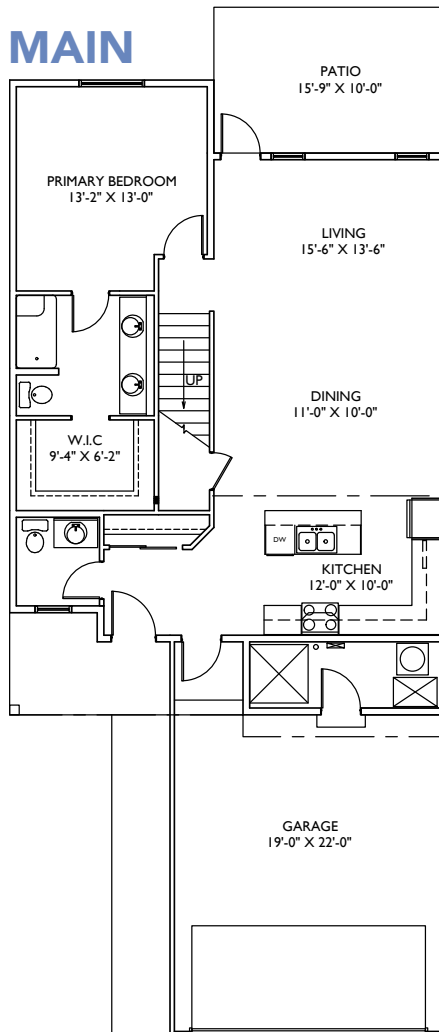


# 2-STOREY

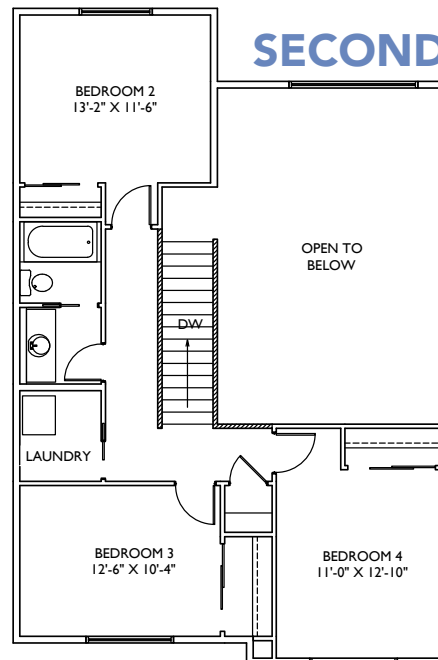
SOLIDAGO  
CONDOMINIUMS



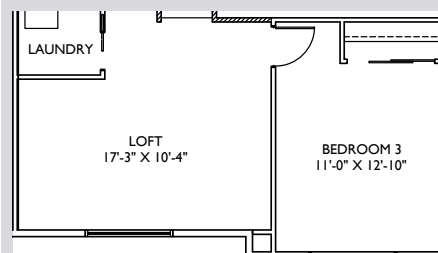
## MAIN



## SECOND



## OPTIONAL LOFT



# 2-STOREY



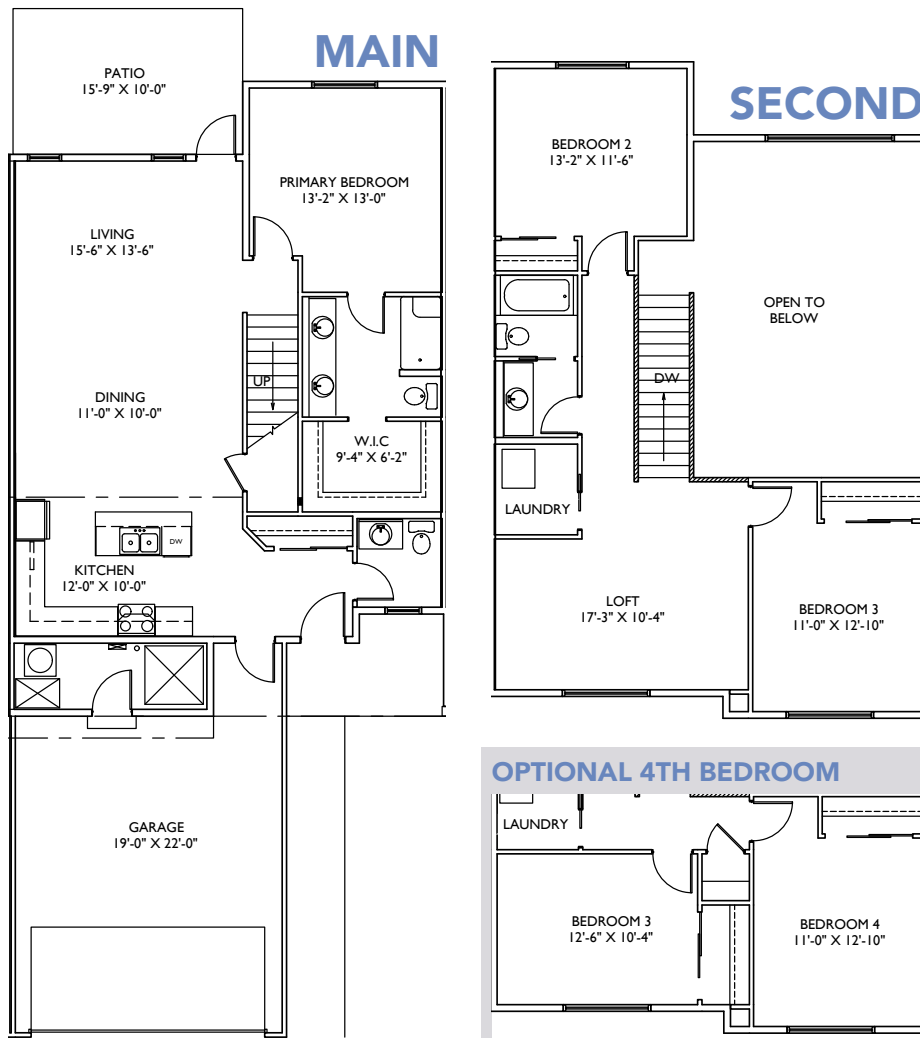
# BEAR

INSIDE UNIT  
1941 Sq. Ft.

3 Bed - Opt. 4th | 2.5 BATH

# Call Holly

FOR PRICING 204-570-2389





## SLAB FOUNDATION

- 24" x 16" thickened edge slab foundation with 5" structural concrete slab reinforced with rebar throughout
- Rigid insulation installed for frost deflector and on underside of slab as per code requirements
- Garage Construction
  - Reinforced pier and grade beam garage foundation
  - 5" reinforced garage concrete floor

\*\* Builder reserves the right to change the foundation design based on soil conditions and weather

## FRAMING – EXTERIOR WALLS

- 2x6 Wood studs at 24" on center with 3/8 OSB sheathing
  - Main Floor Wall height – 9ft (sections of ceiling will be 8ft due to dropped ceilings for ducting)
  - Second Floor Wall height – 8ft
- Garage exterior walls 2x4 wood studs 24" on center with 3/8" exterior sheathing

## FRAMING – INTERIOR WALLS

- Interior walls 2x4 wood studs at 24" on center
- Interior plumbing walls 2x6 wood studs 24" on center
- Interior party walls consist of
  - 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall
  - One layer of KB Sheathing and 1/2" air space
  - 2x4 wood studs 16" on center, R12 batt sound insulation, one layer of 1/2" drywall and one layer of 5/8" drywall

## ROOF

- Engineered roof trusses at 24" on center
- 7/16" Roof sheathing
- 2x6 Fascia and 1' Soffit

- 30 Year IKO Cambridge shingles – Dual Black, with Drip edge in black

## EXTERIOR FINISHES

- Grey cement parging
- James Hardie Siding as per Elevation
  - Board and Batton – James Hardie Panel with 2" Trims 2' o/c
  - Horizontal – James Hardie 8 1/4" Plank Siding
  - Trims installed around windows and doors on front elevation only
- Prefinished black metal soffits, fascia, eavestroughs and downspouts
- Cladding Beams and Post at front entrance – Woodgrain selection by builder
- Fusion Stone – Great Lakes Fawn – installed as per building elevation
- Black metal mailbox
- Concrete front step

## WINDOWS AND DOORS

- All Weather triple pane windows with Argon – 6100 series in black acrylic wrap with white PVC interior (Grills installed on front elevation windows only, as shown on plans)
- Patio Door
  - 2/8 x 6/8 Exterior door with full glass insert and sash locks
- Steel insulated exterior doors prefinished white from factory
  - Front Door Selection - 2 Panel Heritage (Clear Glass) with deadbolt (Exterior to be site painted, interior to remain factory finish)
  - Garage man door Smooth Steel (no glass or deadbolt), color to remain factory finish
- Steel insulated overhead black flush panel door with automatic opener
  - Door – 16x7 – (Make to be determined by builder)
  - Opener – 1/2 HP Chain Drive Operator with Two remotes (Make to be determined by builder)



## INSULATION, DRYWALL AND PAINT

- R22 batt insulation for home exterior wall
- R12 batt insulation for exterior garage wall
- R50 blow-in attic insulation (where required due to vaults a R28 and R22 hand batt insulation will be installed)
- Walls - ½" drywall with square bead on all edges (unless required to be 5/8" as per code)
- Ceiling - 5/8" drywall with knock down textured ceiling finish (bathrooms are smooth painted with no texture)
- Garage to be drywalled, no mudding or taping included
- One coat of primer and two coats of finish paint on interior walls
  - One paint color permitted for walls
  - Trim and doors to be painted white

## INTERIOR FINISH

- Masonite Berkley interior hollow core doors
- Satin Nickel Hardware (Hinges, Door Stops, Hinge Stops and Handrail brackets)
- Satin nickel interior door levers (Taymor Pace)
  - Privacy Lock installed on washrooms, all other handles to be passage
- Mirror bypass closet doors with white metal frame
- Masonite MDF Casing (492 Profile) and MDF Baseboard (494 Profile)
- Closet shelving is white wire metal and includes:
  - Shelf with integrated rod
  - Linen closet shelves (4)
- Bathroom hardware includes one of each in each washroom
  - Taymor Allusion 24" Towel Bar - Chrome #04-32524
  - Taymor Allusion Paper Holder – Chrome #04-32548

## FLOORING

- Flooring allowances include
  - Sheet-Vinyl Flooring – Located in laundry and washrooms
    - Mannington – Patina – Ash
    - Mannington – Hexx – Cauldron
    - Mannington – Twill – Wool
    - Armstrong – Venetian Marble – Classic Onyx
    - Armstrong – Marble Lake – Morning Fog
  - LVP – Located in Livingroom, entrance and kitchen
    - Ames – Titan Rigid Composite Core – Waterproof Flooring
    - 8 Color Selections
  - Carpet – Second Floor, stairs and all bedrooms
    - DreamWeaver – Windy City I Collection – All Colors (16 total)
- Selections allow for LVP (1), carpet (1) and vinyl (1)
- Reducers, stair nosing and transitions will vary in design based on supplier chosen

## CABINETRY

- Millwork installed in kitchen as per builder design layout
  - Door Profile – Sydney 1 piece
  - Species – MDF
  - Finish – Painted (33 colors to choose from)
  - Interior – White Melamine
  - Hardware – Soft close doors and drawers
  - Crown Moulding – Angled Crown
- Laminate countertop in standard profile edge with or without backsplash, color selections include
  - Wilsonart – Calcutta Marble 4925-07 (upgrade)
  - Wilsonart - White Carrara 4924-38
  - Wilsonart – Sierra Cascade 5005-38



- Formica – Arctic Snow P394-VL
- Formica – Argento Romano 6697-46
- Formica – Jet Sequoia 3476-46
- Standard cabinet handles are brushed nickel contemporary pulls #BP873128195

## PLUMBING AND HEATING

- High efficiency gas forced air furnace
  - Digital thermostat installed in common area
  - Floor grills installed on second floor, wall grills for cold-air returns and ceiling diffusers for main floor (locations and sizing to be determined by builder)
- Air Conditioner sized as per unit requirements
  - Installed on wall mount brackets with noise reducers or 2x2 pavers on ground (builders choice)
- 60 Gallon hot water tank
- HRV sized to code requirements
  - Main control in common area
  - One wall control switch in each bathroom
- Two exterior frost free taps on 4 plex (not per unit)
- Waterline to fridge included
- Rangehood ducted to exterior wall
- Shut offs for waterlines under all sink locations, one main shut off for unit in utility room
- One water meter will be installed in one of the units within the building, location to be determined by development servicing

\*\* Make and model of equipment supplied by plumbing subcontractor to be determined by builder based on availability of supplier

## Plumbing Fixtures

### Kitchen

- Kitchen Sink – Kindred Double SS Sink - #12975117
- Kitchen Faucet – Pfister Fullerton Pull Down Faucet Chrome #56305228
- Broan SS Rangehood – 210 CFM – Rona

#09095100

### Bathroom

- 5' Acrylic one-piece tub/shower – Mirolin Bel Air (*Main Bath*)
- 5' Acrylic one-piece shower – Mirolin Madison with seat and shower rod (*Ensuite*)
- Tub/Shower Faucet – Moen Rinza Chrome - #15025770
- Vanity Sink - Drop-in white – Rona #16905005
- Vanity Tap – Moen Rinza Chrome - #15025764
- Toilet – American Standard Reliant – Elongated/comfort height Rona #00535186

## ELECTRICAL

- Electrical plugs, switches, wiring, and panel installed as per code
- 100 amp panel with breakers
- GFI external outlets
- Smoke, CO2 and heat detectors as per code
- One Cat5 per bedroom and two in living room
- Electrical for all appliances
  - 220 Outlet for Stove
  - 220 Outlet for Dryer
  - 110 Outlet for Washer

### Lighting Fixtures:

- Bedrooms – Canarm 15" Round Flush Mount Ceiling – Integrated LED #37395078
- Walk in Closet, Hallway and Laundry (*if applicable*) – Canarm 11" Round Flush Mount Ceiling – Integrated LED #05115768
- Entry Low Ceiling – Canarm River Brushed Nickel Semi Flush #ISF578A03BN
- Rear Exterior wall light– Canarm Davie #IOL236BK
- Front Exterior wall light – Canarm #LBL167A14WACBK
- Wall Sconce – Canarm #IWL415B07GY
- Vanity Light – Canarm Milo 3 Lite #IVL429A03CH
- Vanity Light Second Floor Bath - Canarm





Milo 4 Lite #IVL429A04CH

- Pot Lights
  - Bear - 20 LED Wafer pot lights, 1 exterior
  - Bison – 17 LED Wafer pot lights, 1 exterior

## APPLIANCES

- Builder to supply the following appliances:
  - Washer Whirlpool #WFW560CHW
  - Dryer Whirlpool #YWED5620HW
  - Fridge Whirlpool #WRTX5419SZ
  - Range Whirlpool #YWFE515S0JS
  - Dishwasher Whirlpool #WDF330PAHS
- Washer and dryer will be installed as a stacked unit

\*\* Due to availability issues with appliance providers the model may change, but replacement will be of equal quality and price, builder reserves the right to modify the appliances to be provided

## PATIO, DRIVEWAY AND LANDSCAPING

- Paver Patio – 15' 9" x 10', Holland Natural 4x8 Pavers with snap edge
- Driveway – Holland Natural 4x8 Pavers as per site plan
- Lot is rough graded and shaped to allow water drainage
- Sodded yard is included with a shrub bed and underground sprinklers as per builders layout

## GENERAL INFORMATION

- Materials and elevations are subject to change at the builder's discretion. The builder reserves the right to make substitutions of similar quality and value provided they meet the Manitoba Building Code.
- If a change order is requested for a product listed above a credit will be issued based on what the builder had allotted in the base price of the sale, it is not based on retail pricing shown on websites. The new

product selected will be priced based on the builders costs and not the retail price as shown on websites (*please note J&G Homes is a separate entity to Rona, and therefore costing may differ*). Also there will be costs allocated for the designers and estimators time to complete the change order

- Products to be from approved builder suppliers, this contract does not allow for homeowner supplied items
- If a product becomes discontinued or unavailable in the timeline required for the schedule to be met the customer will be requested to reselect. If there is a price difference because the customer chose an upgraded product this would be added to a change order for the difference
  - If a customer chooses to not reselect and await the original selection and the possession date will be modified to accommodate the timelines
- Exterior changes cannot be made other than the available options of patio, driveway and fencing
- No product can be supplied by homeowner during construction. If the homeowner wishes to supply their own product standard selections will be installed and homeowner can complete once they have taken possession
- If a homeowner chooses to upgrade their appliances and receive credit for the standard specifications, the timelines of those appliances are not the responsibility of the builder and temporary appliances will not be provided if they are not available at time of possession
- If there is a discrepancy between the elevations and floor plans, the specifications will be adhered to.



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