

556 PATRICIA DR., OAKVILLE

Design & Layout..... Aydin Turkmen
Architect..... Steve Hamelin Architecture
Built by..... Aydin Turkmen
General Consultant..... Vision Builders
Foundation System..... Superior Walls of Upstate NY
Engineered Slabs..... CoreSlab
Engineered Walls..... TekkHaus Structures
Structural Eng..... David Bowlby Engineering Services
Interior Design Consultant..... Design by Jessica
3D Renderings..... Design Solutions
Home Automation System..... Canadian Sound

Front View



Landscaping is artist's rendering..

Rear View



Landscaping is artist's rendering..

Private Front and Rear Yard surrounded by large trees



Front yard view



Rear yard view



Side yard view

556 Patricia Drive, situated in a trendy neighbourhood on a pool-size lot, is built with three principles in mind.....

- 1. Structural Integrity; No effort and expense is spared to build a strong, energy efficient and sustainable house. Proven technologies are used at every facet.**
- 2. Architectural Design; While staying true to the general theme of Oakville, bold contemporary features added to differentiate the house and add curb-appeal. As for layout, no space is wasted. All spaces work in symmetries thus a natural flow is achieved.**
- 3. Lifestyle; Every corner of the house is loaded with trendy yet timeless features to address the needs of today's demanding homeowner.**

TESTIMONIALS.....

I've never been part of a project that made me this proud.

Ramo, IGMAN AIR
647-801 7260

We were given the time and space and a clean working environment unlike any project we were involved. It was a pleasure to paint this house.

Damion, A-STAR PAINTING
289-788 4400

I worked with many builders over the past 30 years, but never with one like Aydin – perfection at its best.

ENZO, Drywall
416-520 6833

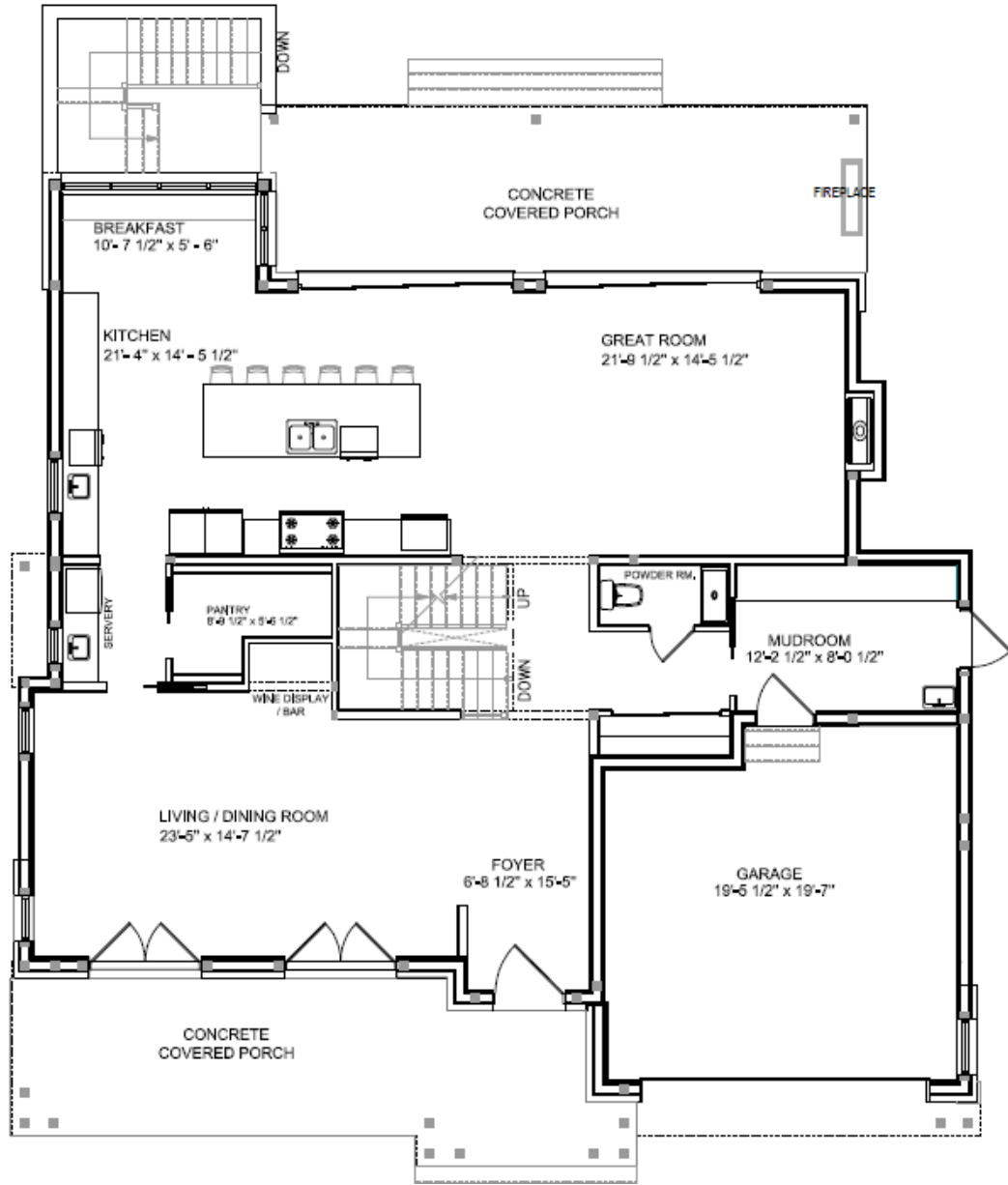
One time I suggested a short-cut to Aydin, and he responded that to do so would be disrespectful to the house. Never seen a builder approach a project like this.

GORAN, Electrician
416-881 8464

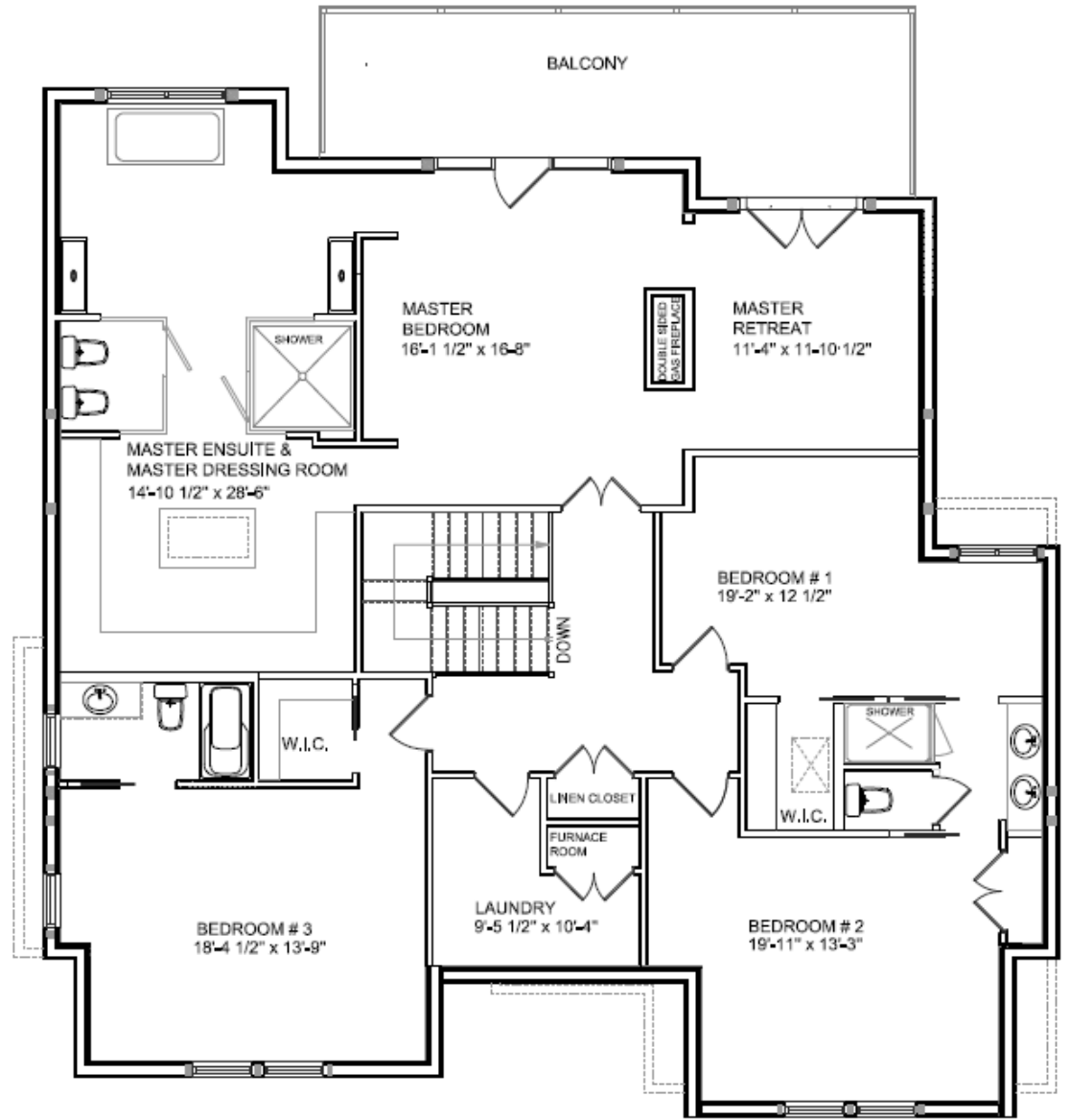
I worked in this house as if I'm building my own. Every room, every detail, attention given to structural integrity and the layout makes you want to buy this house again and again.

JAMES, Plumber
416-697 1306

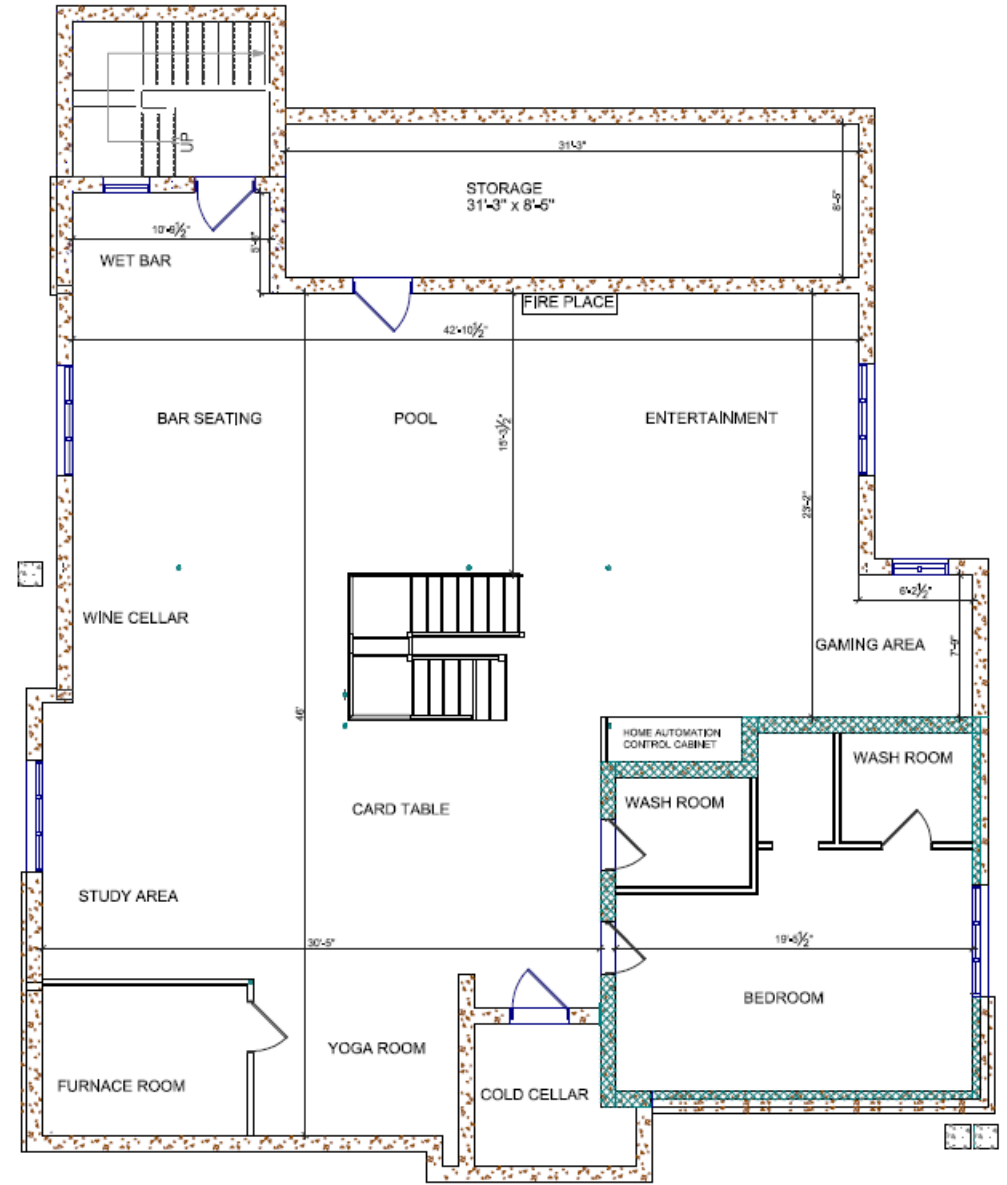
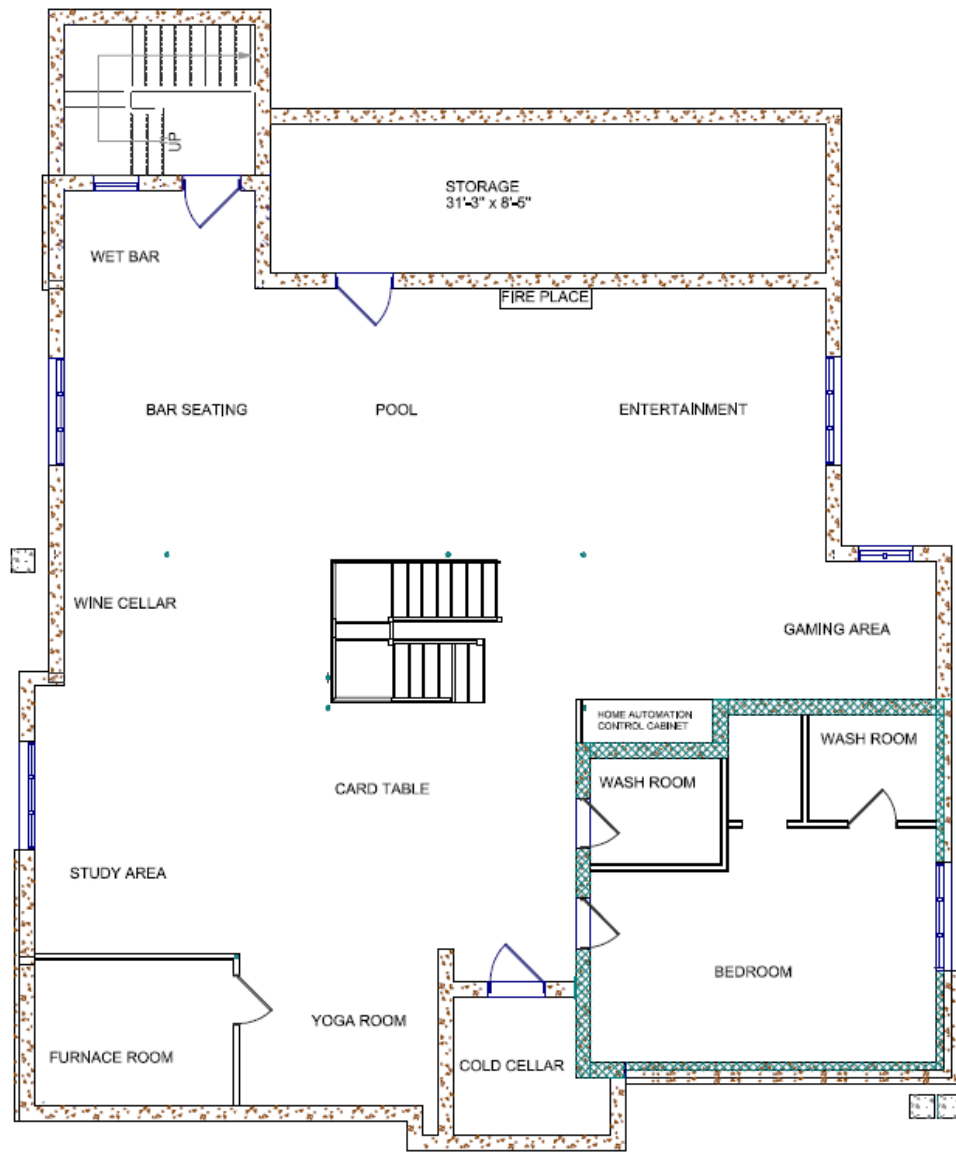
FLOOR PLANS.....



FIRST FLOOR



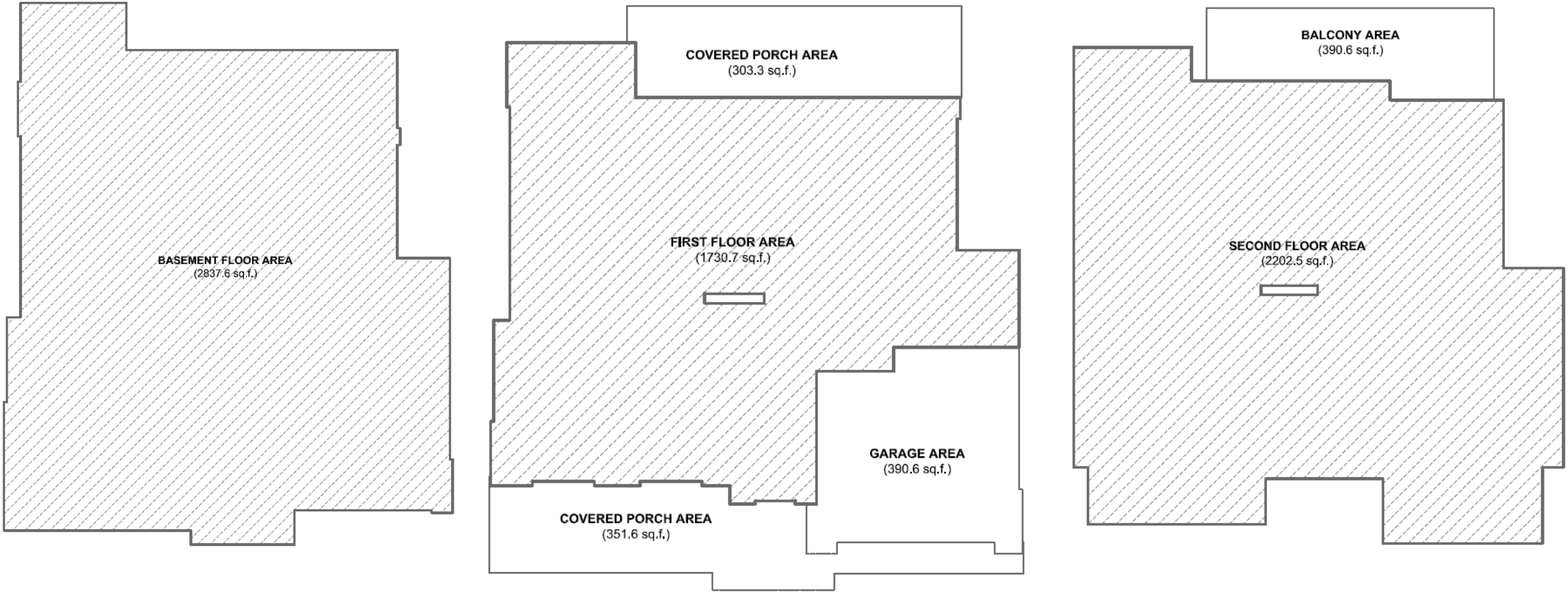
SECOND FLOOR



(with measurements)

BASEMENT

AREA CALCULATIONS



FIRST & SECOND FLOOR LIVING SPACE - 3,933.2 SQF

TOTAL LIVABLE SPACE INCLUDING BASEMENT - 6,770.8 SQF

TOTAL OUTDOOR LIVING SPACE (PORCHES & BALCONY) - 1,045.5 SQF

ARCHITECTURAL FEATURES.....

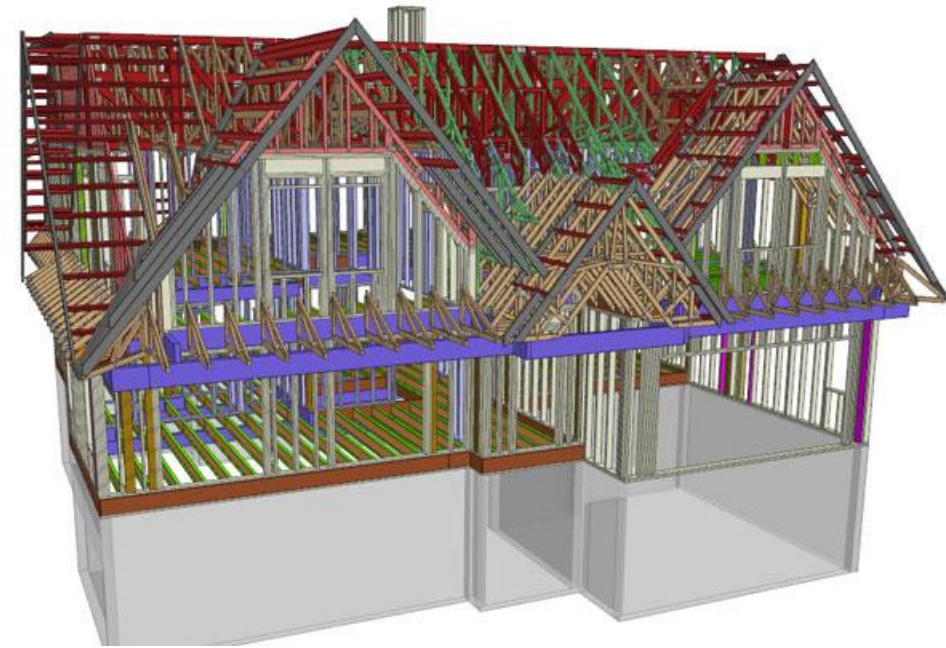
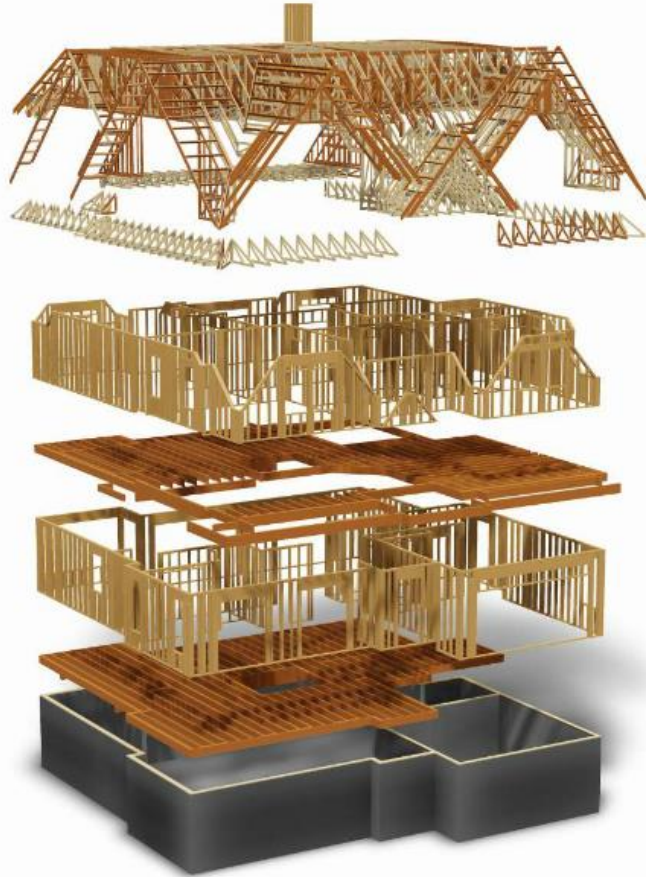
- Maximum use of light in a contemporary design setting...
- Approx **7,000 sqf living space** on three-levels; largest house within the neighbourhood...
- 10' ceilings in main floor; 9' at upper level...
- Approx **2,900 sqf walk-out basement** with 10' ceilings and large windows...
- Five Skylights...
- Bold trims throughout...
- Designer tiles...
- Wide-plank designer hardwood...
- Designer railings...
- Reclaimed barn-board mantels...
- Feature walls with natural stone...
- True solid-doors...
- Trey-and-vaulted ceilings...
- Maibec soffits

LIFESTYLE FEATURES.....

- Nearly a **1,000 sqf** dedicated to **Master Bedroom**; spa-style ensuite; steam shower; dressing room with island...
- Designer chef's kitchen with **brick walls**; 12' kitchen island...
- High-end appliances; double dishwasher, three sinks, three fridges...
- Large size Pantry with double **barn doors**...
- Breakfast area overlooking the back-yard...
- **Wine display** and **Bar** in dining room...
- Large Mud-room with **Pet-shower**...
- Upstairs Laundry...
- Over **500 sqf** dedicated to **front and rear Covered-Porches**...
- **390 sqf Balcony** over-looking back yard; no longer permitted in Oakville...
- Large size bedrooms...
- Large storage areas...
- 3 fireplaces –one a double-sided
- Soft-close pocket doors...
- **Radiant-heated** lower level...
- Complete **Home-Automation** system...
- Heated Mud-room floors...
- Two furnaces with HRV and humidifier, two A/Cs...
- Hot-water recirculation pump for **on-demand hot water**...
- Water-line manifolds...
- **Central-Vac** with kick-board...

STRUCTURAL FEATURES.....

Built using 3D Engineered Design and Construction practices; quality and precision at 556 Patricia Dr significantly supersedes traditional construction methods ...



State-of-the-art Foundation System

THE BEST SOLUTION PLUS

X⁺ SUPERIOR WALLS Xi⁺ FOUNDATION SYSTEM

X-TRA INSULATION PLUS

MADE IN CANADA

DRY
Your permanent barrier against sidewall water penetration

- Clean Crushed Stone Footing Shown (Standard Concrete Footing or Piles may also be used)
- Auxiliary Drain Pipe
- Superior Sealant* Applied in All Joints for Permanent Moisture Barrier

WARM
Warmer in winter, cooler in summer... reduces your home's energy loss

- 5" Neopop® Rigid Thermal Insulation
- 1" Foam Insulation on Concrete Studs
- 1" Foam Insulation on Bond Beam
- 1" Foam Insulation on Footer Beam

SMART
Ready to finish, with pre-engineered access built-in

- Access Holes for Ease in Wiring and Plumbing
- Galvanized Steel Stud Facing Ready for Drywall Finishing
- CAD Custom-Designed to Virtually Any Home Style
- Laser-Levelled to be Plumb, Level, Square
- Installs on Your Site in Just Hours for Time and Money Savings

SUPERIOR
Created in a controlled factory environment to ensure that your new home's foundation will be built to the industry's highest standards...

- 5,000+ PSI (34.4 Mpa) Concrete for Superior Strength
- Horizontal Steel Rebar Inside Top and Bottom Beams
- Steel Reinforced Top Bond Beam
- Vertical Steel Rebar (Inside Each Stud)
- 1-3/4" Concrete Face Shell
- 10-1/4" Overall Wall Thickness
- Steel Reinforced Concrete Studs
- Steel Reinforced Footer Beam
- Concrete Floor
- 4" Thick Footer Beam, No Need for Additional Scribed Board

Superior Walls
THE FOUNDATION OF EVERY SUPERIOR NEW HOME

*Special Note: Items #1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 are available as an optional system or provided on site per Superior Walls specifications by builder and contractor as an integral part of the Superior Walls foundation system.

Comes with structural and water leakage **Warranty...**

Insulated-engineered walls for a dry and warm basement...



All porches and garage covered with **CoreSlab**; providing extra strength, insulation and space... CoreSlab is typically used in high-rises, multi-storey parking and bridges.

556 Patricia exceeds local and national codes in every aspect; It is truly a **Healthier and Sustainable house compared to traditionally built ones**



The engineered wall systems and insulation products used provide high energy efficiencies while also delivering a zero dew point... 556 Patricia is immune to mold, mildew and other moisture related problems...

Added exterior and interior **Insulation**

Rigid foam insulation in basement floor



Reflective layer in basement floors to keep heat



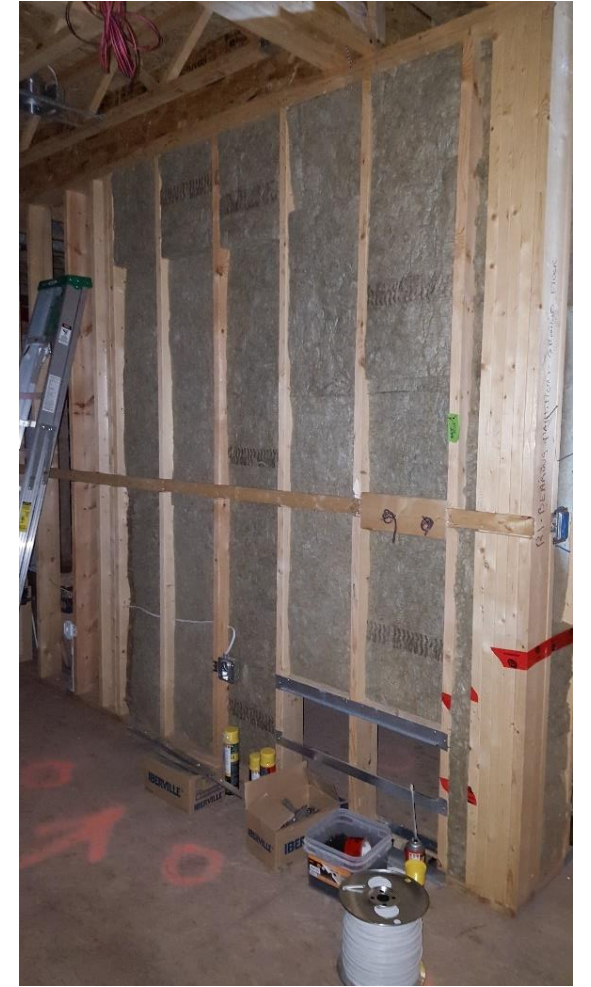
Additional frost protection of exterior corners



Insulated drains to avoid blockage and water accumulation



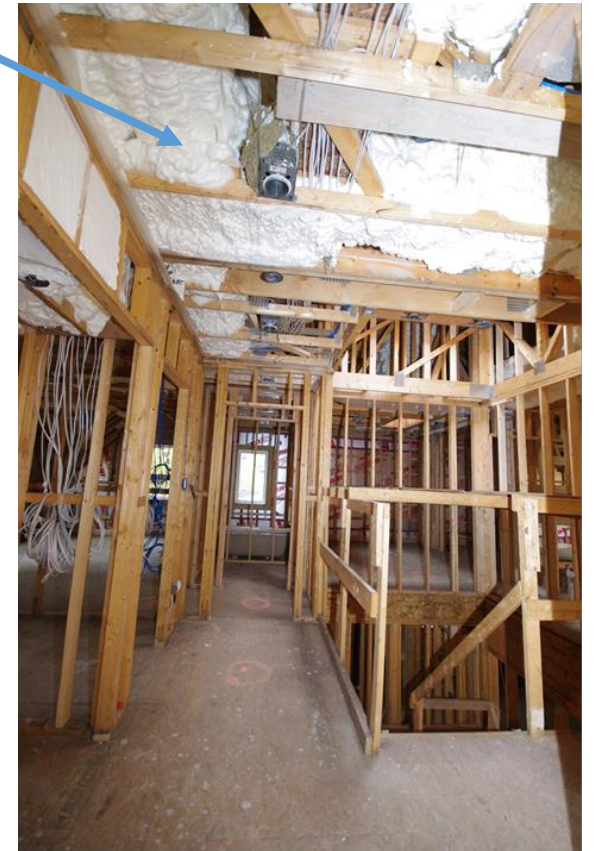
Fire & Sound Insulated interior walls



Sound Insulated pipes throughout



Spray-foam Insulation of all elements in the Attic



Properly sealed Attic



Steel-frames and Cement-board for Fireplaces



Green Board and Cement Board throughout all wet spaces for additional protection against humidity



Cement Board in **Garage** for added protection and convenience



All floors of wet spaces are primed with Rubber Paint



Professionally wired to avoid interference



Wired for complete **Home-Automation**; over 20,000 feet of wiring



- Front door entry system
- Video surveillance
- Alarm system
- Audio-Video system for all rooms and common areas
- Light automation system; Cat5e wired switches
- WiFi Booster

Five Skylights for more natural light; all properly sealed and ventilated



Attention to detail; backing
for all large hanging items
throughout the house –
cabinets, TVs, etc.



Wide Gables and Overhangs, Columns all around





**Clean and organized
construction site**

**Built by
Professionals**



LOCATION...

- Oakville is consistently rated one of the most desirable places to live in Canada.
- Patricia Dr. provides easy access to QEW, 403 and 407.
- The house is within walking distance to lake and YMCA Sports Complex.
- Walking distance to downtown Oakville and Kerr Village.
- Walking distance to best schools in the area, public and private, including famed Appleby College.
- It's in one of the most desirable pockets of South Oakville and in a rapidly growing area.