

Daniels  
**FirstHome™**  
**Beckenrose**



# SITE PLAN & AREA AMENITIES

Daniels  

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# SITE PLAN



# AREA AMENITIES

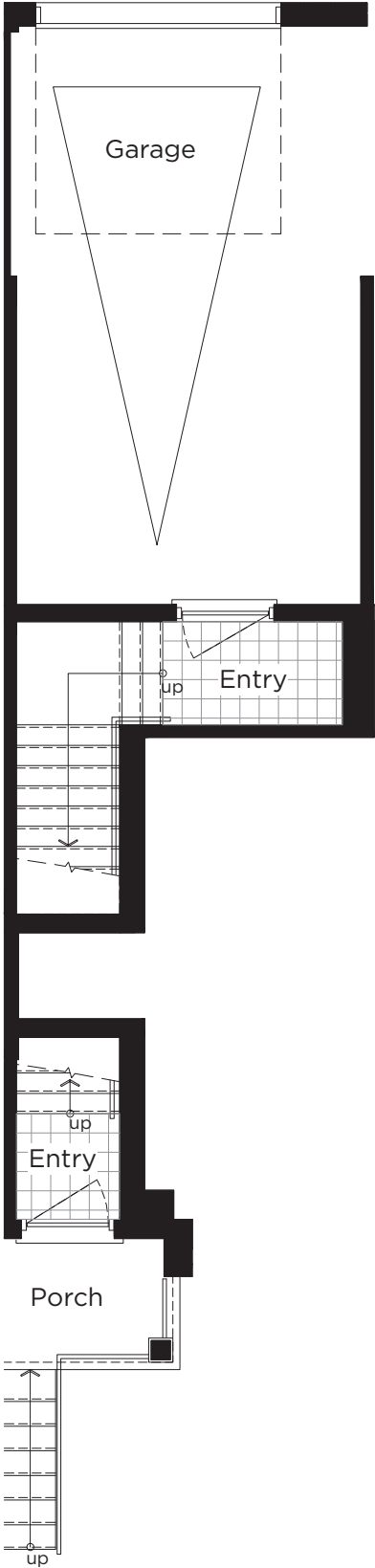


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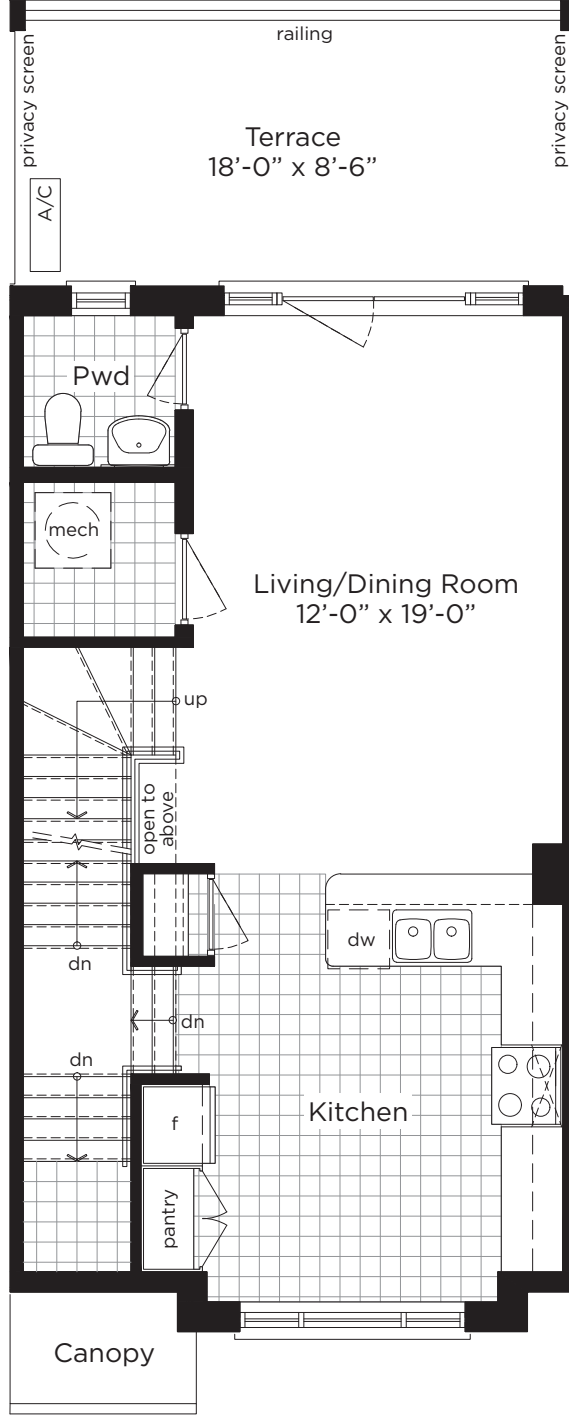
- SCHOOL
- SHOPPING
- RESTAURANT / FOOD / COFFEE
- GOLF COURSE
- FITNESS
- HOCKEY/SKATING ARENA
- SWIMMING POOL
- ZUM ROUTE

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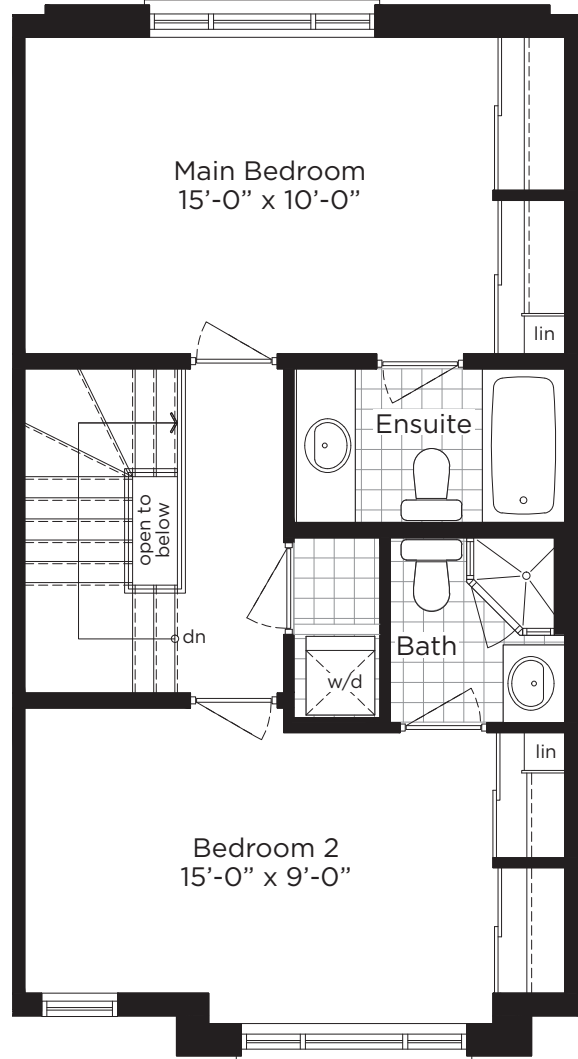
Exclusive listing: City Life Realty Ltd. Brokerage. Brokers protected. Illustrations are artist's concept. Exterior finishes and brick colours may vary from colours shown. Prices, programs, and specifications are subject to change without notice. All brand names, logos, images, text, and graphics are the copyright of the owners, The Daniels Corporation. Reproduction in any form, without prior written permission, is strictly prohibited. E. & O. E.



GROUND FLOOR



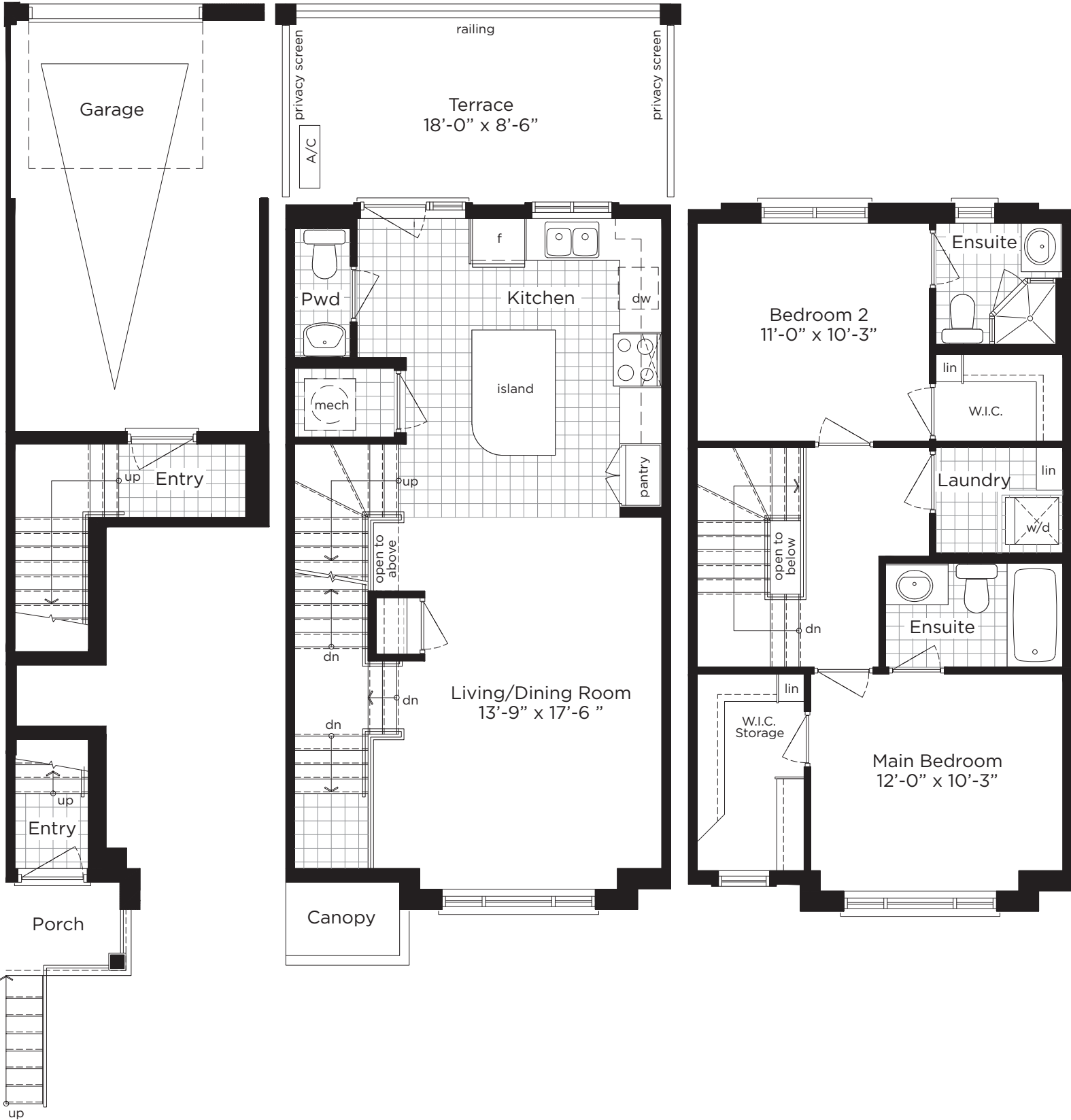
MAIN FLOOR



SECOND FLOOR

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GROUND FLOOR

MAIN FLOOR

SECOND FLOOR

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GROUND FLOOR

MAIN FLOOR

SECOND FLOOR

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### DANIELS DISTINCTION FEATURES

1. Approximately 9' high finished ceilings for single storey units and 8' high finished ceilings for two storey units. Where bulkheads are present or drop ceilings are required the height of the ceiling will be less than 9' or 8' respectively.
2. Plumbing drainage stacks in finished areas wrapped with insulation to reduce noise.
3. Concrete garage floor with steel reinforced grade beams.
4. All ceramic tile in tub and shower enclosure walls installed on tile backer board.
5. Pressure balance valve in all tub and shower enclosures.
6. Heavy-duty 2" x 6" exterior wall construction with R24 batt insulation in exterior walls.
7. All wood sub floors screwed down and joints sanded.
8. All air ducts to be cleaned prior to occupancy.
9. Comprehensive air-seal package to all windows, exterior doors, party wall ends and garage ceiling (when under habitable rooms).
10. Concrete slab on grade insulated with R10 rigid insulation under the entire slab with R10 cold break at slab edge.
11. R50 insulation to attic.
12. R31 foam insulation installed to garage ceilings and underside of floors when exposed to the exterior and under habitable rooms.
13. Windows, full height glass door inserts, sidelights and patio sliding doors shall have low E coating and Argon gas.
14. Heating and air conditioning are provided by a high efficiency, high velocity air handler and a 13 SEER air conditioner complete with sealed ductwork where required by the manufacturer.
15. Power vented gas fired instantaneous water heater with a storage tank on a lease basis, providing domestic hot water and heating for the home.
16. Draft resistant electrical boxes on exterior walls, ceilings and common party wall(s).
17. Media centre enclosure for concealing communication and cable wiring complete with an electrical duplex receptacle inside (location determined by VENDOR).
22. Exterior insulated steel front entry door with full glass insert complete with satin nickel tarnish resistant deadbolt and lever hardware. Model types E and E2 receive vented inserts complete with screens.
23. Low maintenance vinyl casement windows throughout (as per model and elevation selected). All operable windows have white screens and hardware.
24. Exterior entry package including black electrical fixture, mailbox, address number and front door chime.
25. Sectional steel garage doors with decorative inserts, heavy-duty springs and long-life rust resistant door hardware.
26. Exterior water service tap – one to lower patio for ground floor units and one to garage space (as per model selected).
27. Rear terraces (above garages) on upper floor units are finished with pressure treated decks and privacy screens complete with aluminum picket railings (as per model and elevation selected).
28. Insulated metal door from garage to unit.
29. Fully developed landscaped community includes irrigation system, rubberized surfaced play areas, walking promenades, and hard and soft landscaped surfaces.

### EXTERIOR FINISHES

18. Architecturally selected and colour coordinated exteriors with brick and premium cement board siding (as per model and elevation selected).
19. One exterior outlet to front porch or lower front patio and one exterior outlet to the rear terrace deck (as per model selected).
20. Asphalt roof shingles in architecturally selected colours with a 25-year manufacturer's rating.
21. Low-maintenance pre-finished aluminum fascia, eavestroughs, down spouts and soffits.

### INTERIOR FINISHES

#### Kitchen Features

30. Double compartment stainless steel spillway sink with single lever faucet.
31. Hood fan over stove, ducted to exterior (dedicated wiring for future microwave hood fan).
32. Dishwasher space provided under kitchen countertop with electrical receptacle complete with rough-ins for drain and water supply.
33. Kitchen cabinetry, laminated countertops, and ceramic tile backsplash (selected by VENDOR).

#### Bathroom Features

34. Vanities (selected by VENDOR).
35. Powder rooms with pedestal sink complete with single lever faucets (as per model selected).
36. White bathroom fixtures throughout with single lever faucets.
37. Mirror over vanity in bathrooms and powder rooms width of cabinet or pedestal sink (as per model selected).
38. Water-saving toilets and showerheads throughout.
39. Lockable drawer or box in ensuite bathroom or main bathroom (location determined by VENDOR).
40. Laminated countertops (selected by VENDOR).
41. Ceramic bathroom accessories to include towel bar, toilet tissue dispenser and soap dish.
42. Shower enclosures includes clear glass and chrome frames complete with white acrylic shower base where shower is separate from tub (as per model selected).

43. Model E2 master ensuite receives separate shower and an alcove soaker tub complete with integrated skirt and tiled surround approximately 18" above the tub.

## ELECTRICAL / PLUMBING

44. 100 amp electrical service with circuit breakers and white panel. Electrical service includes 220V receptacles for stove and dryer.
45. Interconnected smoke detectors- complete with visual alarm (strobe light) and battery backup, one per floor, and one in each bedroom (location determined by VENDOR).
46. One carbon monoxide detector hardwired and installed on bedroom floor level.
47. Interior light fixtures (selected by VENDOR). Fixtures provided for kitchen/breakfast area, hallways, bathrooms, and bedrooms. Living/dining or great rooms shall be complete as per the following (as per model selected):
- Models E and E2 shall receive ceiling fixture.
  - Models F, G and G2 shall receive capped ceiling box in the dining room and switched outlet in the living room.
48. Pot lights over vanities in main and ensuite bathrooms (Models F, G and G2 only).
49. Pre-wiring and finished jacks for telephone and cable outlets:
- 1 bedroom plan includes 2 telephone outlets and 2 cable outlets, location determined by VENDOR.
  - 2 bedroom plan includes 3 telephone outlets and 3 cable outlets, location determined by VENDOR.
  - 3 bedroom plan includes 4 telephone outlets and 4 cable outlets, location determined by VENDOR.
- Note:** Pre-wiring at all phone outlet locations installed using CAT 5 wiring, allowing purchaser to convert any location for future data requirements.
50. Plumbing for water lines and drain for hooking up washer in laundry area. Dryer venting including ductwork, outside venting sleeve, booster fan and lint trap for dryer.
51. All bathrooms vented to outside with mechanical fan.
52. Two electrical outlets in garage, one on wall and one on ceiling for future garage door opener.

## GENERAL

53. Single or double door(s) with full height glass insert(s) and sidelight(s) to rear terrace (as per model selected).
54. White blinds to windows, swing doors with full glass inserts and sidelights (as per model selected).
55. Fully broadloomed stairs with painted stringers in finished areas, complete with natural finished oak wall mounted handrail and / or natural finished oak handrail with pickets (as per model selected).
56. All closet sliders are clear mirror with white metal frame. Closets have prefinished white shelving.
57. Interior walls decorated in flat latex paint with one coat primer and one finish coat throughout; all interior wood trim and doors to be semi-gloss (colour selected by VENDOR).
58. Smooth paint finish to ceilings in kitchen / breakfast, laundry and bathrooms only. All other areas to have sprayed stippled ceilings with a smooth painted border.
59. White Decora style switches and receptacles.
60. Interior trim package includes Six-panel textured interior doors complete with satin nickel lever hardware and hinges, Candle Stick profile baseboard and Colonial profile casings.
61. Flooring items are selected by the VENDOR and installed as per following:
- **Imported ceramic tile flooring installed to:**
    - All kitchens except for Model E and E2
    - All front entries except for Models E and E2
    - Garage entries as per model selected
    - All bathrooms and powder rooms
    - Laundry and mechanical rooms as per model selected
  - **Laminate flooring installed to:**
    - Living/dining room to models E and E2
    - Models E and E2 kitchens
  - **35 oz. broadloom with 12mm high density chip foam under pad in all living areas where hard surface materials are not indicated on floor plans.**

Tarion Warranty Program for New Home Construction

**Daniels Home Warranty is backed by the Tarion Warranty Corporation's "Excellent Service Rating" and includes:**

**One Year Warranty Protection**

**Two Year Warranty Protection**

**Seven Year Warranty Protection**

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## INTERIOR FINISHING PACKAGES

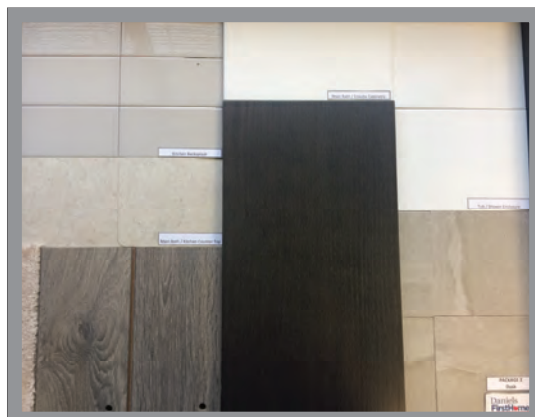
All interior finishing packages have been carefully selected by Daniels' Décor Team.

### PACKAGE 1 - MORNING



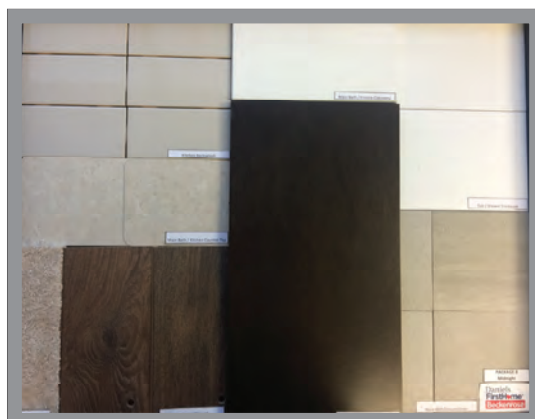
PACKAGE 1  
is featured  
in models  
E (lot #23) &  
E2 (lot #26)

### PACKAGE 2 - DUSK



PACKAGE 2  
is featured  
in models  
F (lot #22) &  
G2 (lot #24)

### PACKAGE 3 - MIDNIGHT



PACKAGE 3  
is featured  
in model  
G (lot #18)

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