

16 OAKLEY Court
Ancaster L9G 1T5
 Prop Type: Residential
 Type/Style: Detached - 2 Storey
 Sale/Lease: For Sale Only
 District: Ancaster
 Sub-Area/Nbhd: 42 / Nakoma, Maple Lane/Dancaster(425)
 Near: CUMMING CRT.
 Legal: PLAN 927 LOT 74, AS PER DEED
 Roll#: 174330113
 Registry Pin#:
 Side of Road: South DOM: ADOM: 20

List Price: **\$ 1,249,900**
 Lease Rate:
 Selling Price:
 Previous Price:
 # of Rooms: 11
 # of Bedrooms: 4 + 1
 Baths 2-piece: 1
 Baths 3-piece: 1
 Baths 4-piece: 1
 Baths 5-piece: 1
 Roughed-in Bths: 0
 #FBths/#HBths: 3/ 1
 Apx Sq Ft: 3500 +/-

Rooms and Their Sizes

| | | | | | |
|--------------------|--------------------|-------------|----------------------|-------------|------------------|
| Bedroom [B1] | Den [1] | 10.6 x 10 | Family Rm w/Frpl [1] | 17 x 13.4 | 5 Pc Ensuite [2] |
| 3 Pc Bthrm [B1] | Dining Room [1] | 11.6 x 9.6 | Bedroom [2] | 15 x 18.10 | 4 Pc Bthrm [2] |
| Recreation Rm [B1] | Eat In Kitchen [1] | 18.8 x 13.4 | Bedroom [2] | 11 x 13 | |
| Storage [B1] | Pantry [1] | 10.6 x 4.6 | Bedroom [2] | 14.6 x 11 | |
| 2 Pc Bthrm [1] | Main Fl Lnd Rm [1] | | Master Bedroom [2] | 17.8 x 13.6 | |

Property Details

| | | |
|---|----------------------------------|-----------------------------|
| Property Size: .5 or Less | Lot Size: 75 X 100 [Imperial] | Location: URBAN |
| Frontage 75.00 | Basement: Full | Elem'y Sch: |
| Taxes: | Basement Dev: Partially Finished | Second'y Sch: |
| Occupant: OWNER/VACANT | Type of Ownshp: Freehold | Status Certif: |
| Rental Income: No | Heating: Forced Air | Water Supply: Municipal |
| Mortgage: Purchaser to Arrange | Fuel: Gas (Natural) | Water Meter: Yes |
| UFFI: No | Foundation: CONCR | Sewer Type: Sewer Connected |
| Gar/Prkg: Yes - Triple Drive, Triple Garage | | Amperage: 100 Survey: Y |
| Rental Eqmt: Water Heater | | Waterfront: N Pool: N |
| Ext Fin/Const: Brick, Maintenance Free (Fascia, Soffit, Eaves), Stone | | Central Air: Yes Age: NEW |
| Topography: Level, Treed | | Fireplaces: 1 - GAS |
| Features: Automatic Garage Dr, Ensuite Bathroom, Hardwood Floor, Main Flr. Den, Main Flr. Laundry | | |
| Restrictions: None | | Energide Rating: N |
| Condo Fee Incl: | | |
| Property Management: | | |
| Mobile Home Information: | | Condo Corp#: |
| Virtual Tour: | | |
| Directions: | | |
| Inclusions: SEE SCHEDULE 'A' | | |
| Exclusions: | | |

REALTOR(R) Remarks

3500 sq. ft. of luxury finishes incl. approx. (700 sq.ft.) in basement. price also includes a landscape and finished drive way and concrete walkway areas. See the schedule 'A' for a comprehensive list of our standard features. Walking distance to schools, the village, parks and shopping. RSA

Primary/Sec: Sign: Yes Handicpd: No Taxes Applic: N Possession: 60 DAYS
 Deposit Req: \$40,000.00 Key: Yes Lockbx: Yes SPIS: Waived Bkr Perm Adv: Brkrg Trust Acct: NIB
 Sellers: AGRIGENTO LUXURY HOMES Consent aft EX: N Appt: LBO
 Brokerage 1: Royal LePage State Realty Ph: 905-648-4451 F: 905-648-7393 <http://www.royallepagestate.ca>
 SlSprsn/Brkr1: Shawn Murray - Ph: 905-648-4451 shawn@soldrjp.com Comm Date: 02/21/17
 SlSprsn/Brkr2: Tony Locane - Ph: 905-648-4451 tonylocane@hotmail.com Expiry Date: 05/31/17
 Brokerage 2: Royal LePage State Realty Ph: 905-648-4451 F: 905-648-7393 <http://www.royallepagestate.ca>
 SB Comm: 2%+HST Member Open House: Spcl Provisn: None
 Sell Brokerage: CSale Date:
 Sell SlSprsn/Brkr1: Selling Date:
 Sell SlSprsn/Brkr2: Closing Date:
 Selling Price:
 Sell Lse Rte:

AGRIGENTO LUXURY HOMES

LUXURY STANDARD FEATURES AND FINISHES

STATELY EXTERIORS

- Architecturally designed timeless exteriors with a striking combination of stone, stucco and genuine clay brick (including sides and back). Precast detailing such as arches, keystone, banding, as per plan.
- Upgraded "architectural plus" maintenance free vinyl casement windows. Windows available in a choice of colours, are Energy Star qualified and include features such as Low E lase, argon gas and warm edge spacers throughout.
- Transom windows as per plan
- Kitchen garden doors (double or triple-as per plan) t include transom window above.
- Elegant 8 foot tall fibreglass insulated front door entry featuring authentic wood grain texture and satin nickel grip set and deadbolt
- Upgraded "Timberline" high quality asphalt roof shingles which carry a manufacture's 35 year warranty
- Prefinished long life maintenance free quality soffit, fascia, eavestrough and downspouts.
- Covered and recessed front entry porches as per plan.
- Two hose bibs located: one in garage and one at rear of house.
- Fully graded and sodded front, rear and side yards.
- Maintenance free metal sectional insulated garage doors in choice of colour and including glass inserts.
- Gravel walkways from driveway to front porch.

LUXURIOUS INTERIORS

- 9 foot high smooth ceilings throughout main floor. 8 foot high California knockdown ceilings on second floor.
- Dramatic cathedral, vaulted and open two storey areas, as per plan
- Elegant staircases from main to upper level to be all oak with purchaser's choice of stain one colour for oak stringers, spindles and handrails.
- Dining rooms and front foyer to include coffered ceiling detail with crown moulding, as per plan.
- Impressive 8 foot high smooth 2 panel interior passage doors and closet doors throughout main floor. Matching 7 foot high smooth 2 panel interior passage doors and closet doors throughout second floor.
- 7" colonial mdf baseboards with matching 3" Tudor solid wood backband casing
- Single sided direct vent gas fireplace in family room (as per plan)
- Upgraded satin nickel knobs and hinges to all interior passage and closet doors throughout.
- Purchaser's choice of style and colour from a vast selection of luxurious imported ceramic porcelain flooring to be installed in the foyer, lower halls, kitchen, dinette, server, all bathrooms and laundry room, as per plan.
- Purchaser's choice from a vast selection of pre-finish stained engineered oak hardwood flooring in dining room, dens and family room (as per plan). From builder's samples.
- Den to include French door(s) (as per plan)
- All interior walls are to be primed and painted with quality paints, purchaser's choice of two colours throughout from samples provided.
- All trim and doors are to be painted in Decorators White white.
- Any smooth ceilings are to be painted white.

GOURMET KITCHENS

- Elegant gourmet kitchens. Extensive selections in a wide range of styles and colours.
- Extended cabinet height. 42" upper cabinets adorned with 3 ½" crown moulding and wood under cabinet valance, credit to be determined by plan.
- Large island with breakfast bar (as per plan)
- Convenient soft close hinges on doors
- Full depth fridge upper cabinet with crown moulding and fridge gables (as required, as per plan)
- Granite countertops in kitchen and serveries (as per plan). From builder's samples
- Serveries (as per plan) to receive base cabinets to match kitchen
- Upgraded double bowl stainless steel undermount kitchen sink with upgraded American Standard pull out faucet

BATHROOM RETREATS AND FUNCTIONAL LAUNDRY

- Custom quality cabinetry. Extensive selection in a wide range of styles and colours.
- Granite countertops on all cabinetry (from builders samples)
- Top quality undermount china sinks to all bathrooms and vanities
- Top quality white elongated comfort height toilets to all bathrooms
- American Standard upgraded washerless faucets in polished chrome to all sinks, tubs and showers. All bathroom sinks to include pop up drain. Showers to include pressure balance valves
- Master ensuite tiled shower enclosures to receive waterproof light in ceiling
- Shut off valves to all bathroom sinks and toilets
- Upgraded drop in acrylic tubs with tiled surround in main bathroom, as per plan
- Elegant roman tubs with deck mounted American Standard faucet and separate shower in master ensuite
- Separate master ensuite shower to include tempered glass shower door with chrome handle
- Upgraded "quiet" exhaust fan vented to the outside in all bathrooms
- Single basin laundry tub set in base cabinet in all laundry rooms
- Ground fault interrupter protection in all bathrooms and powder room
- Heavy duty 200 volt outlet and exterior vent for dryer
- Drain and water connections featuring hot and cold water shut off valves and an electrical outlet for future automatic washer

SUPERIOR CONSTRUCTION

- Cold cellar below front porch, complete with weather stripped front door, vent and light except sunken areas, as per plan
- 5/8" OSB subfloors throughout, to be nailed, glued, sanded and screwed
- Garage floors to be made of reinforced concrete sloped to exterior
- Garage interior to be fully drywalled and taped
- Poured concrete basement walls with heavy duty damp proofing and leak resistant air gap membrane
- 2" x 6" exterior wall construction with R20 insulation
- Steel beam construction in basement
- All brick construction to all back and side elevations

- R40 blown insulation in roof and R12 full height basement wall
- Steel post and wood beam construction with AJS ENGINEERED floor joist system as per plan
- All Exterior walls and ceilings are to be fully insulated with polyethylene vapour barrier, meeting or exceeding the Ontario Building Code

COMFORT AND CONVENIENCE

- ENERGY STAR QUALIFIED digital programmable thermostat
- ENERGY STAR QUALIFIED quiet dual bower forced air gas high efficiency furnace
- 100 AMP circuit breaker
- Copper wires throughout
- Decora white switches and plates throughout
- Integrated USB outlet in kitchen
- Energy efficient gas hot water tank provided on rental basis
- Electrical receptacle for future garage door opener
- Smart home wiring including cable, telephone and data rough -in, in Great Room, all Bedrooms and Den
- All exterior entry doors to have dead bolts
- Combination Smoke/CO2 detectors on all levels
- Electrical door chime installed
- Three piece rough-in plumbing (drains only) in the lower level (locations as per plan)

WARRANTY

Agrigento Luxury Homes has been committed to providing excellent service under the guidelines of Tarion Warranty Corporation. The Tarion Warranty Corporation backs Agrigento Luxury Homes with the following warranties:

- Free from major structural defects for a period of seven years.
- Free from defects in workmanship and materials for a period of 2 years on electrical, plumbing, heating and distribution systems. Exterior cladding, caulking, windows and doors, and the building envelope and basement remain free from water penetration for a period of 2 years.
- The home is free from defects in workmanship and materials for a period of one year.

GENERAL NOTES

- All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within general accepted industry standards and tolerance.
- Measurements may be converted from imperial to metric or vice versa and actual product guide may vary slightly as a result.
- All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home.
- All house renderings are artist's impressions.
- All features and finishes where Purchasers are given the option to select the style and or colour shall be predetermined standard selections, and completed no later than (21) days from the date of acceptance.
- Specifications may change without notice. E. & O.E.

All Footings to be minimum 4'-0" below finished grade at all times.

All stairs as per 9.8.3, handrails as per 9.8.7 and guards as per 9.8.8 (O.B.C.)

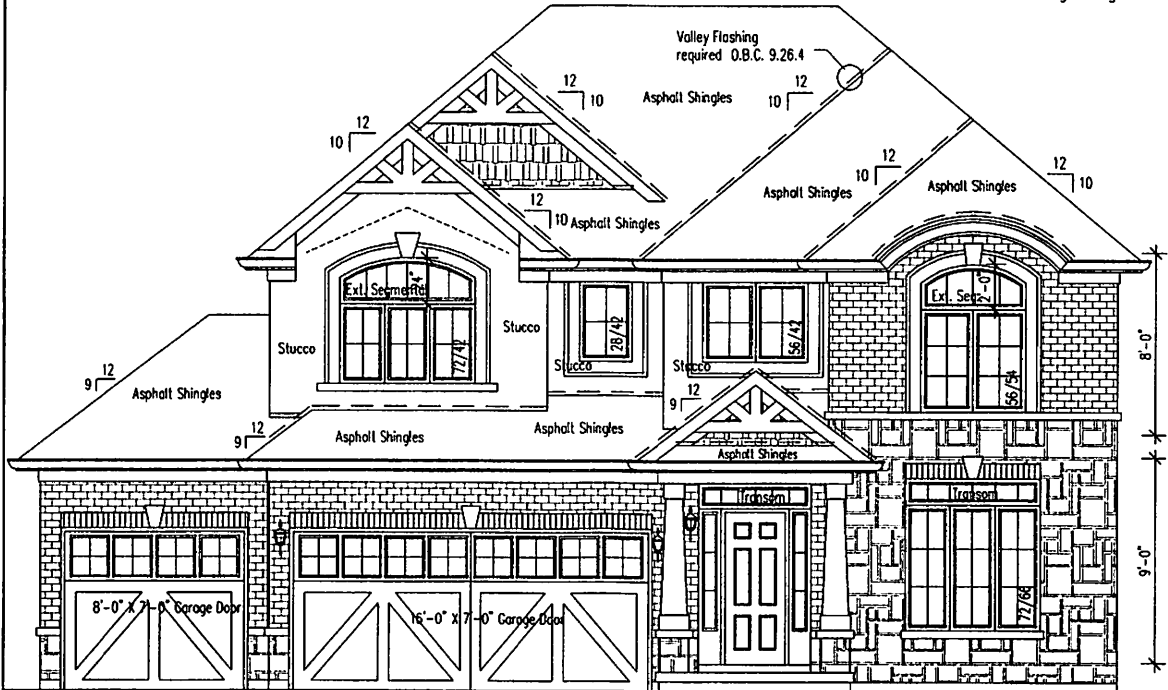
Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications

Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area

Doors and Windows must be resistant to forced entry.

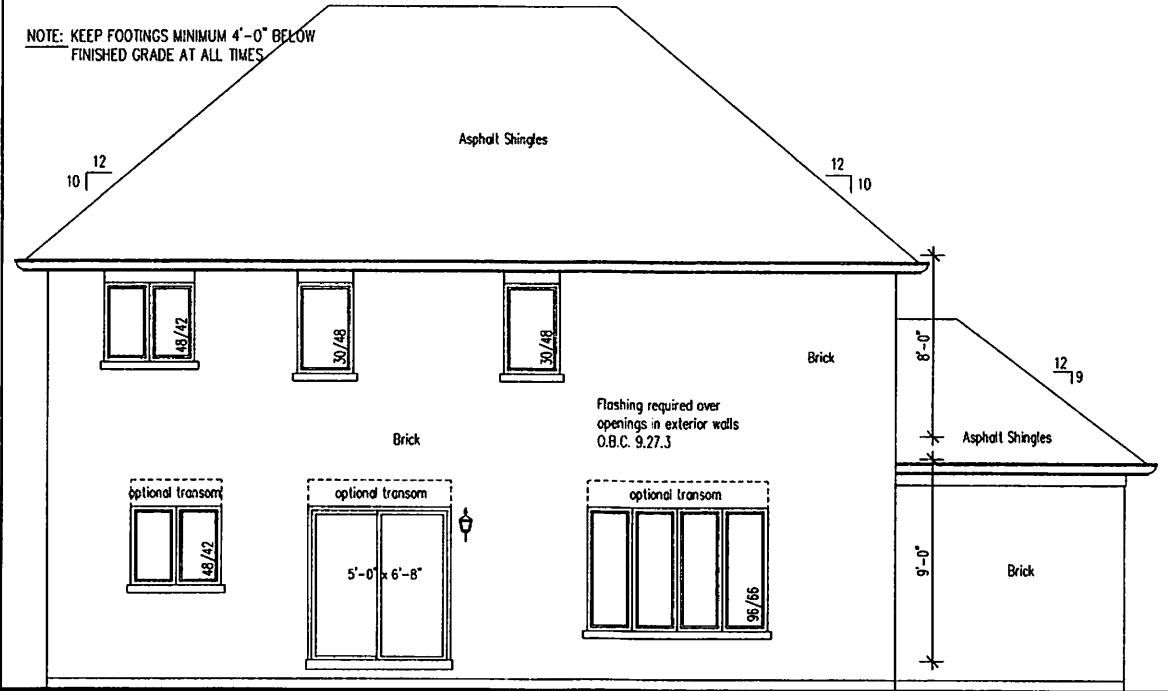
No openings through guards greater than 4" O.B.C. 9.8.8.5

9'-0" Main Floor Ceiling Height



8" Paired Concrete Foundation Wall

NOTE: KEEP FOOTINGS MINIMUM 4'-0" BELOW FINISHED GRADE AT ALL TIMES



8" Paired Concrete Foundation Wall

NOTE: KEEP FOOTINGS MINIMUM 4'-0" BELOW FINISHED GRADE AT ALL TIMES

Provide guards (SB-7 type guards for housing and small buildings) at porch where distance from grade to top of porch is 2'-0" or greater.

Where patio/terrace door threshold is greater than 2'-0" above finished grade, provide SB-7 guard or provide blocking to prevent door from opening more than 4".

For walk-out and partial walk-out lots, step concrete foundation as required for proposed grades ensuring a maximum of 4'-0" of laterally unsupported wall

Window wells as per 9.7.1.4. and 9.14.6.3 (O.B.C.) typical where required.
Provide lighting of all entrances as per 9.34.2.1 of O.B.C.



Drawn by: **ROB MARINIC**
Scale: 3/16" = 1'-0"
Date: May 2016
Proj. No.: carml8x
Area: 2800 sq. ft.

Title: **Custom 2-Storey**
Description: **Front and Rear Elevations**

REGISTRATION INFORMATION
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
Name: **ROB MARINIC** BCN: 24456
Firm: **PRESTIGE DESIGNS** BCN: 29621

Project: **Agrigento Homes**
16 Oakley Court
Ancaster, Ontario

A1 of 6

Built-Up posts to be min. 5 1/2" x 5 1/2" and at least as wide as the supported member O.B.C. 9.17.4.1

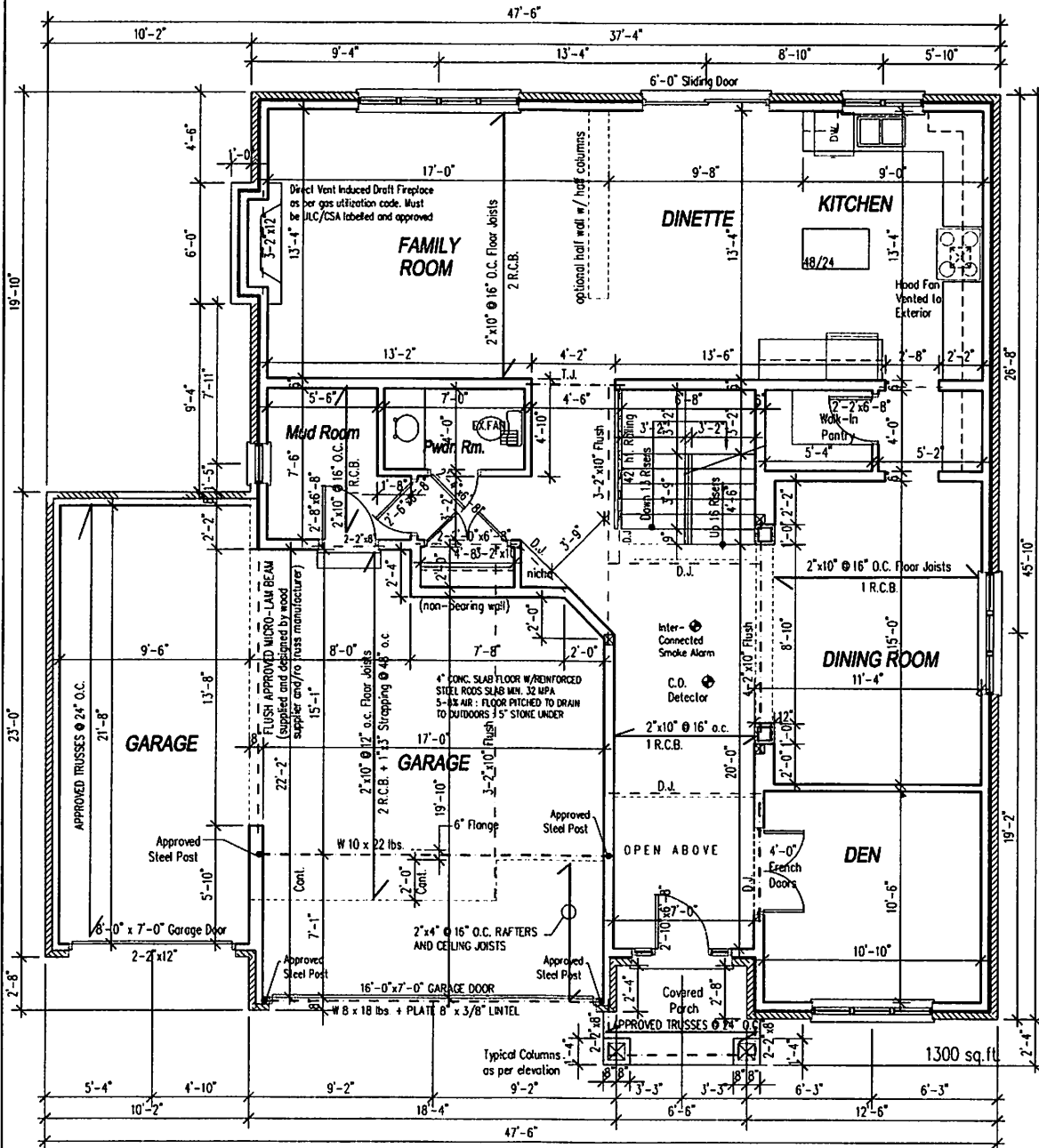
Provide minimum 2 rows of bridging where ceramic tile above. O.B.C. 9.30.6.4

Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes (where grade permits)

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16

| Max. Span STEEL LINTEL SCHEDULE: | | | Masonry Veneer AS PER O.B.C. | |
|----------------------------------|-------------|-----------|------------------------------|----------|
| Vert. Leg. | Horiz. Leg. | Thickness | 3 1/2" Brick | 4" Stone |
| 3 1/2" | 3 1/2" | 1/4" | 8'-1" | 7'-9" |
| 4" | 3 1/2" | 1/4" | 8'-9" | 8'-7" |
| 4 7/8" | 3 1/2" | 5/16" | 10'-10" | 10'-1" |
| 4 7/8" | 3 1/2" | 3/8" | 11'-5" | 10'-8" |
| 4 7/8" | 3 1/2" | 1/2" | 11'-9" | 10'-11" |
| 5 7/8" | 3 1/2" | 3/8" | 12'-7" | 11'-8" |
| 5 7/8" | 3 1/2" | 1/2" | 13'-5" | 12'-5" |
| 5 7/8" | 4" | 1/2" | 13'-6" | 12'-7" |
| 7 1/8" | 4" | 3/8" | 14'-1" | 13'-1" |
| 7 1/8" | 4" | 1/2" | 15'-1" | 14'-0" |

| LINTEL SIZE | ROOF and CEILING ONLY (0.6m) | | ROOF and CEILING ONLY (4.9m) | | ROOF, CEILING & 1 STOREY | | ROOF, CEILING & 2 STOREYS | |
|-------------|---------------------------------|---------------------|---------------------------------|---------------------|---------------------------------|---------------------|---------------------------------|---------------------|
| | EXT. WALLS (w/ 5 Lbs Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (w/ 5 Lbs Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (w/ 5 Lbs Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (w/ 5 Lbs Snow Load) | INTERIOR BRG. WALLS |
| 2-2" x 4" | 7'-3" | 6'-1" | 3'-7" | 3'-0" | 3'-1" | 2'-5" | 2'-10" | 2'-1" |
| 2-2" x 6" | 11'-5" | 9'-8" | 5'-5" | 4'-5" | 4'-6" | 3'-4" | 4'-1" | 2'-10" |
| 2-2" x 8" | 15'-1" | 12'-8" | 6'-7" | 5'-4" | 5'-5" | 3'-11" | 5'-0" | 3'-5" |
| 2-2" x 10" | 18'-10" | 16'-3" | 8'-1" | 6'-7" | 6'-8" | 4'-7" | 6'-1" | 4'-2" |
| 2-2" x 12" | 21'-10" | 19'-3" | 9'-4" | 7'-7" | 7'-9" | 5'-5" | 6'-11" | 4'-9" |



All I/J floor joists, parallel beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise

Provide double joist framing under all parallel walls above and around stairs

All interior stud walls to be 2" x 4" unless noted otherwise. All concrete foundations to be 8" unless noted otherwise

9'-0" Main Floor Ceiling Height

Provide double joists and L 3 1/2" x 3 1/2" x 1/4" above all basement exterior windows unless noted otherwise



Drawn by: **ROB MARINIC**
 Scale: 3/16" = 1'-0"
 Date: May 2016
 Proj. No.: carml8x
 Area: 2800 sq. ft.

Title: **Custom 2-Storey**
 Description: **Main Floor Plan**

REGISTRATION INFORMATION
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
 Name: **ROB MARINIC** ID#: 24456
 Firm: **PRESTIGE DESIGNS** ID#: 29621

Agrigento Homes
 Project: **18 Oakley Court Ancaster, Ontario**
A3 of 6

Build-Up posts to be min. 5 1/2" x 5 1/2" and at least as wide as the supported member O.B.C. 9.17.4.1

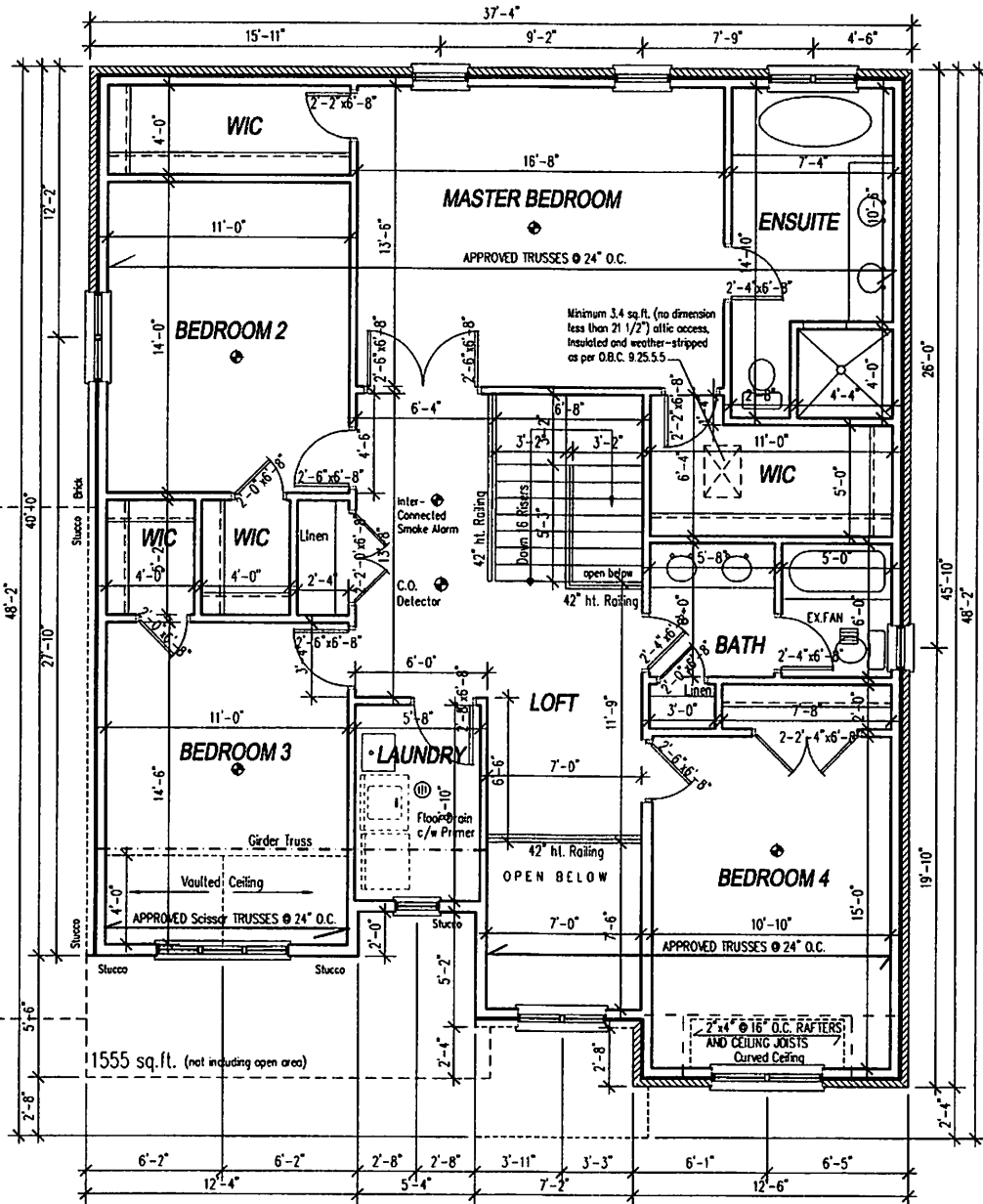
Provide minimum 2 rows of bridging where ceramic tile above. O.B.C. 9.30.6.4

Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes (where grade permits)

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16

| Max. Span STEEL LINTEL SCHEDULE | | Masonry Veneer AS PER O.B.C. | | |
|---------------------------------|------------|------------------------------|--------------|----------|
| Vert. Leg | Horiz. Leg | Thickness | 3 1/2" Brick | 4" Stone |
| 3 1/2" | 3 1/2" | 1/4" | 8'-1" | 7'-9" |
| 4" | 3 1/2" | 1/4" | 8'-9" | 8'-2" |
| 4 7/8" | 3 1/2" | 5/16" | 10'-10" | 10'-1" |
| 4 7/8" | 3 1/2" | 3/8" | 11'-5" | 10'-8" |
| 4 7/8" | 3 1/2" | 1/2" | 11'-9" | 10'-11" |
| 5 7/8" | 3 1/2" | 3/8" | 12'-7" | 11'-8" |
| 5 7/8" | 3 1/2" | 1/2" | 13'-5" | 12'-5" |
| 5 7/8" | 4" | 1/2" | 13'-6" | 12'-7" |
| 7 1/8" | 4" | 3/8" | 14'-1" | 13'-1" |
| 7 1/8" | 4" | 1/2" | 15'-1" | 14'-0" |

| LINTEL SIZE | ROOF and CEILING ONLY (0.6m) | | ROOF and CEILING ONLY (4.9m) | | ROOF, CEILING & 1 STOREY | | ROOF, CEILING & 2 STOREYS | |
|--------------|---------------------------------|---------------------|---------------------------------|---------------------|---------------------------------|---------------------|---------------------------------|---------------------|
| | EXT. WALLS (w/ 5 kPa Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (w/ 5 kPa Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (w/ 5 kPa Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (w/ 5 kPa Snow Load) | INTERIOR BRG. WALLS |
| 2 - 2" x 4" | 7' - 5" | 6' - 1" | 5' - 7" | 5' - 0" | 3' - 1" | 2' - 5" | 2' - 10" | 2' - 1" |
| 2 - 2" x 6" | 11' - 5" | 9' - 8" | 5' - 5" | 4' - 5" | 4' - 6" | 3' - 4" | 4' - 1" | 2' - 10" |
| 2 - 2" x 8" | 15' - 1" | 12' - 8" | 6' - 7" | 5' - 4" | 5' - 5" | 3' - 11" | 5' - 0" | 3' - 5" |
| 2 - 2" x 10" | 18' - 10" | 16' - 3" | 8' - 1" | 6' - 7" | 6' - 8" | 4' - 7" | 6' - 1" | 4' - 2" |
| 2 - 2" x 12" | 21' - 10" | 19' - 3" | 9' - 4" | 7' - 7" | 7' - 9" | 5' - 5" | 6' - 11" | 4' - 9" |



All 1/4 floor joists, parallel beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise

Provide double joist framing under all parallel walls above and around stairs

All interior stud walls to be 2" x 4" unless noted otherwise. All concrete foundations to be 8" unless noted otherwise

Provide double joists and L 3 1/2" x 3 1/2" x 1/2" x 1/4" above all basement exterior windows unless noted otherwise



Drawn by: ROB MARINIC
Scale: 3/16" = 1'-0"
Date: May 2016
Proj. No.: csm18x
Area: 2800 sq. ft.

Title: Custom 2-Storey
Description: Second Floor Plan

REGISTRATION INFORMATION
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
Name: ROB MARINIC
Firm: PRESTIGE DESIGNS
Signature: [Signature]

Agrigento Homes
Project: 18 Oakley Court Ancaster, Ontario
A4 of 6

Built-up posts to be min. 5 1/2" x 5 1/2" and at least as wide as the supported member O.B.C. 9.17.4.1

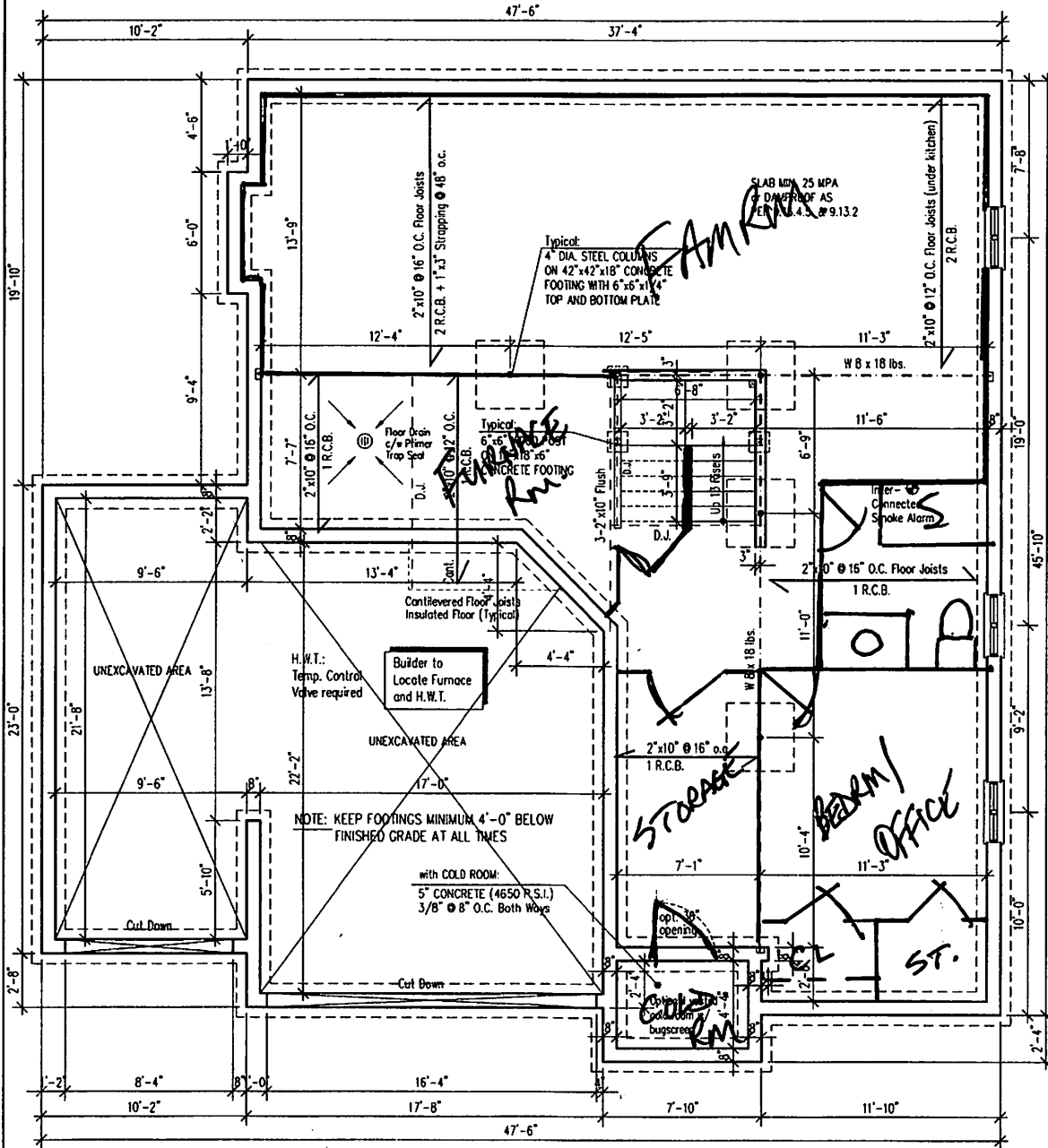
Provide minimum 2 rows of bridging where ceramic tile above. O.B.C. 9.30.6.4

Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes (where grade permits)

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16

| Max. Span STEEL LINTEL SCHEDULE | | | Masonry Veneer AS PER O.B.C. | | |
|---------------------------------|-------------|-----------|------------------------------|----------|--|
| Vert. Leg. | Horiz. Leg. | Thickness | 3 1/2" Brick | 4" Stone | |
| 3 1/2" | 3 1/2" | 1 1/4" | 8'-1" | 7'-9" | |
| 4" | 3 1/2" | 1 1/4" | 8'-9" | 8'-2" | |
| 4 7/8" | 3 1/2" | 5/16" | 10'-10" | 10'-1" | |
| 4 7/8" | 3 1/2" | 3/8" | 11'-5" | 10'-8" | |
| 4 7/8" | 3 1/2" | 1/2" | 11'-9" | 10'-11" | |
| 5 7/8" | 3 1/2" | 3/8" | 12'-7" | 11'-8" | |
| 5 7/8" | 3 1/2" | 1/2" | 13'-5" | 12'-5" | |
| 5 7/8" | 4" | 1/2" | 13'-6" | 12'-7" | |
| 7 1/8" | 4" | 3/8" | 14'-1" | 13'-1" | |
| 7 1/8" | 4" | 1/2" | 15'-1" | 14'-0" | |

| LINTEL SIZE | Max. Span WOOD LINTEL SCHEDULE AS PER O.B.C. | | | | | | | |
|--------------|--|---------------------|---------------------------------|---------------------|---------------------------------|---------------------|---------------------------------|---------------------|
| | ROOF and CEILING ONLY (0.6m) | | ROOF and CEILING ONLY (4.9m) | | ROOF, CEILING & 1 STOREY | | ROOF, CEILING & 2 STOREYS | |
| | EXT. WALLS (91.5 kPa Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (91.5 kPa Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (91.5 kPa Snow Load) | INTERIOR BRG. WALLS | EXT. WALLS (91.5 kPa Snow Load) | INTERIOR BRG. WALLS |
| 2 - 2" x 4" | 7' - 3" | 6' - 1" | 3' - 7" | 3' - 0" | 3' - 1" | 2' - 5" | 2' - 10" | 2' - 1" |
| 2 - 2" x 6" | 11' - 5" | 9' - 8" | 5' - 5" | 4' - 5" | 4' - 6" | 3' - 4" | 4' - 1" | 2' - 10" |
| 2 - 2" x 8" | 15' - 1" | 12' - 8" | 6' - 7" | 5' - 4" | 5' - 5" | 3' - 11" | 5' - 0" | 3' - 5" |
| 2 - 2" x 10" | 18' - 10" | 16' - 3" | 8' - 1" | 6' - 7" | 6' - 8" | 4' - 7" | 6' - 1" | 4' - 2" |
| 2 - 2" x 12" | 21' - 10" | 19' - 3" | 9' - 4" | 7' - 7" | 7' - 9" | 5' - 5" | 6' - 11" | 4' - 9" |



All T & I floor joists, parallel beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise

Provide double joist framing under all parallel walls above and around stairs

All interior stud walls to be 2"x4" unless noted otherwise. All concrete foundations to be 8" unless noted otherwise

Provide double joists and L 3 1/2"x3 1/2"x1/4" above all basement exterior windows unless noted otherwise



Drawn by: **ROB MARINIC**
 Scale: 3/16" = 1'-0"
 Date: May 2016
 Proj. No.: carm16x
 Area: 2800 sq.ft.

Title: **Custom 2-Storey**
 Description: **Foundation Plan**

REGISTRATION INFORMATION
 The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
 Name: **ROB MARINIC** No: 24456
 Firm: **PRESTIGE DESIGNS** No: 29621
 Signature: *[Signature]*

Agrigento Homes

Project: **18 Oakley Court**
Ancaster, Ontario

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