

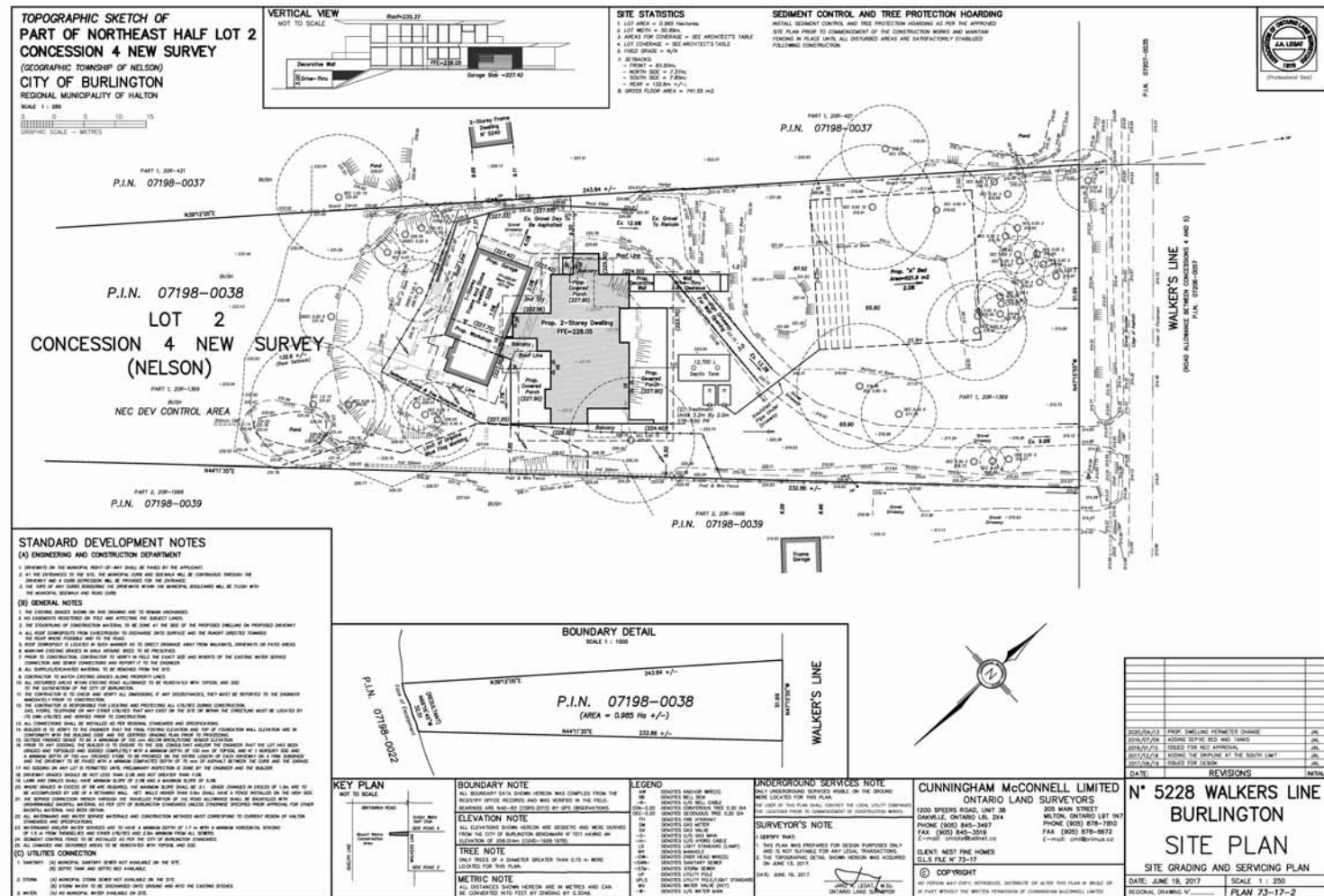


5228
WALKERS LINE
BURLINGTON



MACKEY &
McCORMICK
BLAIRANDPETER.CA



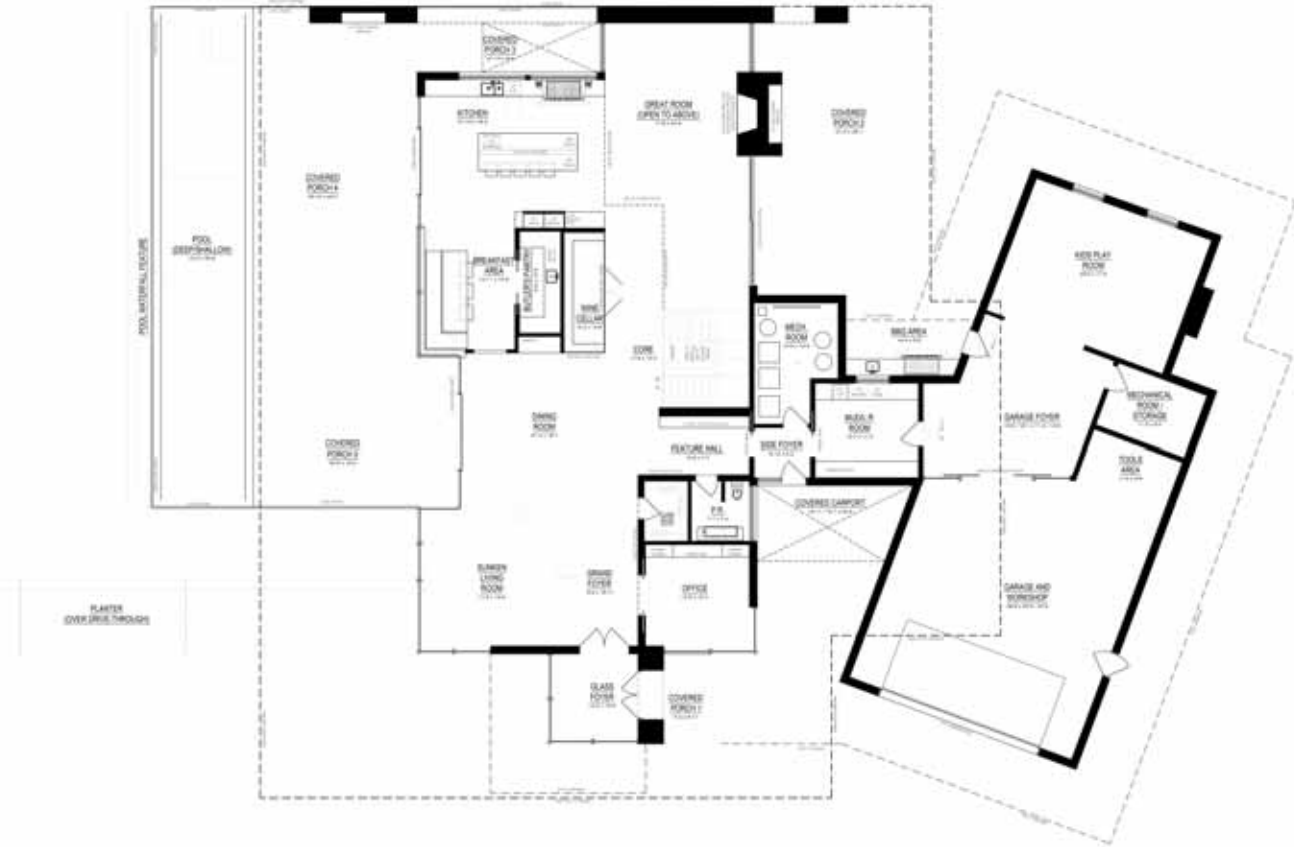




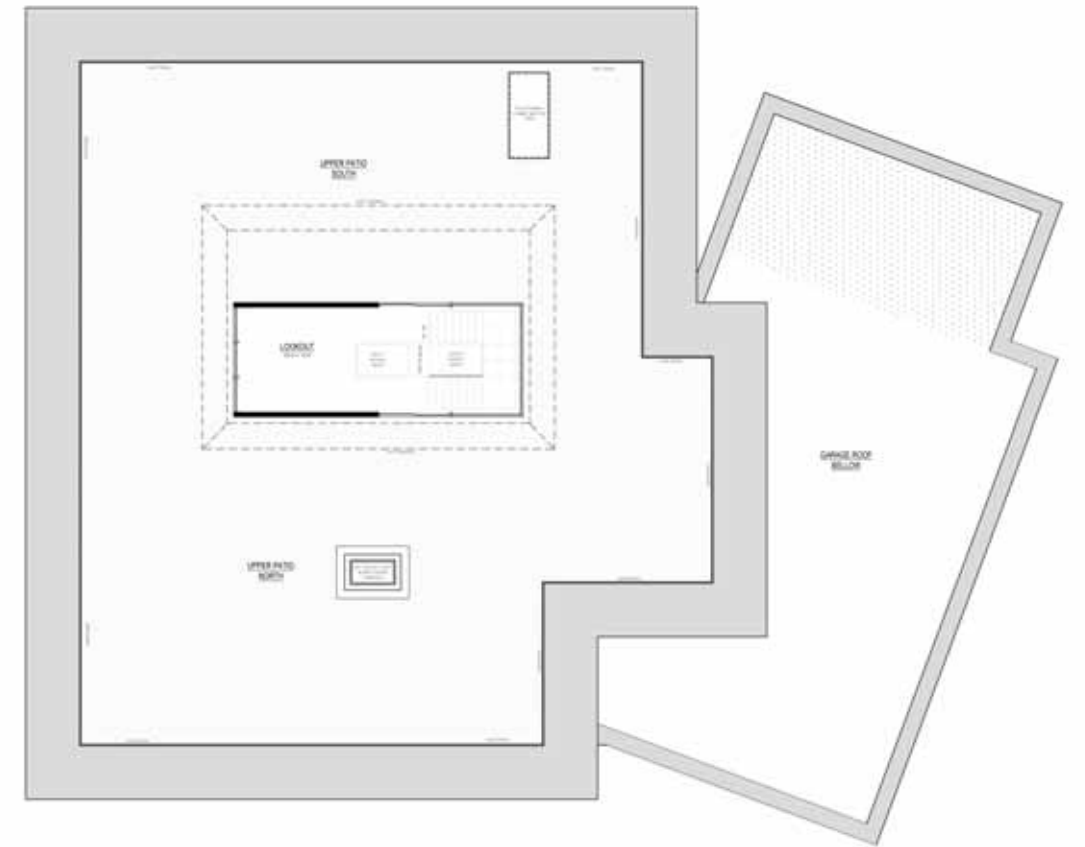
<p>STEVE HAMELIN design studio</p>	
<p>FOUNDATION PLAN</p>	
<p>A2.0</p>	



<p>STEVE HAMELIN design studio</p>	
<p>SECOND FLOOR PLAN</p>	
<p>A4.0</p>	



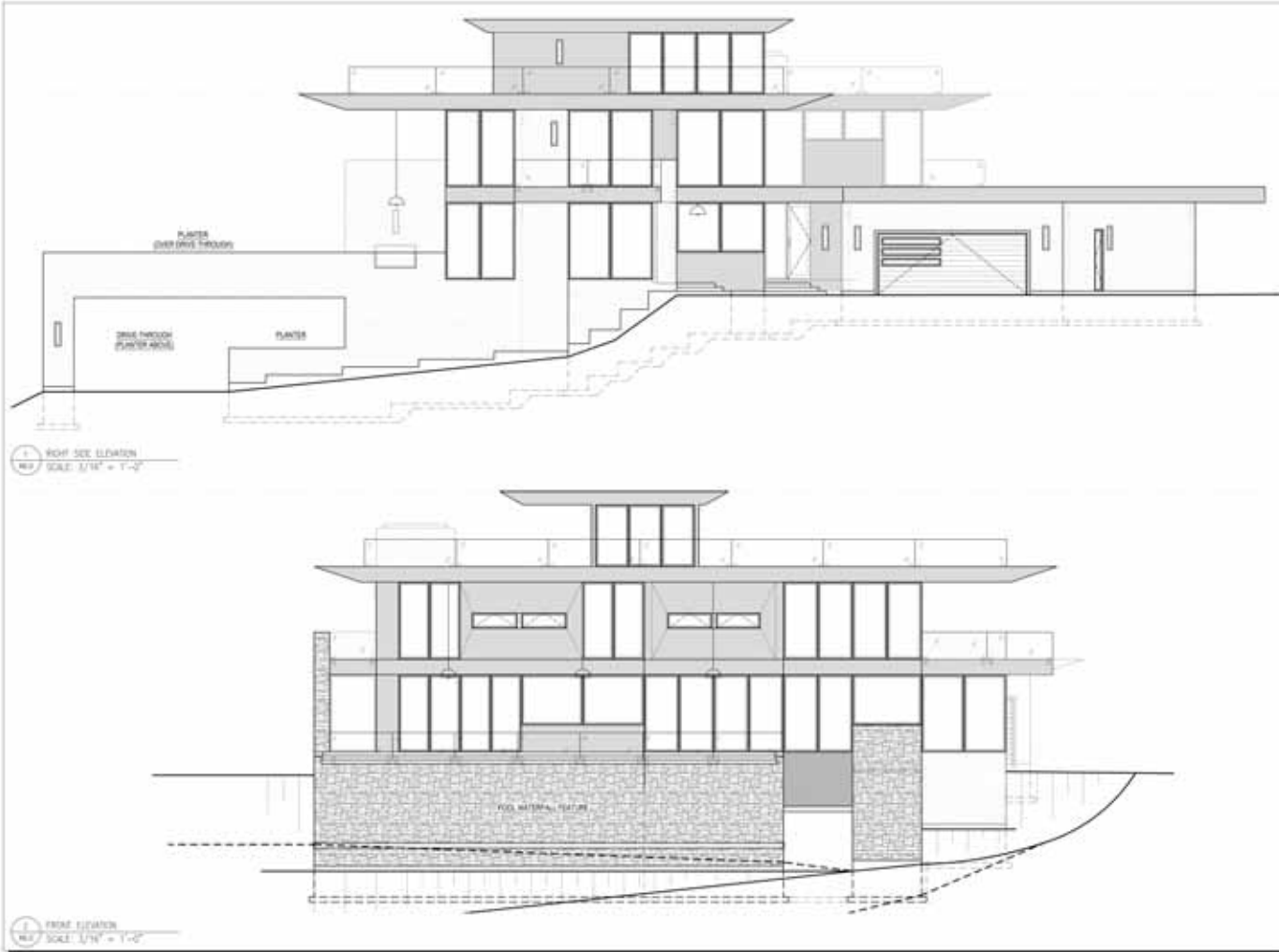
<p>STEVE HAMELIN design studio</p>	
<p>MAIN FLOOR PLAN</p>	
<p>A3.0</p>	



<p>STEVE HAMELIN design studio</p>	
<p>ROOF PLAN</p>	
<p>A5.0</p>	



STEVE HAMELIN design studio



STEVE HAMELIN design studio

ARCHITECT

RESIDENCE

BURLINGTON, ON

DATE: 2020-04-30

PROJECT NO: A6.0

SCALE: 1/4\"/>



STEVE HAMELIN design studio

ARCHITECT

RESIDENCE

BURLINGTON, ON

DATE: 2020-04-30

PROJECT NO: A7.0

SCALE: 1/4\"/>

SITE STATISTIC CHART

PROJECT ADDRESS:	5228 WALKERS LINE		
MUNICIPALITY:	BURLINGTON, ON		
DESIGNATED ZONE:	NEC	BY LAW #:	NEC
LAST UPDATED	30-Apr-20		

	AREA (S.F)	AREA (S.M)	PERCENTAGE
LOT AREA			
	106002.89	9848	

LOT COVERAGE			
MAXIMUM ALLOWABLE (N/A)	0.00	0.00	0.00%
PROPOSED LOT COVERAGE	10870.87	1009.94	10.26%

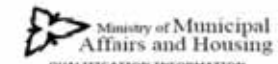
GROSS FLOOR AREA			
MAXIMUM ALLOWABLE (N/A)	0.00	0.00	0%
MAIN FLOOR	4386.87	407.55	
SECOND FLOOR	2712.44	251.99	
THIRD FLOOR LOFT	327.39	30.42	
GARAGE (OUTSIDE WALLS)	1019.18	94.68	
TOTAL PROPOSED GFA	8445.88	784.65	7.97%

COVERED PORCH #1	1477.83	137.29	
COVERED PORCH #2	44.59	4.14	
COVERED PORCH #3	860.47	79.94	
ROOF O/H + FEATURE WALL	2757.04	256.14	
COVERED CARPORT	324.89	30.18	
BALCONY #1	100.75	9.36	
BALCONY #2	317.55	29.50	
MASTER BALCONY	334.03	31.03	

BUILDING HEIGHT			
MAXIMUM ALLOWABLE	0.00	0.00	
PROPOSED	14.69	48.20	

	LENGTH (m)	LENGTH (ft)	
REQUIRED SETBACKS (N/A)			
FRONT	0.00	0.00	
REAR	0.00	0.00	
LEFT SIDE	0.00	0.00	
RIGHT SIDE	0.00	0.00	

PROVIDED SETBACKS			
FRONT	65.90	216.21	
REAR	132.60	435.04	
LEFT SIDE	7.85	25.75	
RIGHT SIDE	7.37	24.18	



QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONT. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

STEVEN HAMELIN 31977
HAMELIN ARCH INC. 48335



Nest Fine Homes
Tel. 289-337-5120
FEATURE SHEET / SPEC LIST
Appendix B

CONSTRUCTION ON 5228 WALKERS LINE, BURLINGTON

Designs and Permits:

- All permits, as required by the City Of Burlington and all relevant Agencies (NEC, CA, etc.).
- Hydro One Permits and Connection Fees.
- Nest Fine Homes shall provide proof of builder's liability insurance of \$5,000,000.00 prior to the commencement of work.
- Ensure that all mandatory inspections are carried out and passed, as required by the City of Burlington.

Site Work:

- Coordinate with a licensed Ontario Land Surveyor to lay out the new home.
- Provision for temporary hydro services or generator as required.
- Provision for portable toilet facilities for the duration of the construction.
- Provision for the removal of all construction related debris.
- Maintain lockable Security Fencing during the project.
- Water/Sewer/ Septic connection fees to the City of Burlington or the Region of Halton.

Excavation:

- Excavate for the house foundation and remove excess fill material from the site.
- Dewatering of the excavation as required.
- Backfill the house and garage with native/clean fill.

Foundation:

- Form and pour continuous concrete footings with 20 MPA concrete, reinforced with steel bars running longitudinally through the footings as per engineer drawings.
- Supply and install poured concrete foundation knee wall as per the plans and details Included is all reinforcing as shown for the foundation walls as per the approved drawings.
- Supply and install drainage layer around the perimeter of the home over asphalt spray coating.
- Supply and install weeping pipe around the foundation and connect a sump pump well in the basement with a backup overflow safety feature.
- Cover the weeping pipe with gravel as required, prior to backfill.
- Supply and install all structural steel and columns as per the approved plans.
- Provide approximately 8" of clear stone under slab, level and compact, as per plan.

Concrete and Drains:

- Supply and install 4" PVC drain piping under slab prior to pouring the concrete floor.
- Supply and install a sewer backflow valve, to safeguard against sewer backup.
- Pour 4" of 20 MPA concrete for the main floor slab.
- Form and pour all Porch areas including main floor slab on grade.

Framing and Shell:

- All framing to meet or exceed the Ontario Building Code, in accordance to the approved plans.
- Truss Joist floor system supported on steel and LVL beams and columns, as required.
- Supply and install 1 /2" spruce plywood sheathing to the exterior walls.
- All floors are to be of 3/4" Spruce plywood, glued and screwed to the floor joists.
- Roof framing is to consist of approved roof trusses and conventional framing.
- Air barrier (Tyvar or equivalent) applied to the outside of the home prior to the installation of the exterior cladding as required.
- Install mid height blocking in all interior partitions over 8 feet in height.
- Main floor rooms with 10 ft. high ceilings (except great room with 20 ft. high ceiling).
- Second level rooms with 10 foot high ceilings (except where vaulted).

Roofing:

- Supply and install a two ply torch down roofing membrane on the flat roof areas.

HVAC:

- Installation of a new geothermal service to the home.
- Supply and install two (2) 80,000btu high efficiency gas variable speed furnace and ductwork as per approved heating plans.
- Supply and install two (2) 3.5 ton, 13 SEER or equal, central air conditioner as per approved heating plans.
- Supply and install two (2) heat recovery ventilators. (HRV).
- Supply and install two (2) humidifier.
- An energy efficient gas fired tankless instant hot water heater.
- Duct all Bathroom fans to the exterior - 2 areas with vent humidity sensing whisper quiet fans.
- Provide exhaust ducting for the clothes dryer and range hood.
- Provide gas piping for Kitchen range, Garage and a BBQ line to the backyard patio area.

Geothermal System:

- Supply and install a state of art full heating and cooling geothermal system. Inc. A est. 300' underground loop.
- All floors in new house to have hydronic radiant floor heat.

Plumbing:

- Install a water service with extra large holding tank cistern and full UV filtration.
- Rough in all plumbing using ABS drain pipe and Pex water supply piping.
- Supply and install plumbing fixtures.
- Install 2 frost free hose bibs.
- Supply and install floor drain where required.
- Supply and install a sump pump where required.

Electrical:

- Supply and install a temporary power source - temporary pole and electrical panel or portable generator.
- Supply and install a 200 amp underground service from the property line to the new building.
- Supply and install a 200 amp breaker panel and service.
- Supply and install phone and cable TV cabling from the property line to a demarcation point.
- Supply and install runs of cats telephone wire & rg6 cable line to all bedrooms, office, theatre, great and living room.
- All wiring as per the Ontario Electrical Code.
- Variety of high end, modern chandeliers throughout the entire house.
- 5 layers of lighting used within a lighting plan.
- Supply and install 200 installed modern square LED recessed lights.
- Supply and install floor warming with programmable thermostat in the Bathrooms and Powder room.
- Supply and install all wireless alarm systems with colour touch screen control, motion detector, entry door contacts, glass break detector and siren.
- Supply and install linked fire and carbon monoxide alarm detectors on all levels.
- All plugs and switches are to be white Decora (Lowered light switches throughout home).
- Supply and install exhaust fans in all bathrooms.

Insulation and Drywall:

- R-22 exterior wall insulation (batt type).
- R-50 blown and R-40 batt type attic insulation as required.
- R-41 Urethane foam insulation in attic vaulted ceiling areas.
- R-12 exterior basement 2 lb foam insulation floor to ceiling and drywall over studding.
- Approved 6 mil poly vapour barrier.
- Supply and install R-25 Urethane foam insulation in all joist ends and Garage ceiling with living space above.
- Insulate the garage walls with R-22 Batt insulation.
- All exterior window and doors, holes, perforations and gaps shall be sealed with expanding foam or acoustic sealant prior to wallboard installation.
- 1/2 " drywall applied to all walls and ceilings using drywall screws.
- All drywall is to be taped and finished in a professional manner, ready for primer.
- All ceilings are to be finished with a smooth finish.

Exterior Cladding:

- Supply and install large cut weirton limestone (as per elevation renderings).
- Supply and install 16 gauge black steel Mac Siding (as per elevation renderings)/ or black Stucco.
- Supply and install aluminum, fascia, soffit, 5" eavestrough and downspout, as per the plans.
- Caulk all openings upon completion of the exterior facade.

Services and Installs:

- Black aluminum exterior black frames, wood interior frames with decorative leaded mullion bars (as per the plans and elevation). All glass is Low-E, Advanced Argon insulating glass.
- Premium front entry door system, prefinished.
- All windows and doors are to be fully caulked upon the completion of the exterior facade.
- Modern cutting edge steel metal staircase with painted black metal stringers and matching wood floor treads.
- All glass railings with stand offs.
- One 8' high X 16' wide single premium extra black mirror garage door (as per the plans' elevation) complete with openers and remote controls.

Tile:

- Tile floor and wall tile in the Kitchens, Bathrooms, Laundry/Mudroom, Powder room and Foyer. Flooring tile ranges from premium travertine, tumbled limestone, marble, or modern designed porcelain.
- Kitchen backsplash to have book matched quartz as kitchen countertop.
- Imported 24" x 24" (size dependent) ceramic/ modern cutting edge porcelain tile floor in entry, powder room, and all bathrooms, kitchen and breakfast area. Laundry room and main hall as per plan.
- Shower walls and floors to receive "Aqua Defense" waterproof membrane to ensure a 100% water enclosure.
- A curbless shower in master ensuite with linear drain.

Hardwood Flooring:

- Main and Second Floors: Supply and install premium quarter and rift cut, 5 inch wide Oak hardwood flooring with rubio oil stain finish light ash colour, (oversized border around perimeter installation options).
- Supply and install flush Oak floor registers for the heating ducts, and finish all the stair treads to match the flooring. It will be covered completely during construction.
- Finish the stairs treads to match the hardwood floors.
- Rubio Monocoat or Bona High traffic HD finish, Matching Nosings Inc.
- All hardwood custom sanded, and stained on site.
- All hardwood additionally glue down and nailed.
- Subfloor to be secured to floor joists prior to re-sheeting where applicable to reduce future "creaking".

Custom Gourmet Kitchen:

- Supply and install flat or raised panel cabinet fronts, 2 ¼ inch thick granite counters, under cabinet accent lighting, 6 burner cooktop, built-in stacked oven and microwave, counter depth 48" wide stainless steel refrigerator w/water and ice dispenser, contemporary custom range hood fan, built-in dishwasher, book matched countertop quartz backsplash, custom oversized centre island with 2 ¼ inch granite breakfast counter (seating for 5) and double undermount sink. (as per kitchen plan).

CONSTRUCTION ON 5228 WALKERS LINE, BURLINGTON

Custom Gourmet Kitchen (continued):

- Premium kitchen designed and built by well known high end Kitchen Manufacturer Neff Kitchens.
- Kitchen cabinet hardware modern bar pulls, with all soft close mechanics.
- Kitchen faucet option: Matte black.

Two Piece Powder Room (Main Level):

- Supply and install granite topped vanity with under-mounted sink and either matte black or chrome finished in-wall mounted faucet fixture.

Five Piece Master Ensuite (Upper Level):

- Supply and install two granite topped vanities with under-mounted sinks and matte black fixtures, in-wall mounted faucets, ultra quiet exhaust fan, heated tile floor, freestanding rectangular tub, glassed-in shower area with marble tiled surround, subway tile mosaic wall, custom trough drain, flat black rain shower head plus hand wand & Inset shower.

Four Piece Main Baths (Upper Level):

- Supply and install either flat black or chrome finished fixtures, modern vanity with granite counter, two under-mounted sinks, in-wall mounted faucets, ultra quiet exhaust fan, glassed-in shower area with marble tiled surround, subway tile mosaic ceiling, inset shower ledge & rain shower head plus hand wand.

Three Piece Baths (Upper Level):

- Supply and install flat black or chrome finished fixtures, modern vanity, granite counter, under-mounted sink, in-wall mounted faucet, ultra quiet exhaust fan, glassed-in shower area with marble tiled surround, inset shower ledge, subway tile mosaic ceiling and rain shower head plus wand.

LUXURY BATHROOM GENERAL FEATURES

- Quality ceramic wall tiles in tub and shower enclosure, 2 rows around oval tub and step (where applicable).
- Separate shower stall including all shower walls with marble threshold and seamless glass.
- Pedestal sink or vanity as per plans in the powder room, as per plans from vendor's standard samples.
- Colour coordinated ceramic accessories in all bathrooms and washrooms.
- Oversized mirrors and make-up bar lighting included in all bathrooms and powder room.
- Cement "wonderboard" (36" high) on shower enclosures wall(s).
- Premium plumbing fixtures.
- Granite or equivalent countertops.
- Exhaust Whisper quiet fans in all bathrooms.

Bar Area | Butlers Pantry Area:

- Supply and install built-in cabinets, granite counter, under-mounted sink, flat black or chrome finished faucet, built-in wine cooler, dishwasher & beverage fridge.

Furnishings:

- Supply and install Premium interior 8ft. high x 1 3/4" thick solid core (safe and sound) doors with raised panels, four exposed flat top hinges & designer series hand latches (either satin nickel or matte black finish).
- Supply and install solid poplar 8 1/2 inch baseboards with shoe moldings & 4 inch casings with 1 1/2 inch back band around all doors and windows throughout entire home (exclude Cold, Utility and Wine/Storage room).
- Supply and install built-in floor to ceiling organizers in Master bedroom walk-in closet & all Bedroom closets.
- Supply and install central vacuum and equipment.
- Supply and install quality exterior doors.
- Supply and install exterior door hardware.
- The garage shall be completely dry walled, taped and painted.
- Supply and install 1 propane Fireplace in Master bedroom.
- Supply and instal 3 wood burning fireplaces, Great room, front and back exterior porches.
- Supply and install Fireplace surround finishes for each of the fireplaces.
 - Great room gas fireplace with media niche/entertainment centre with custom surrounding cabinetry.
 - Master bedroom - custom fireplace surround.
- All Painting and Staining as required with Dulux Diamond paint or approved equal. All walls shall receive 1 coat of Latex primer and 2 coats of Latex matte finish. All trim shall receive 1 coat of primer and 2 coats of satin paint. Stainable wood surfaces shall be stained and have 2 coats of polyurethane finish.
- Paint or stain all exterior millwork and Garage man door as required.

Landscaping:

- See attached Full extensive High End Landscape Plan.
- Supply and install Paver Stone walkways through to front door, side yard and to back yard.
- Supply and install asphalt driveway with paver stone border (as per site plan).
- Supply and install numerous bushes and shrubs (as per builder landscape plan).
- Drive through natural stone Bridge feature (as per plan).
- Supply and install new extra large fire pit (as per plan).
- Supply and install large armour stone lined pond on north side.
- New large modern kids tree house, clad in same material as house, equipped with modern black windows.
- New stone front entry privacy gates.
- New treed and bush landscape plan that gives complete privacy.

INTELLIGENT WIRING FOR THE FUTURE

"SMART READY HOME". A fully integrated system to connect phone lines, audio, video and computer data systems prewire house for future internet, network video and communication connections.

Smart home structured cable consists of:

- 1 rg6vdlxs video cable for tv access.
- 1 rg6vdlxt video cable for satellite and or computer internet access.
- 1 cat 5 sv multi-conductor for computer.
- 1 cat 5 nw multi-conductor for home-office networking.
- All structured cables are terminated with a multi purpose jack and home run to the electrical panel (demark point). Cable r66vdlxt for digital satellite tv terminated with rg finish plate & home run to electrical panel.
- Built in stereo audio system throughout the house with in wall or ceiling speakers.
- Complete Alarm system with multiple cameras, motion detectors, glass break.
- Intercom system with front gate.
- Exterior outdoor weatherproof speakers in designated areas.

ENERGY EFFICIENT FEATURES

- Full computer heat and cooling energy modeling was done.
- Full energy efficiency audit was completed to maximize efficiencies and temperature control.
- Multiple zoned temperature controls.
- Online energy use updates and monitoring for detailed accuracy.
- Ducting size to accommodate air conditioning.
- Exterior walls and ceilings fully insulated to meet or exceed building code. All insulated areas are to be covered by poly vapour building code.
- All walls insulated to meet or exceed building code.

DISTINCTIVE EXTERIOR FEATURES

- Prefinished, maintenance free soffits, fascia, siding and downspouts as per elevation.
- Detailing such as soldier coursing, arches, keystones, sills etc. as per elevation.
- Premium sectional roll-up black mirror garage door(s) equipped with heavy duty springs and long-life rust resistant door hardware.
- Garage door with sunburst or decorative window where shown.
- Two exterior water taps; one being in the garage and one inside the yard (location to be determined by vendor).
- Glass inserts are included on all front doors as per plan.
- Polished nickel style package including grip set(s) with dead bolt lock on front elevation.
- Raked masonry joints to the front of the house.
- Large covered porches as per applicable plan. Porches are poured concrete. Decorative painted steel pillars, columns.

Wine Cellar (main floor)

- Floor to ceiling Glassed in wine cellar as per plan, with floor to ceiling metal double wide bottle holders (estimated to hold between 250-300 bottles). Some additional custom work or cedar boxes for wine boxes or display bottles.
- Temperature controlled.
- Styling LED display lighting.

OUTDOOR EXTERIOR KITCHEN:

- Fult outdoor kitchen set up including bbq, fridge and cabinetry (as per plan).

POOL:

- Full width of patio (as per plan) Infinity Edge concrete Pool. Salt water , with automatic cover.

UPPER 3RD FLOOR 360 DEGREE ROOFTOP:

- Enclosed glass access rooftop access in glass , with mini bar setup.
- Deck to be Trex decking.

OTHERS:

- Supply and install a hand carved interior Balinese style double entry door. Imported and hand selected from Bali, Indonesia.
- A specialized balinese style ceiling treatment on the main floor.
- High percentage and dollar amount in glass windows alone (45% of the entire house).

FINAL

- Clean the entire house including all windows prior to occupancy.
- Have the duct system cleaned prior to occupancy.

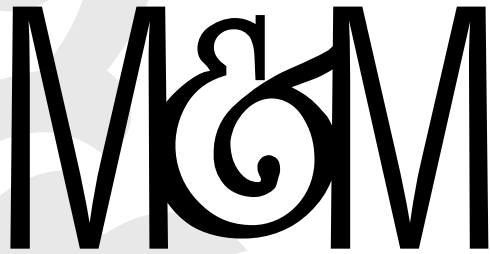












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TOP 1% NATIONALLY



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2020



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