



273 7th Concession Road
Harley

JUST LISTED



Built in 2015

2,350 Sq. Ft.

2 Bedrooms

3 Bathrooms

Attached Double
Car Garage



Offered at \$1,689,000



MARIUS KERKHOFF
REAL ESTATE BROKER

Ask Marius

REAL ESTATE SERVICES

226.549.7733

office@askmarius.ca



HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

Brick Veneer Exterior

Deck

Patio

Double Car Garage

Workshop

27 Acres woodlot with
creek and open space

Very efficient

wood/propane hybrid

furnace

Heat - Propane

\$600 / Month

\$0.00 / Month

May-September

Hydro (Hydro One)

\$140.00 / Month

Acre of Pasture
Creek in Backyard Edged
with Stones
Open Lawn Space
Own Woodlot



MORTGAGE

Asking Price \$ 1,698,000.00

	20%	25%	30%	35%
Down Payment	\$ 339,600.00	\$ 424,500.00	\$ 509,400.00	\$ 594,300.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 1,358,400.00	\$ 1,273,500.00	\$ 1,188,600.00	\$ 1,103,700.00
Amortization Period	25 Years	25 Years	25 Years	25 Years
Mortgage Rate	1.64%	1.64%	1.64%	1.64%
Mortgage Type	5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed
Total Mortgage Payment				
Per Month	\$ 5,519.00	\$ 5,174.00	\$ 4,829.00	\$ 4,484.00

Land Transfer Tax \$ 30,435.00

Provincial \$ 30,435.00

Municipal \$ -

Rebate \$ -



PROPOSED:

ADDRESS: 273 7TH CONC. HARLEY

AREA OF SHOP
GROUND: 2029 SQ FT

SYMBOL LEGEND:

DRAWING TITLE: BASEMENT FLOOR PLAN
 SCALE: 1/4"=1'-0"
 DRAWING SCALE

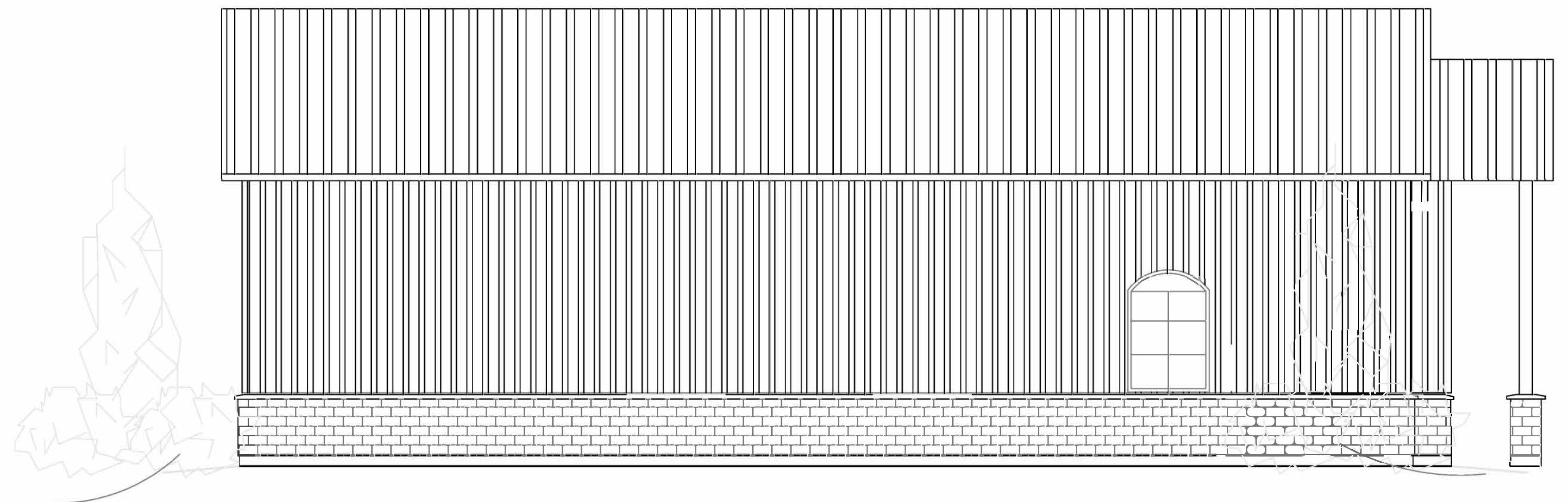
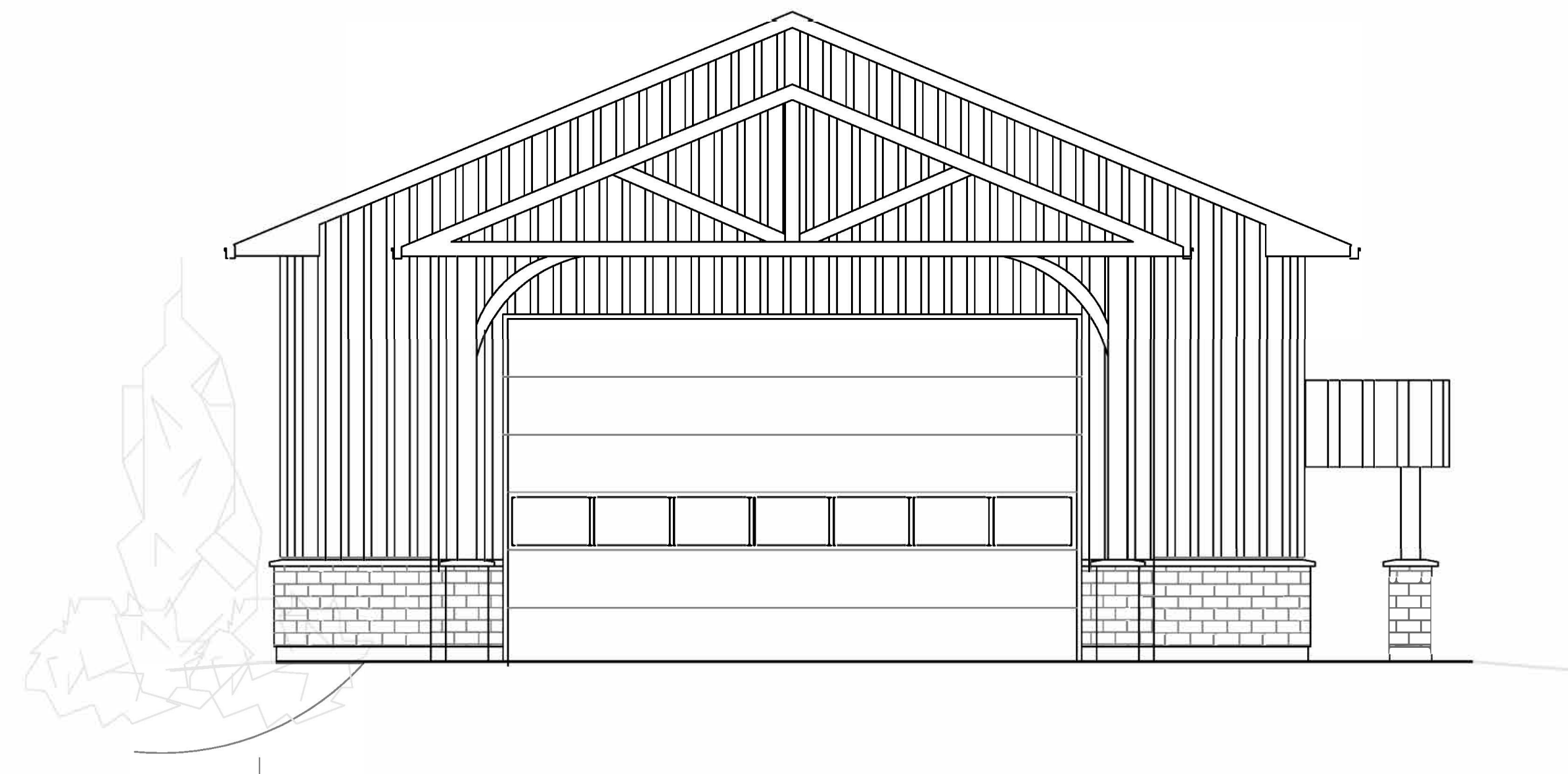
DETAIL No. / PAGE No. [Symbol]

U/S ROOF TRUSS: 108'-0 1/2"
 ELEVATION [Symbol]

SECTION TITLE (SEE A6) [Symbol]

WL.3 LINTEL TYPE (SEE LEGEND) [Symbol]

1 WALL TYPE (SEE LEGEND) [Symbol]



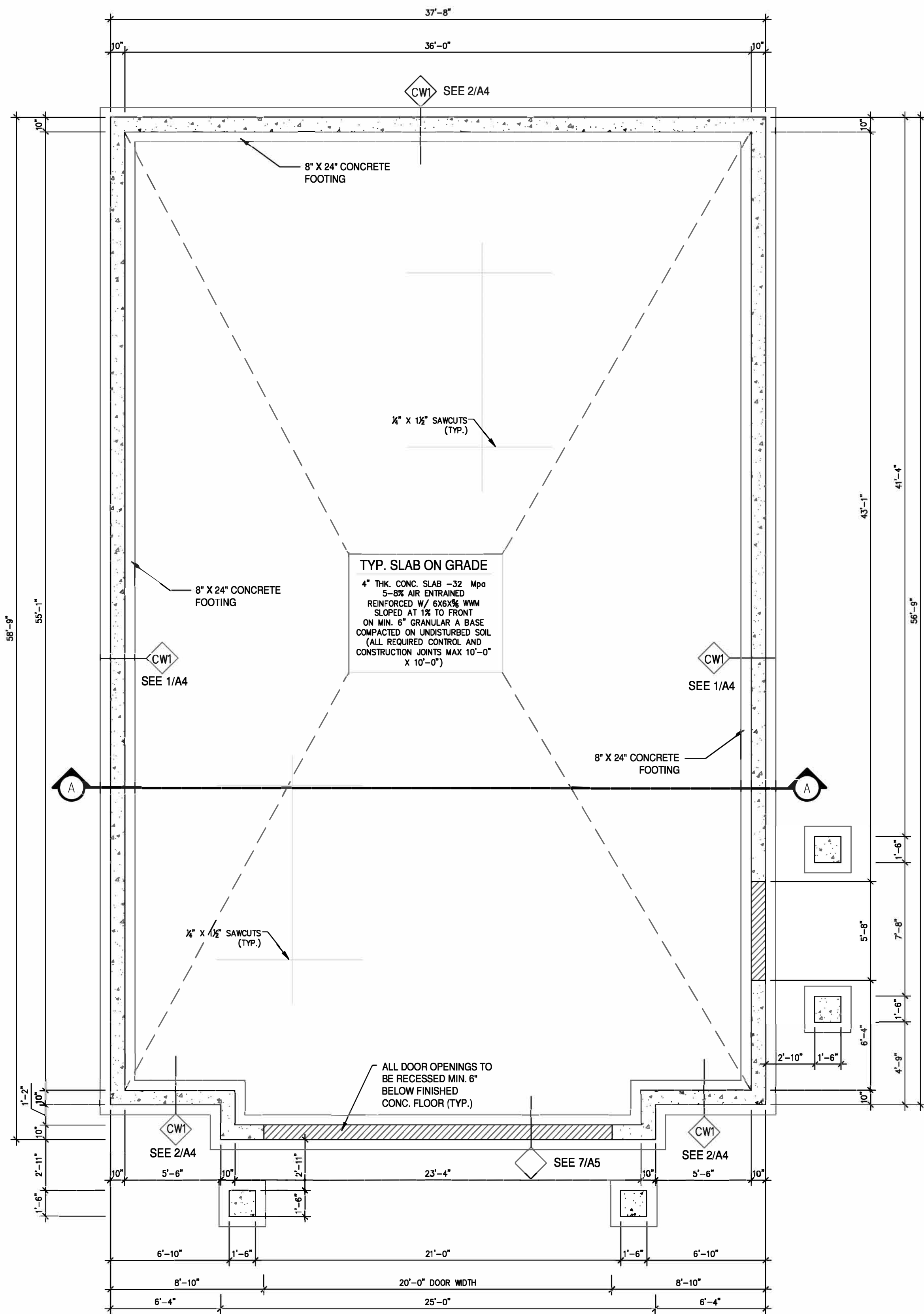
LIST OF ABBREVIATIONS				
R: RISERS	T&G: TONGUE AND GROOVE	FT: FEET	DTL: DETAIL	U/S: UNDER SIDE
STD: STANDARD	N/A: NOT APPLICABLE	TYP.: TYPICAL	DWG: DRAWING	CJ: CONTROL JOINT
No.: NUMBER	NIC: NOT IN CONTRACT	W/: WITH	EJ: EXPANSION JOINT	SF: STEP FOOTING
MECH: MECHANICAL	NTS: NOT TO SCALE	WD: WOOD	ELEC: ELECTRICAL	AFF: ABOVE FINISHED FLOOR
MISC: MISCELLANEOUS	OPP: OPPOSITE	W/O: WITH OUT	EQUIP: EQUIPMENT	ANOD: ANODIZED
TEMP: TEMPORARY	QTY.: QUANTITY	DN: DOWN	EXIST: EXISTING	INFO: INFORMATION
LW: LIGHT WEIGHT	ACT: ACOUSTIC TILE	&: AND	FL: FLOOR	BFF: BELOW FINISHED FLOOR
MATL: MATERIAL	ALUM: ALUMINUM	@: AT	BLK: BLACK	CONST: CONSTRUCTION
MAX: MAXIMUM	APROX: APPROXIMATELY	L: ANGLE	BLDG: BUILDING	COL: COLUMN
MIN: MINIMUM	OC: ON CENTER	FIN: FINISHED	CONC: CONCRETE	PSF: POUNDS PER SQUARE FOOT
C/W: COMPLETE WITH	CC: CENTER TO CENTER	T/O: TOP OF	LAV: LAVATORY	UNO: UNLESS NOTED OTHERWISE
WNDW: WINDOW	mPa: MEGA PASCALS	FTG: FOOTING	CONT: CONTINEOUS	OBC: ONTARIO BUILDING CODE
REQD: REQUIRED	BTHRM: BATHROOM	BDRM: BEDROOM	BSMNT: BASEMENT	STL: STEEL

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR REVISED WITHOUT THE CONSULTANTS WRITTEN PERMISSION.

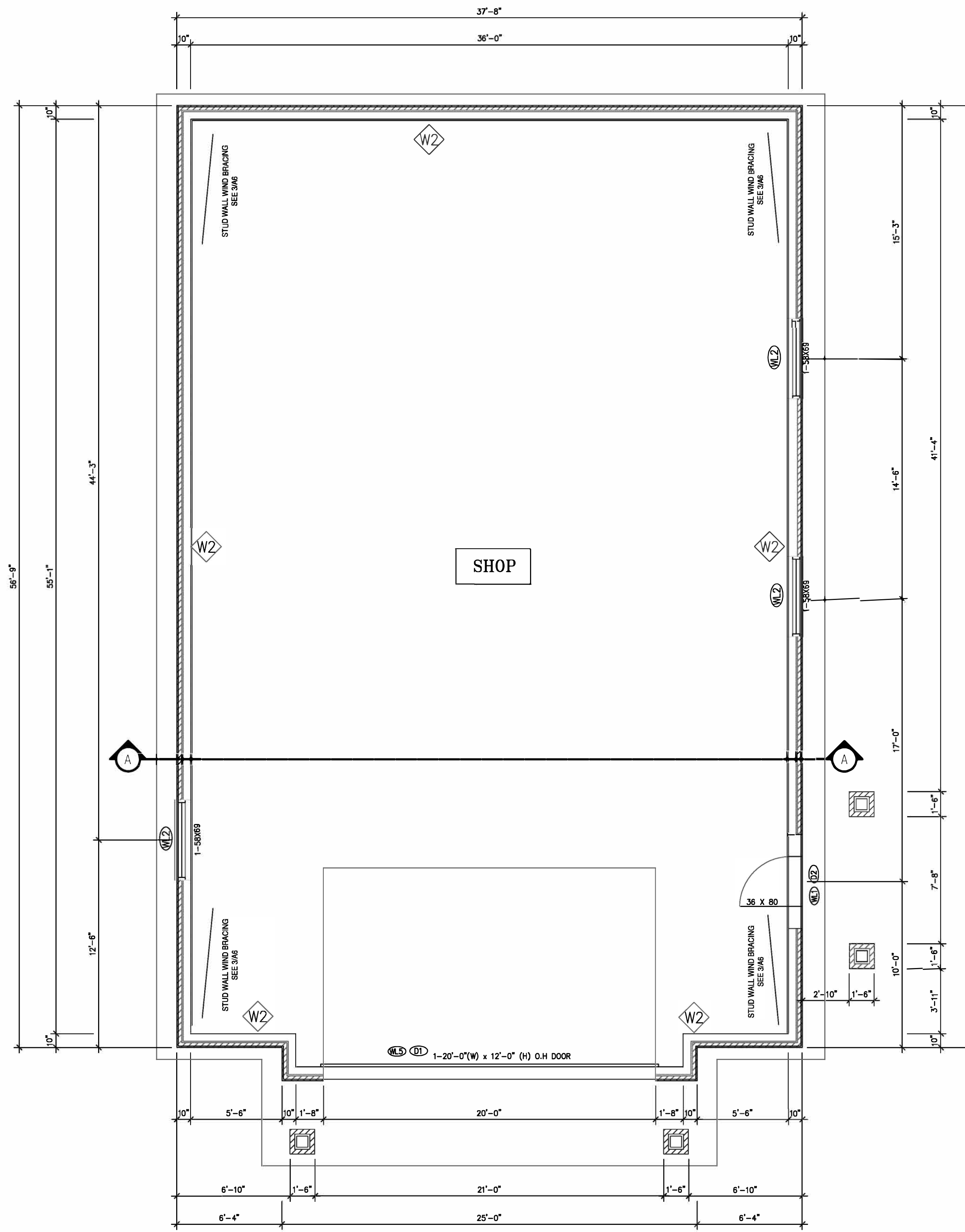
OWNER
MIKE AND ASHLEY GOOR
DESIGNER
MIKE AND ASHLEY GOOR

LEGEND: PROPOSED GOOR SHOP											
CONST.	PERMIT.	TENDER.	REVIEW: MAR. 24		CONST.	PERMIT.	TENDER.	REVIEW: MAR. 24			
			●	A-1	FOUNDATION PLAN				●	A-5	DETAILS
			●	A-2	BUILDING SECTION				●	A-6	GENERAL NOTES AND DETAILS,
			●	A-3	ELEVATIONS						
			●	A-4	WALL SECTIONS						
					SCHEDULES						



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"

14'-0" TO U/S OF TRUSS/ JOISTS

SEE MANUFACTURER SPECS FOR WINDOW RSO'S

100 AMP SERVICE

WALL SCHEDULE	
CW1	8" X 24" CONCRETE STRIP FOOTING W/ (2) 15M CONT. REBAR 32MPA FOUNDATION WALL CONSTRUCTION: 8" X 4'-10" 32MPA WALL 10M CONT. AT TOP

WALL SCHEDULE	
W2	FROM +6" TO +3'-6" 3 1/2" BRICK/STONE VENEER 1" AIR SPACE 3/8" SHEATHING 2X6" STUDS @ 24" C/C ABOVE BRICK/STONE VENEER: 29GA EXT. STEEL CLADDING 1X4 EXT WALL STRAPPING- 24"C/C 2X6 STUDS @ 24" C/C

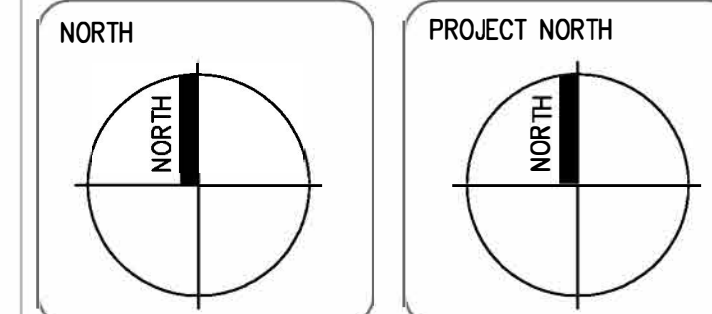
LEGEND:

NOTES:

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PROPOSAL: REVIEW: PERMIT: TENDER:



MUNICIPALITY ADDRESS:

273 7th CONC. RD.
HARLEY, ON

PROJECT NAME:

SHOP

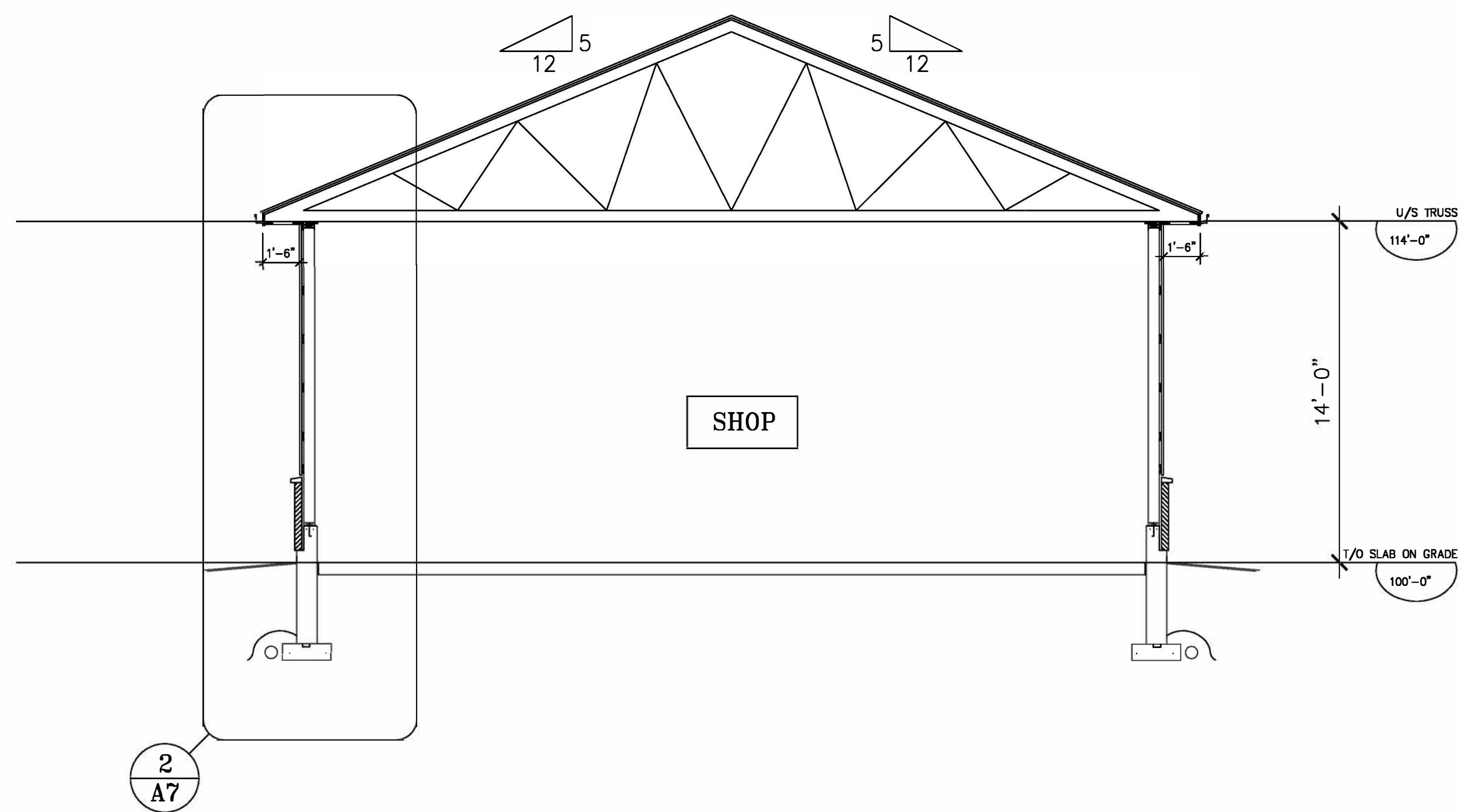
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FOUNDATION PLAN
GROUND FLOOR

SCALE: 1/4" = 1'-0"

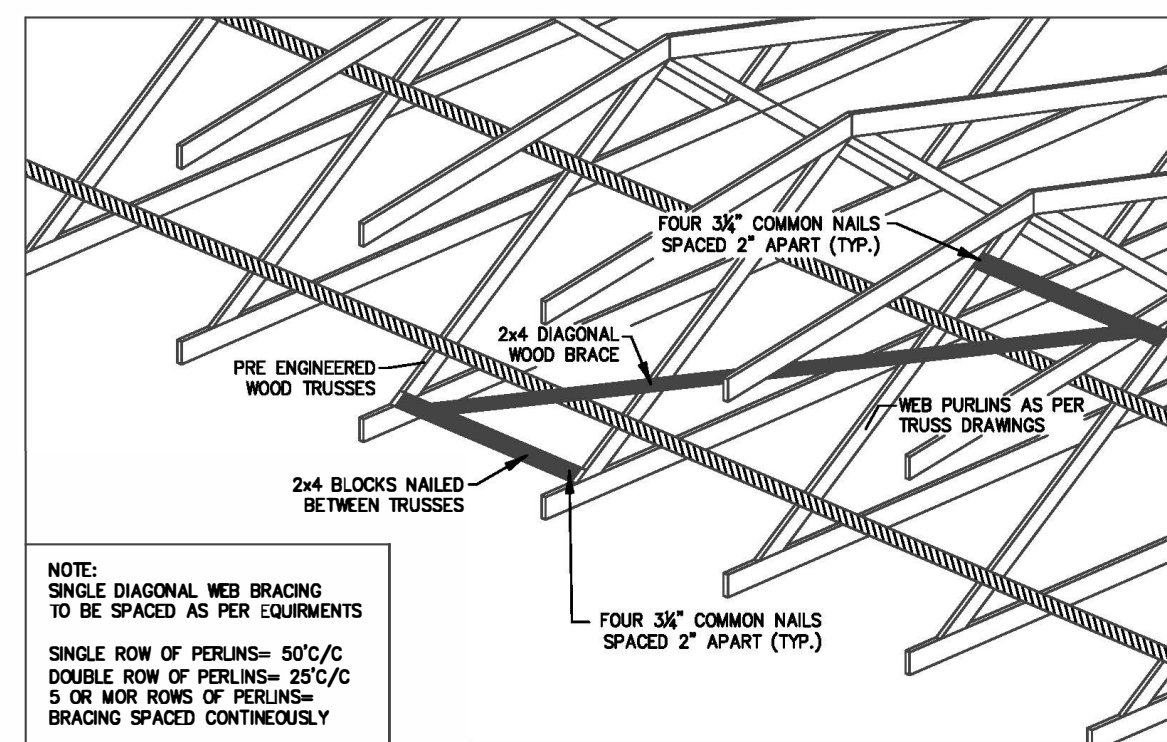
PROJECT No:
P15-003

DRAWING No:
A1

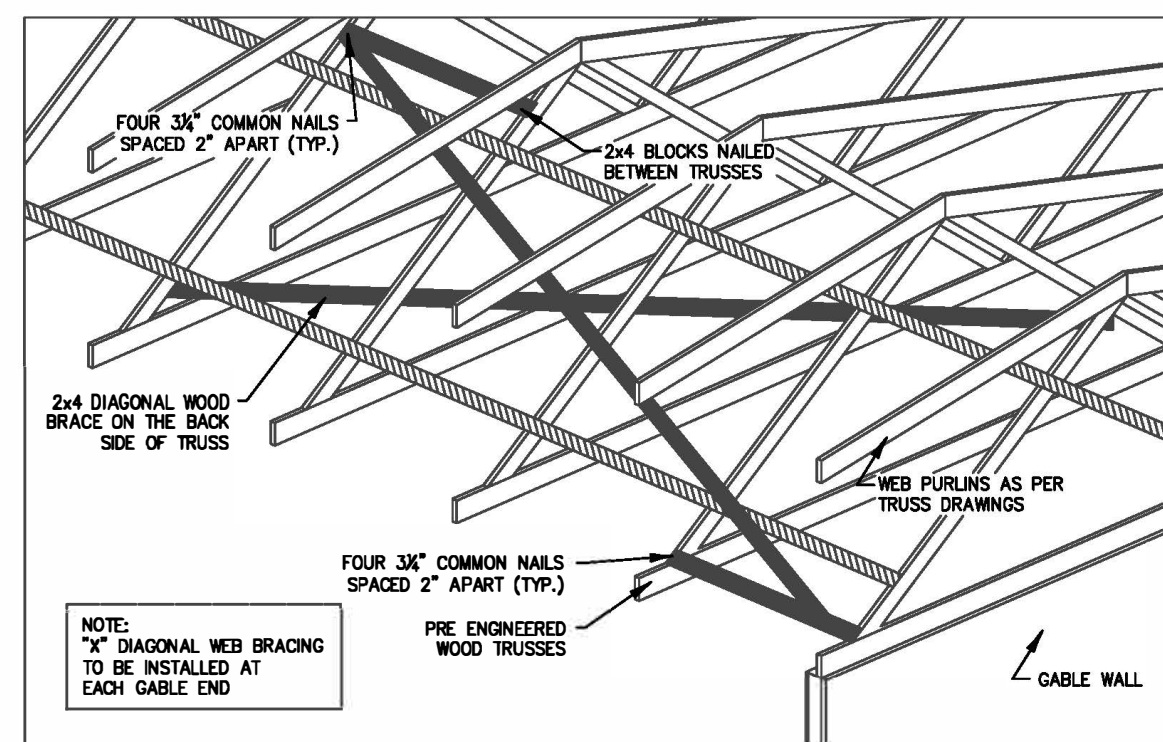


SECTION A-A

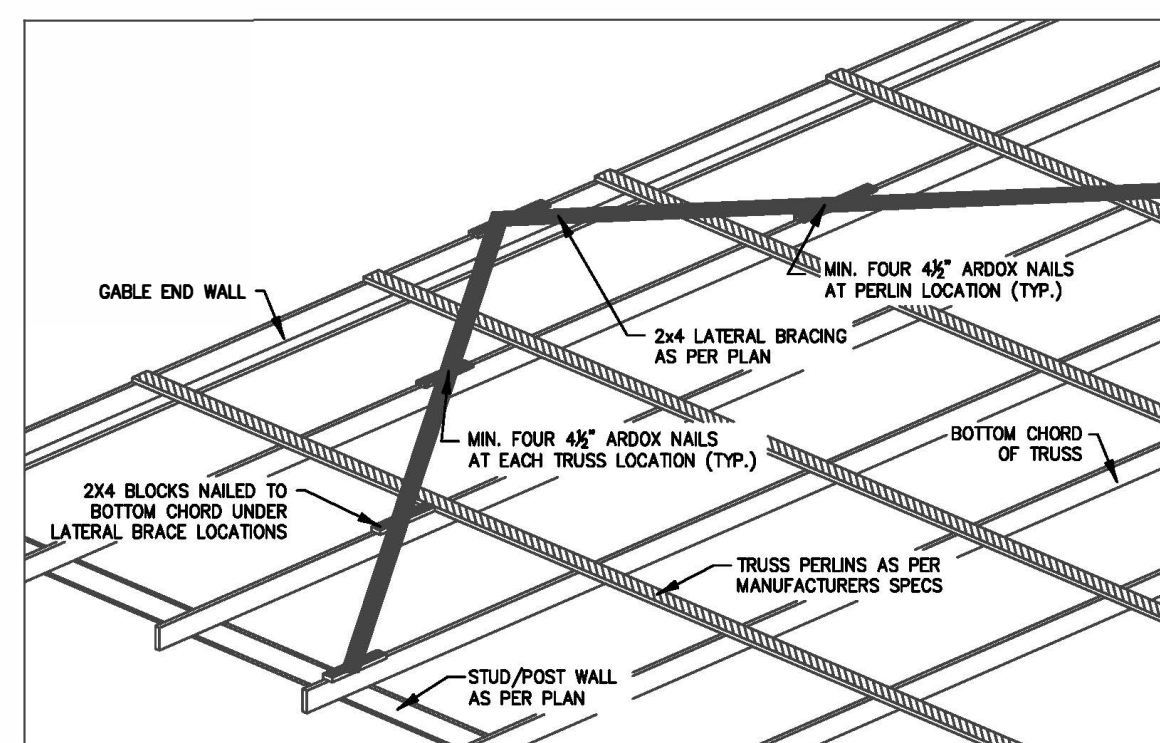
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DIAGONAL X WEB BRACING DETAIL RD1

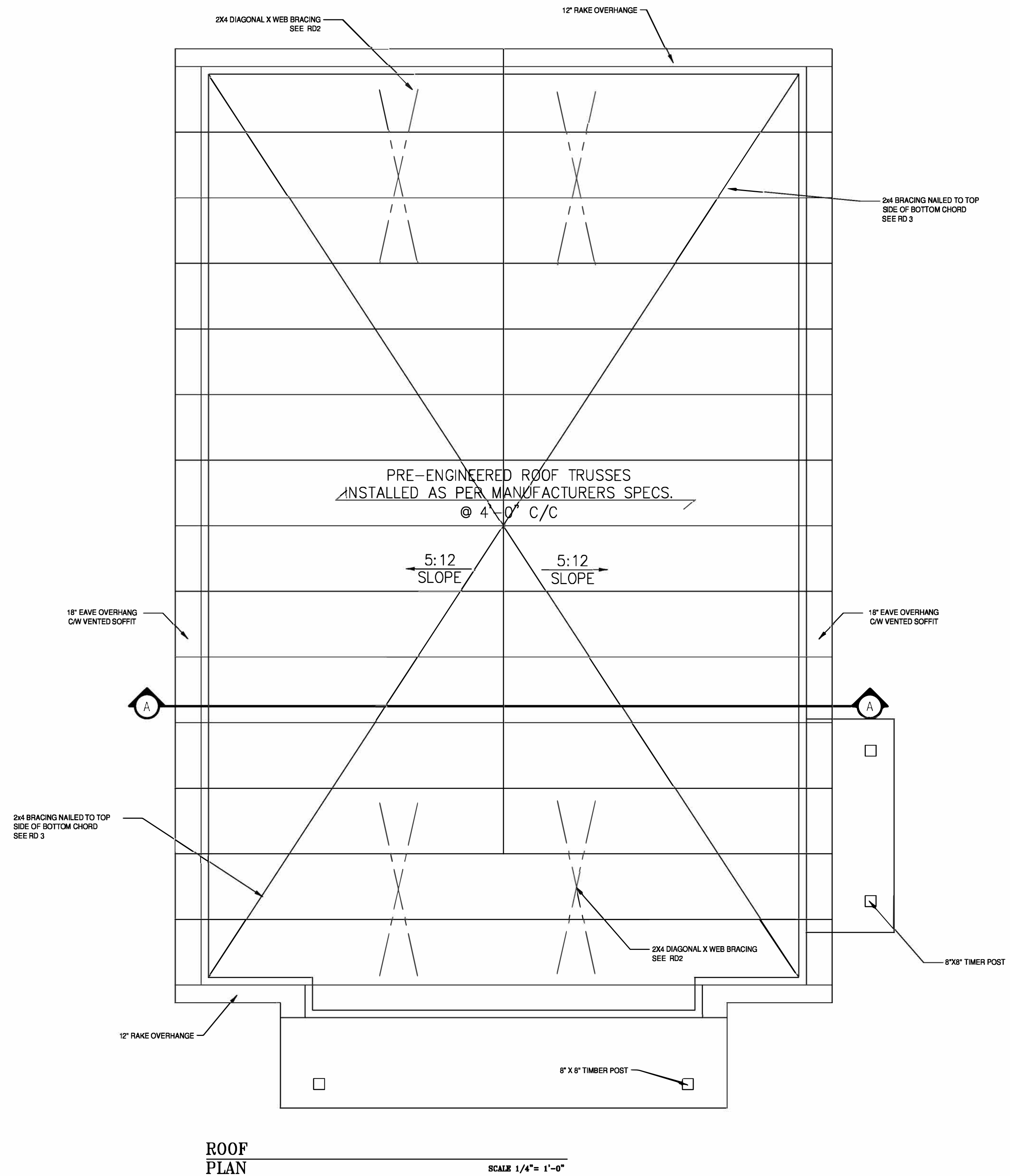


DIAGONAL SINGLE WEB BRACING DETAIL RD2



BOTTOM CHORD BRACING DETAIL RD3

NOTE:
REFER TO ENGINEER TRUSS DRAWINGS FOR LOCATIONS OF PERLINS TO DETERMINE QUANTITY AND SPACING OF DIAGONAL WEB BRACING ON TRUSSES
TRUSSES TO BE DESIGNED AS FOLLOWS: AGRICULTURAL
LOW HUMAN OCCUPANCY $S_s=2.6kPa$ $S_r=0.4kPa$ $q_{10}=0.35kPa$ SNOW
LOAD FACTORS $C_b=0.8$ $C_w=1.0$ $C_d=1.17$ $C_s=0.78$ TOP CHORD DEAD
LOAD= $4PSF$ BOTTOM CHORD DEAD LOAD= $7PSF$
SEE FRAMING SECTIONS FOR ADDITIONAL NOTES
PROVIDE ACCESS TO EACH ATTIC SPACE AS PER OBC 3.8.4.4 AND 9.19.2



ROOF PLAN

SCALE: 1/4" = 1'-0"

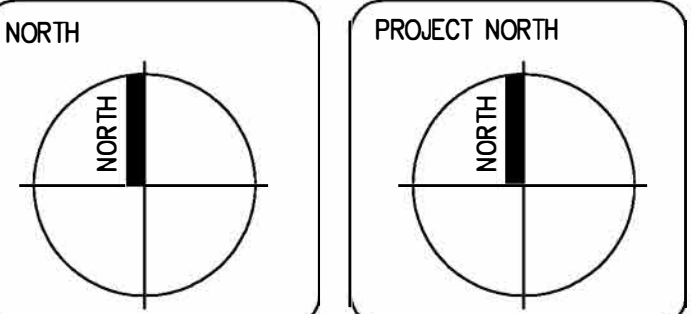
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HARLEY, ON

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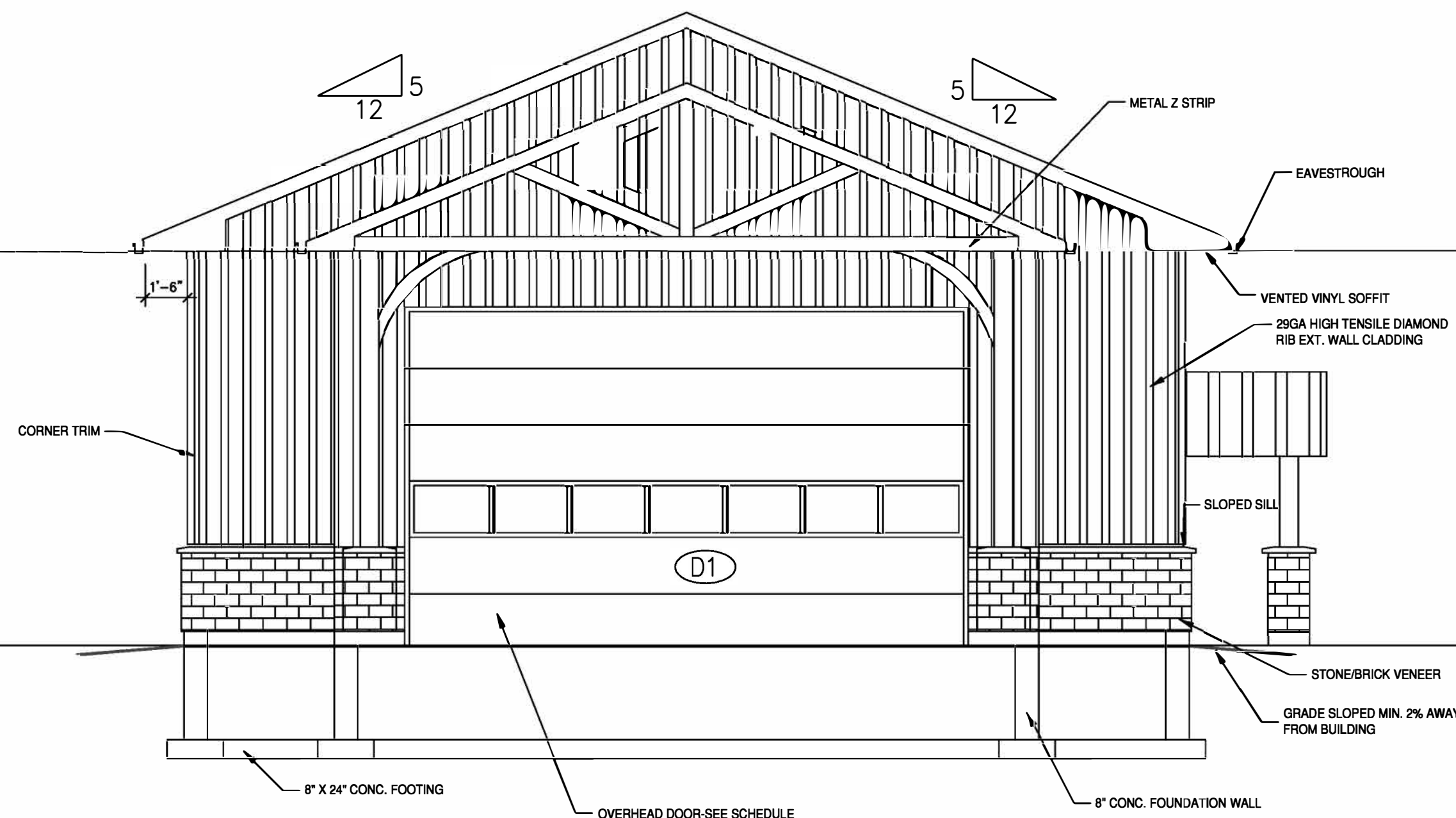
DRAWING TITLE:

ROOF PLAN
BUILDING SECTION

SCALE: 1/4" = 1'-0"

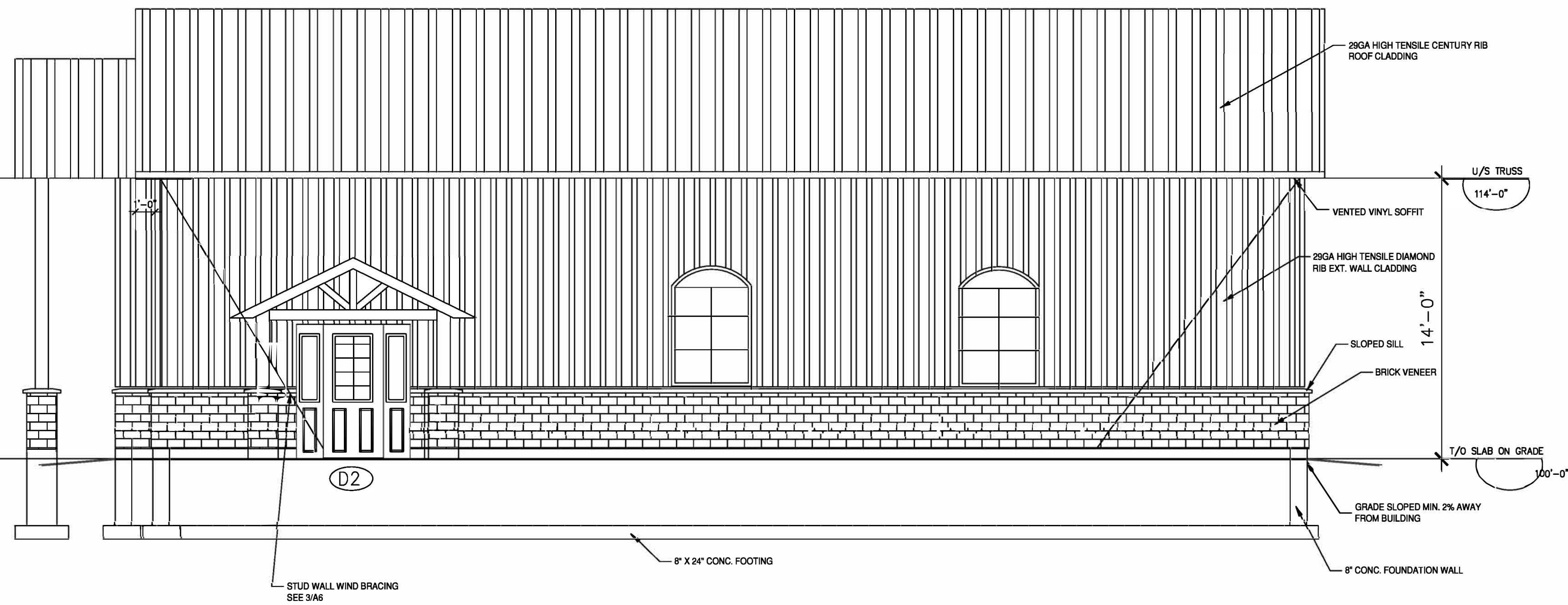
PROJECT No: P15-002

DRAWING No: A2



SOUTH ELEVATION

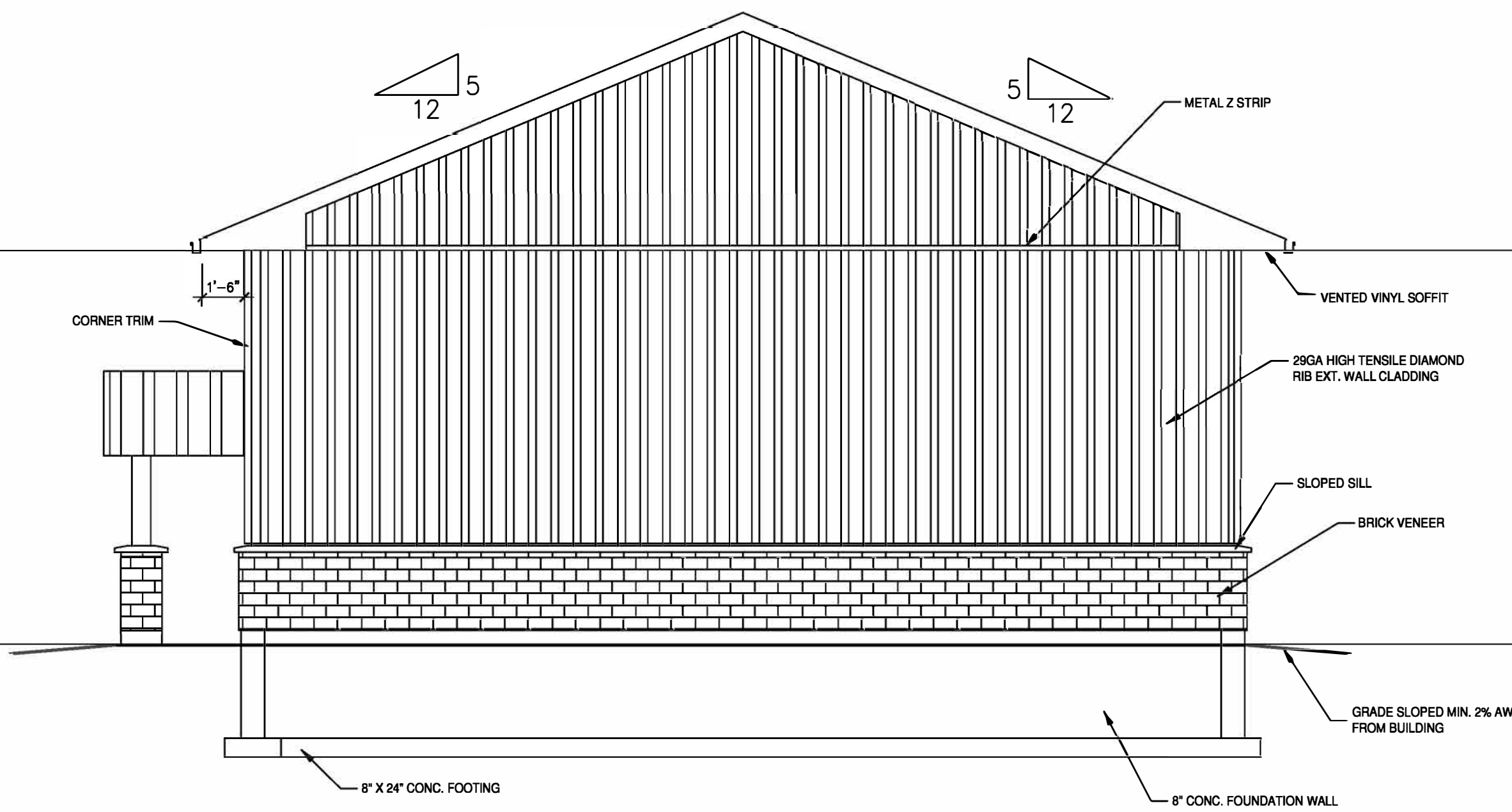
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EAST ELEVATION

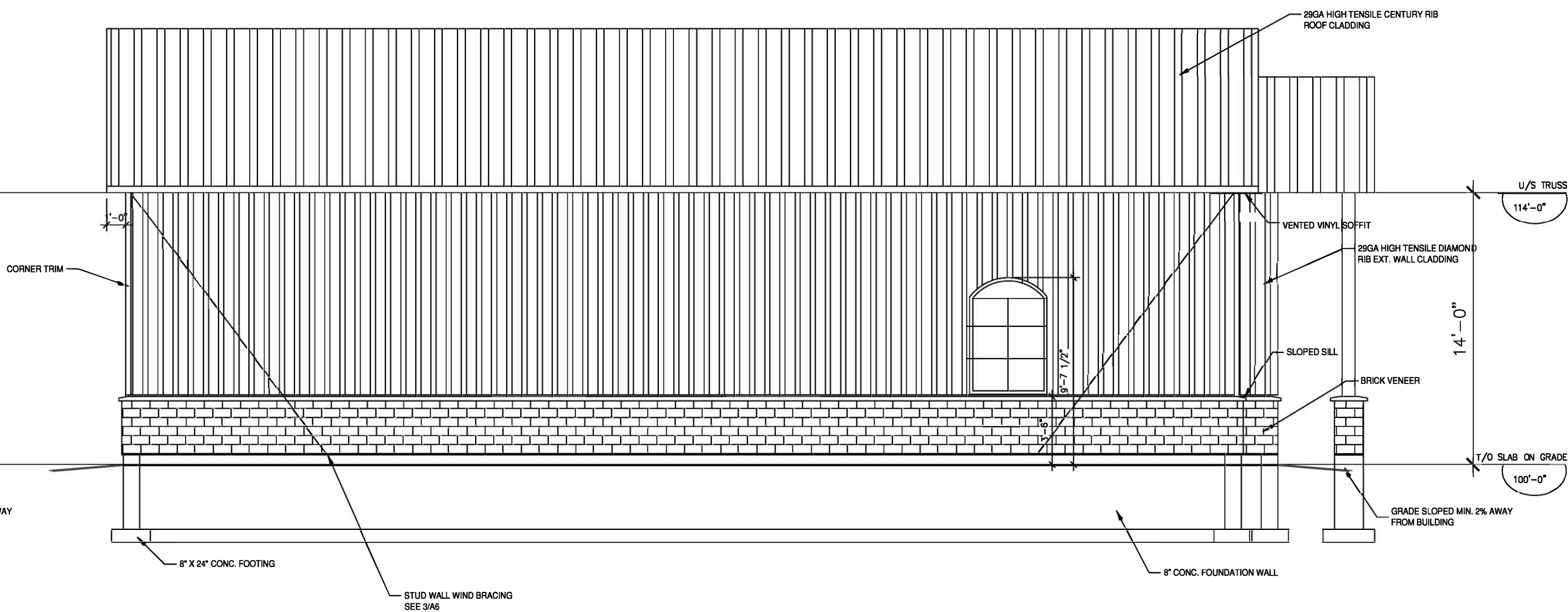
SCALE: NTS

EXTERIOR COLOR GUIDE
 ROOF: _____
 TRIM, FASCIA, SOFFIT: _____
 CHIMNEY/VENTS: _____
 WALL CLADDING: _____



NORTH ELEVATION

SCALE: NTS



WEST ELEVATION

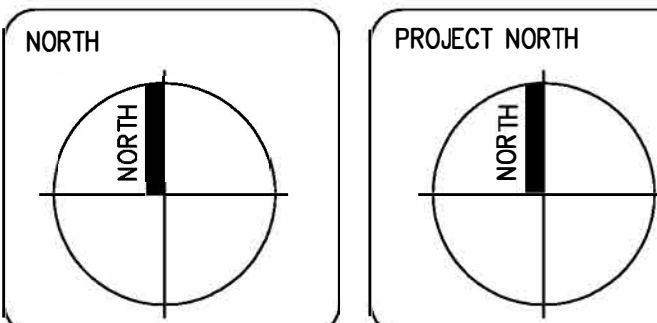
SCALE: NTS

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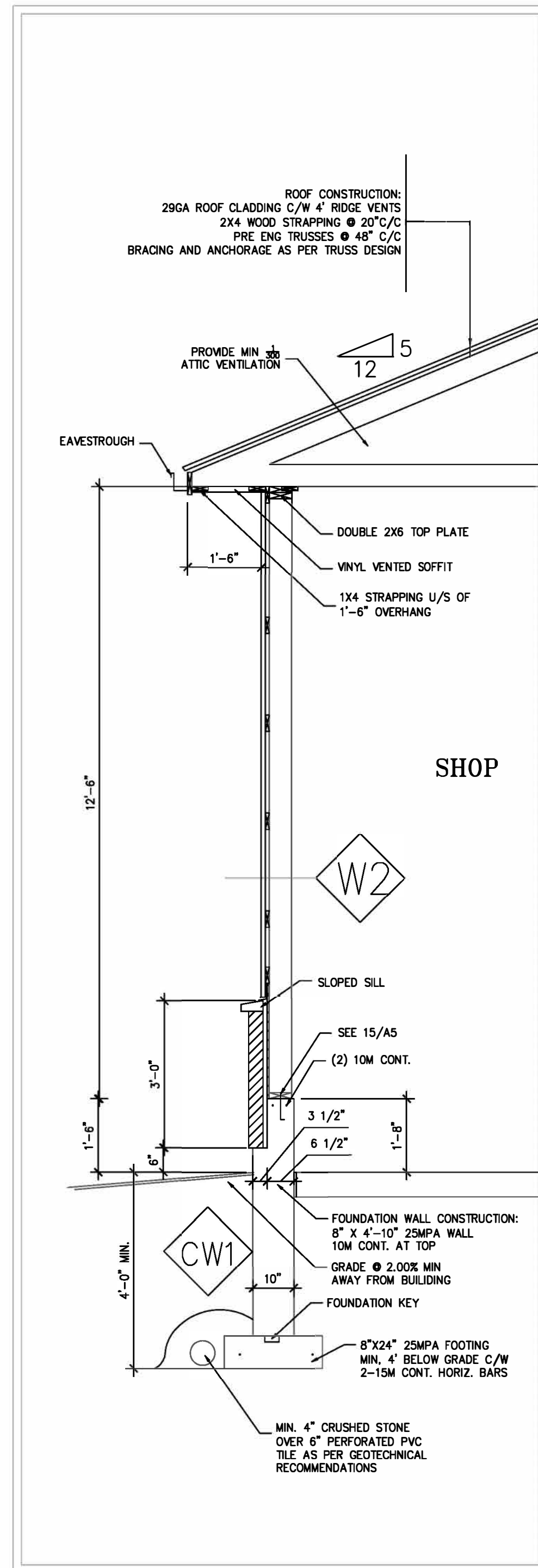
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 HARLEY, ON

PROJECT NAME:
 SHOP

DRAWING TITLE:
 ELEVATIONS

SCALE: 1/4"=1'-0"

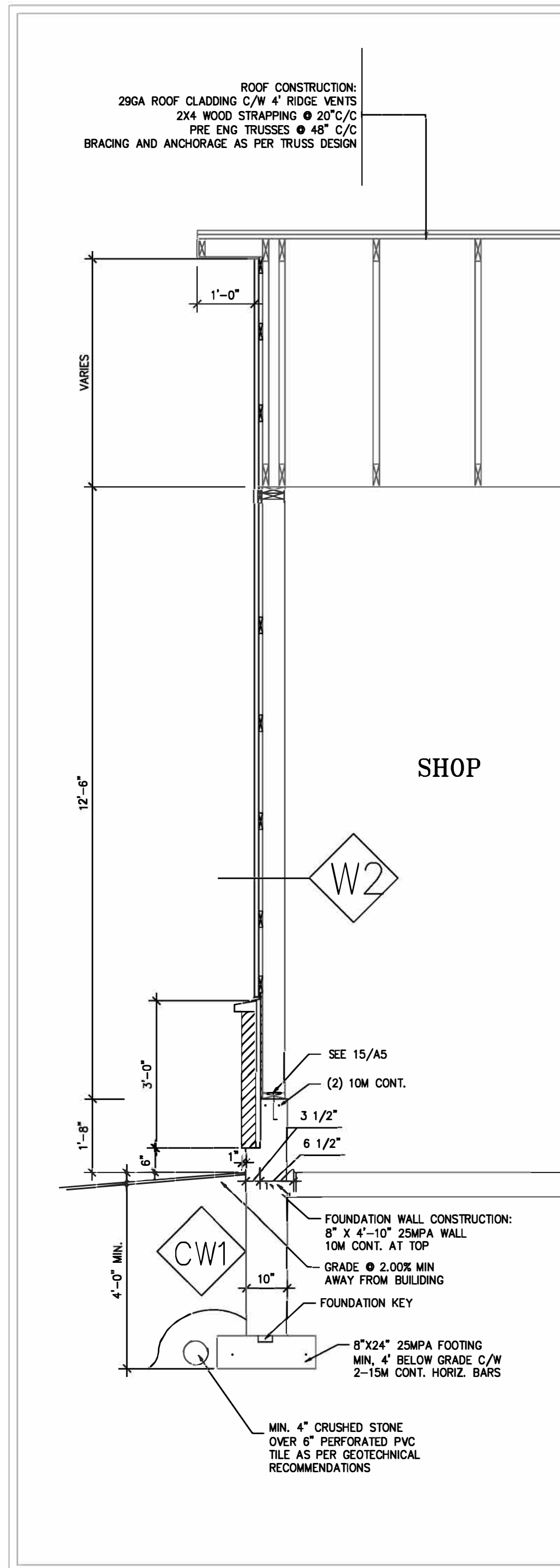
PROJECT No: P15-002
 DRAWING No: A3



SIDE WALL SECTION

1/2"=1'-0"

1
A4



FRONT/REAR WALL SECTION

1/2"=1'-0"

2
A4

DOOR SCHEDULE

QUAN.	UNIT FRAME SIZE (WXH)	DOOR TYPE	LOCATION
1	20'-0" X 12'-0"	CHAIN OPERATED O.H DOOR W/ WNDWS AS SHOWN-INSUL.	D1
1	36" X 80"	HINGED SINGLE W/ HALF WINDOW-INSUL.	D2

WINDOW SCHEDULE

ALL WNDWS: VINYL, LOW E, ARGON GAS

QUAN.	UNIT FRAME SIZE (WXH)	WINDOW TYPE	LOCATION
3	58" X 69"	DOUBLE CASEMENT	

LEGEND:

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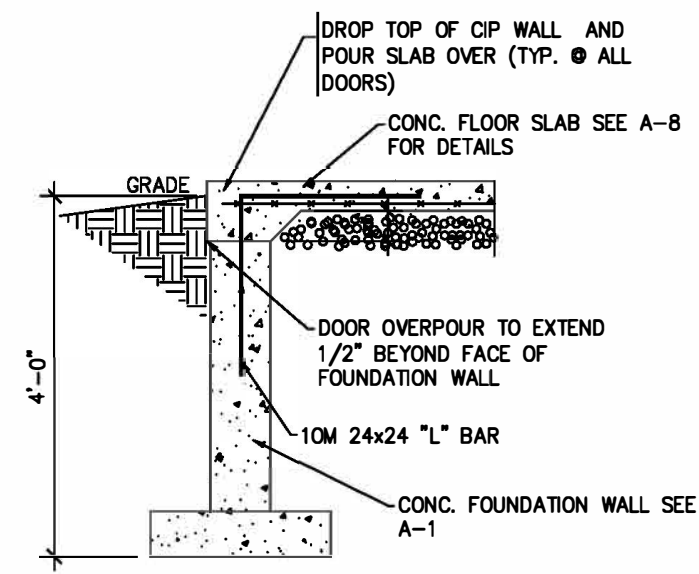
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WALL SECTIONS
SCHEDULES

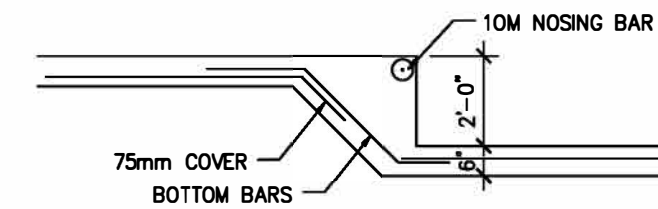
SCALE: 1/2"=1'-0"

PROJECT No:
P15-003

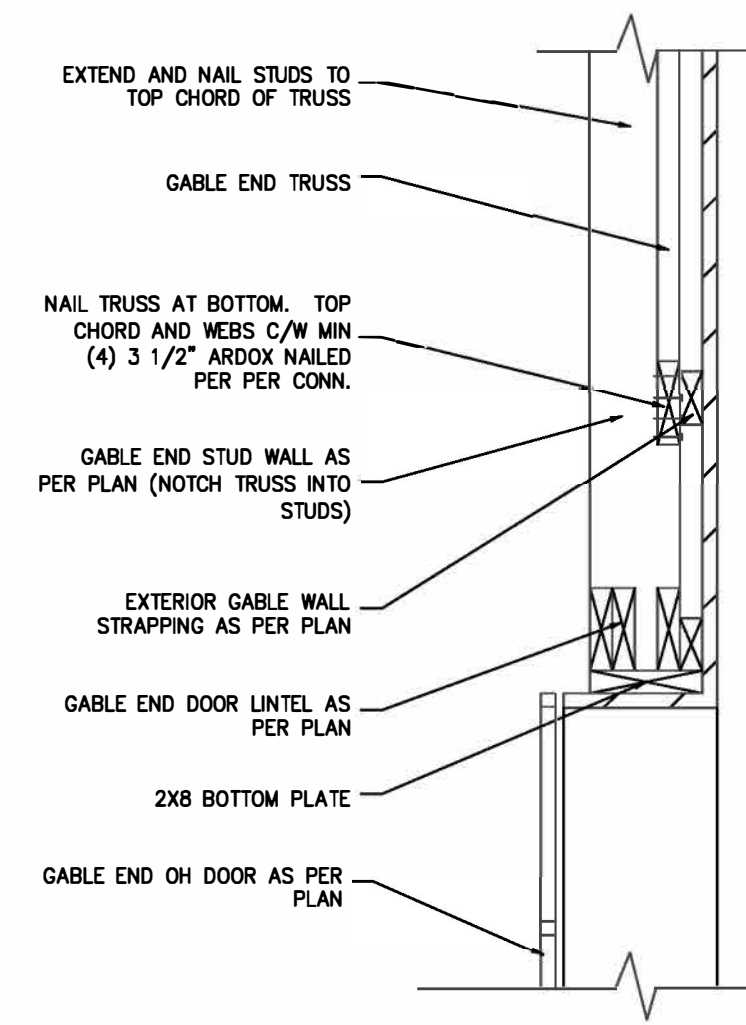
DRAWING No:
A4



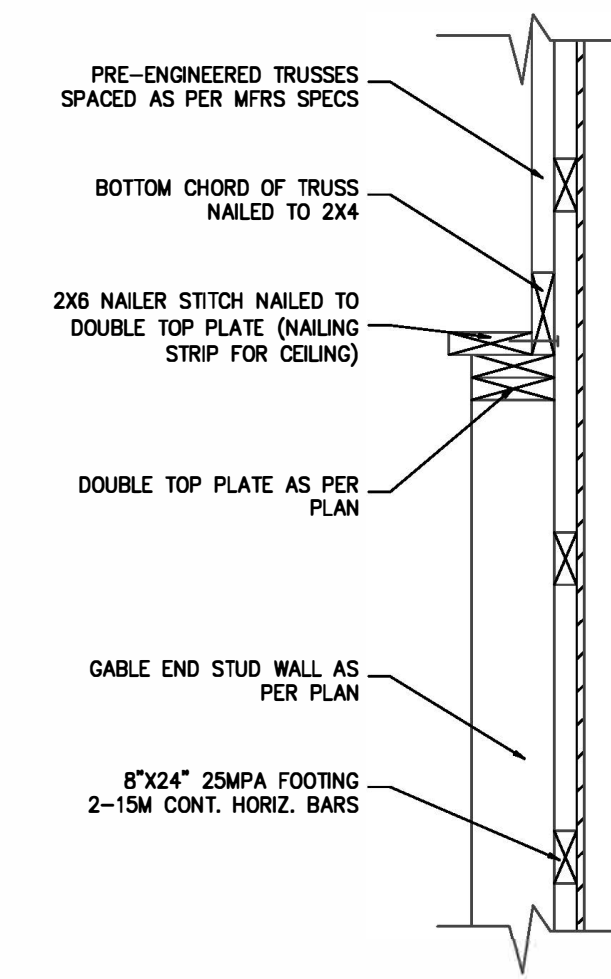
DOOR BUCK
1/2"=1'-0" 7
A5



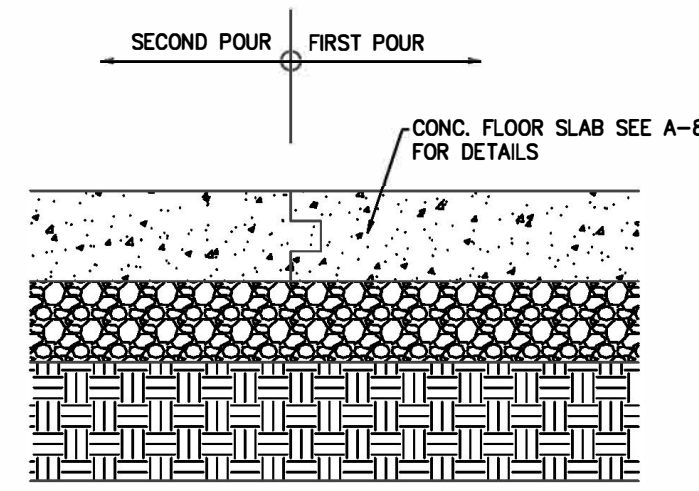
STEP FTG
1/2"=1'-0" 8
A5



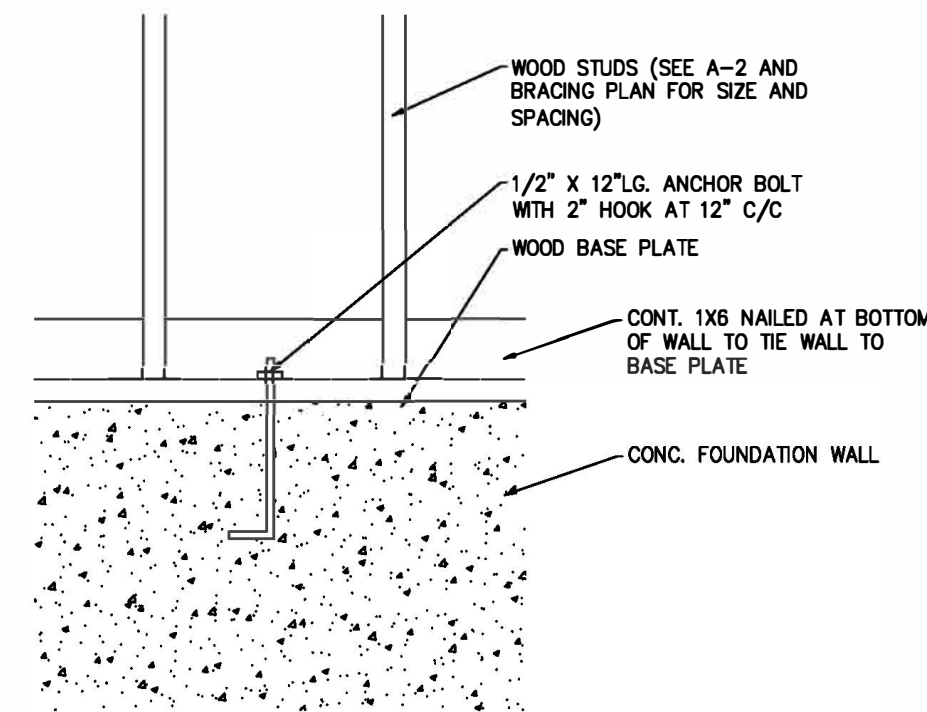
GABLE END OPENING TRUSS
CONN. DETAIL
1/2"=1'-0" 12
A5



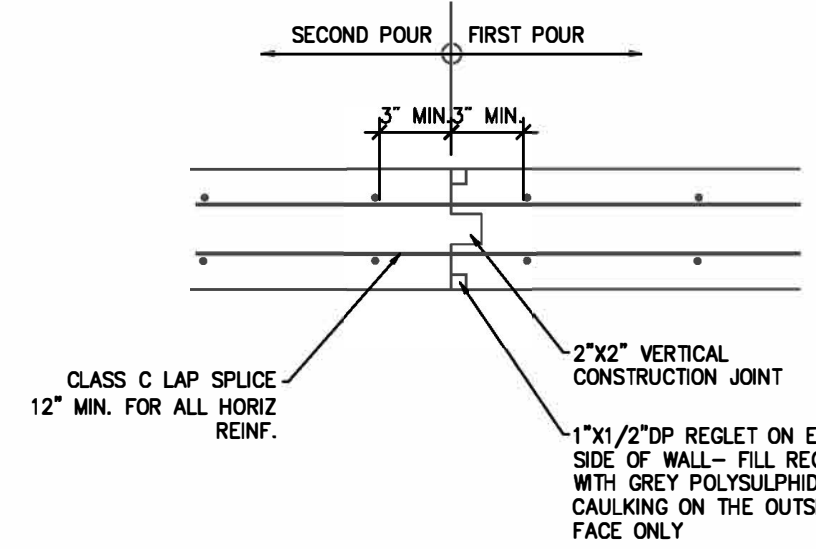
GABLE END TRUSS CONN. DETAIL
1/2"=1'-0" 13
A5



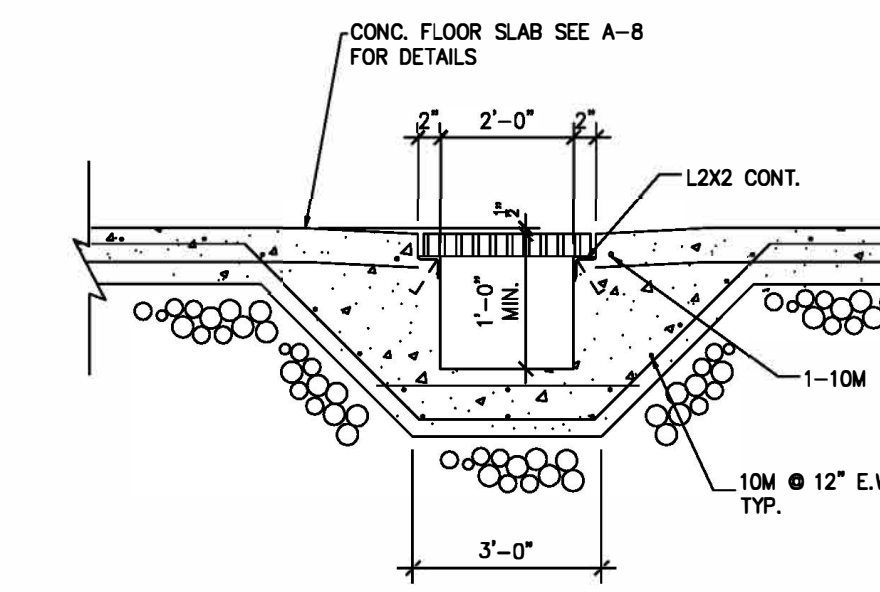
DETAIL 14
1/2"=1'-0" 14
A5



DETAIL 15
1/2"=1'-0" 15
A5



DETAIL 16
1/2"=1'-0" 16
A5



19
A5
1/2"=1'-0"

LEGEND:

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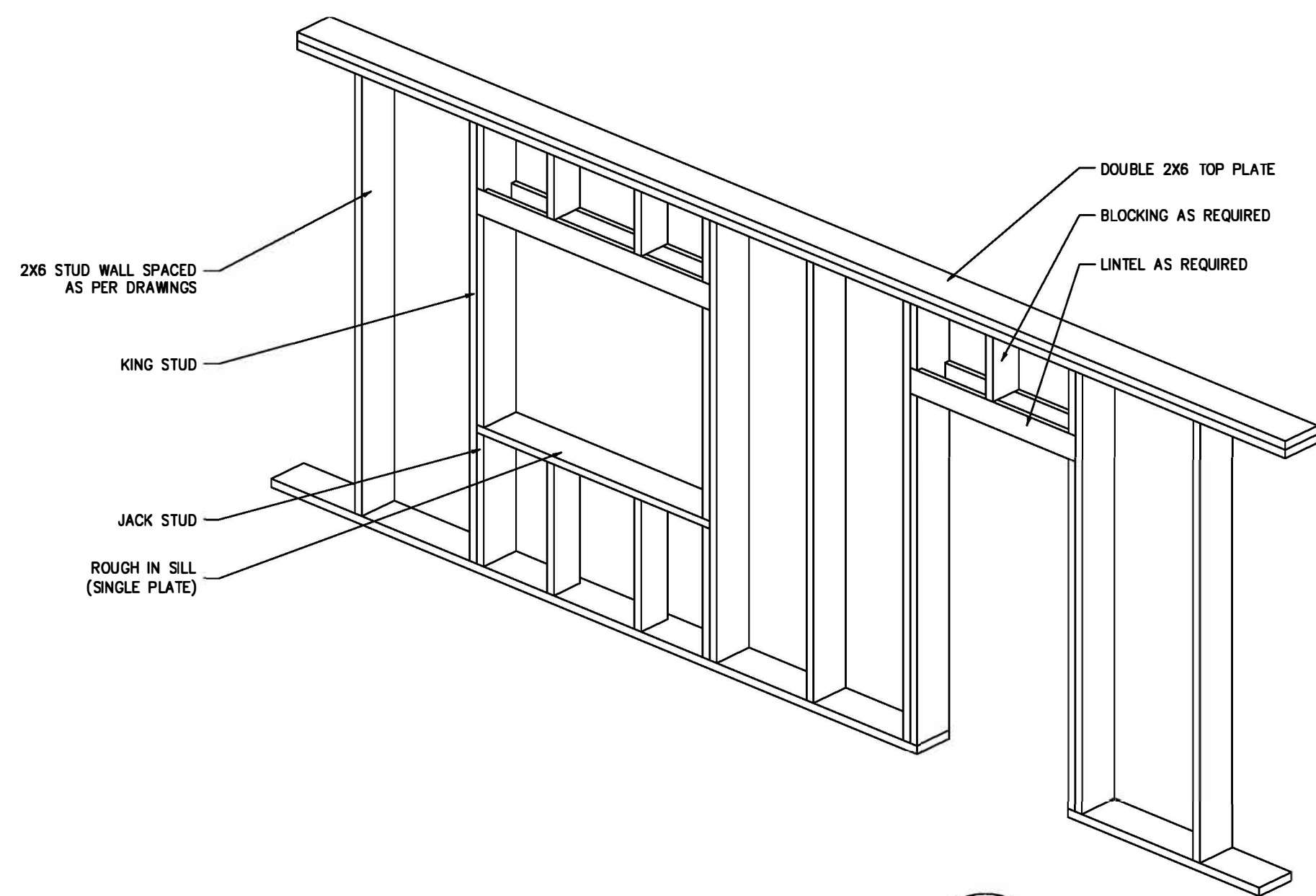
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DETAILS

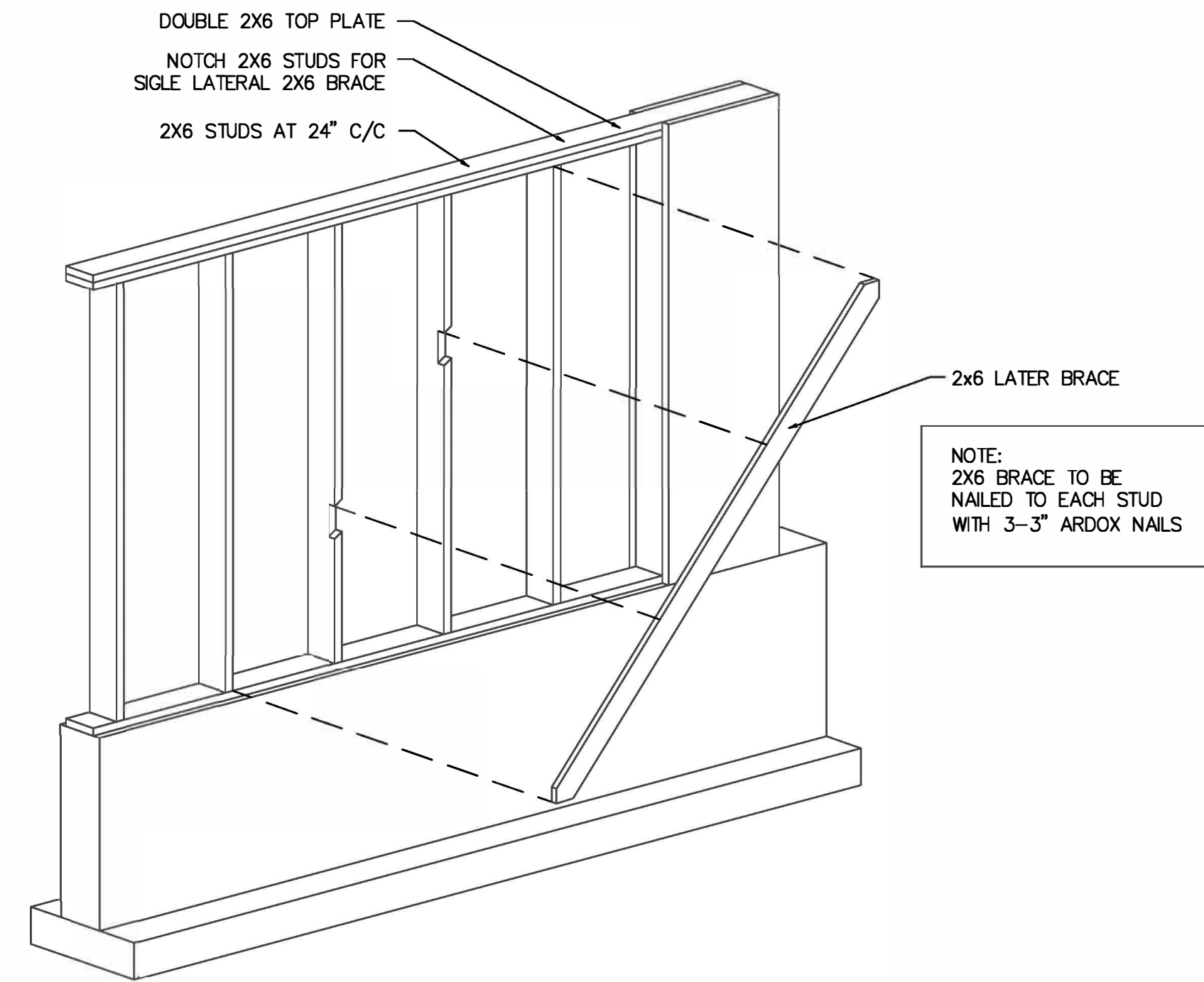
SCALE: 1/2"=1'-0"

PROJECT No: P15-003 DRAWING No: A5



TYPICAL LINTEL REQUIREMENTS
1/2"=1'-0" 1
A6

NON-LOADBEARING WALL LINTEL SCHEDULE	
DOOR/WINDOW OPENING SIZE	LINTEL SIZE
UP TO 4'-0"	2 PLY 2X4
4'-0" TO 6'-0"	2 PLY 2X6
6'-0" TO 8'-0"	2 PLY 2X8
8'-0" TO 10"	2 PLY 2X10
10'-0" TO 12'-0"	2 PLY 2X12



STUD WALL WIND BRACING
1/2"=1'-0" 3
A6

FLOOR THICKNESS CHART:

MINIMUM FLOOR THICKNESS AS SHOWN IN TABE BELOW, UNLESS OTHERWISE NOTED

AREA DESCRIPTION	MIN. REQ'D THICKNESS	REINFORCEMENT
STORAGE/WASH/FEED/BIRDS	4"	6X6 #6 WIRE MESH OR FIBRE

FRAMING BRACES AND TRUSSES

1. ALL LUMBER TO BE SPF NO. 2 OR BETTER, UNLESS OTHERWISE NOTED
2. LUMBER IN CONTACT WITH EARTH CONCRETE OR EXPOSED TO WEATHER ELEMENTS TO BE PRESSURE TREATED IN ACCORDANCE WITH CAN/CSA-080-M87
3. ALL CONNECTIONS USED FOR ACQ OR CA TREATED WOOD SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A15.3
4. TRUSS DRAWINGS SHALL DETAIL THE TRUSS SIZE, SHAPE AND DESIGN AND SHALL BEAR THE STAMP AND SIGNATURE OF THE ENGINEER RESPONSABLE
5. TRUSSES TO BE PRE MANUFACTURED TO TRUSS MANUFACTURERS ENGINEERED SHOP DETAILS C/W ALL BLOCKING AND BRACING TO TRUSS MANUFACTURERS REQUIREMENTS
6. ENGINEER STAMPED TRUSS PLANS TO BE SUPPLIED TO THE ENGINEER BEFORE TIME OF TRUSS ERECTION
7. UNBALANCED LOAD CONDITIONS TO BE INCLUDED IN THE TRUSS DESIGN
8. TRUSS DESIGNER TO DESIGN FOR INCREASED SNOW LOADS DUE TO ROOF VALLEYS AND SNOW SHADOWS. TRUSS DESIGNER IS TO VISIT THE SITE TO DETERMINE SNOW SHADOW CONDITIONS AND COMMUNICATE THIS INFORMATION TO THE TRUSS ENGINEER
9. TRUSSES TO BE DESIGNED AS FOLLOWS: AGRICULTURAL LOW HUMAN OCCUPANCY S_s=2.6kPa S_r=0.4kPa q₁₀=0.35kPa SNOW LOAD FACTORS C_b=0.8 C_w=1.0 C_a=1.17 C_s=0.78 TOP CHORD DEAD LOAD=4PSF BOTTOM CHORD DEAD LOAD=7PSF
10. ADDITIONAL LOADS REQUIRED FOR MECHANICAL OR OTHER EQUIPMENT TO BE PROVIDED TO THE TRUSS ENGINEER BY THE CONTRACTOR AND OR OWNER
11. TEMPORARY BRACING OF THE STRUCTURE DURING THE COURSE OF CONSTRUCTION IS THE RESPONSABILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED
10. PROVIDE ACCESS TO EACH ATTIC SPACE AS PER OBC 3.6.4.4 AND 9.19.2

GENERAL NOTES

1. THIS BUILDING IS DESIGNATED AGRICULTURAL, LOW HUMAN OCCUPANCY
2. ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND NATIONAL FARM BUILDING CODE, LATEST EDITIONS
3. THESE PLANS ARE FOR STRUCTURAL DESIGN ONLY. IT IS THE RESPONSABILITY OF THE OWNER/CONTRACTOR TO COORDINATE THE DESIGN WITH RESPECT TO PLUMBING, ELECTRICAL, MECHANICAL, VENTILATION, PENNING, DRAINAGE AND SITE PREPARATION/GRADING.
4. ALL INTERIOR STABLING AND RELATED CONCRETE WORK SHOWN INCLUDING STRIP FOOTINGS, CURBS, FLOOR SLOPES AND FLOOR SYSTEMS IS THE RESPONSABILITY OF THE OWNER, CONTRACTOR AND EQUIPMENT SUPPLIER
5. THESE DRAWINGS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT. IF DRAWINGS ARE NOT REFLECTIVE OF EXISTING CONDITIONS, THE ENGINEER IS TO BE CONTACTED IMMEDIATELY
6. WHEN IN DOUBT AS TO THE INTERPRETATION OF THE DRAWINGS THE ENGINEER IS TO BE CONTACTED
7. THIS DRAWING SET IS THE PROPERTY OF BENJAMIN AND JEREMIAS HAEMMERLI AND MAY NOT BE DUPLICATED OR SHARED IN ANY FORM WITHOUT THE WRITTEN CONSENT FROM THE WRITFULL OWNER

CONCRETE

1. CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFIRM TO CSA CA3-23.1-04 AND CAN3-23.2-04
2. ALL REINFORCING SHALL BE DEFORMED AS DEFINED IN CSA G30 18-M 1992
3. MINIMUM RADIUS FOR BENT REBAR IS 60MM FOR 10M REBAR AND 90MM FOR 15M REBAR
4. OVERLAP REBAR 24" FOR REBAR IN CONTINEOUS REBAR LENGTHS
5. WHERE REBAR JOINS AT A CORNER PROVIDE CORNER BARS 24" EACH WAY
6. REINFORCEMENT IS TO BE LOCATED IN THE CENTER OF THE WALL EXCEPT WHERE OTHERWISE NOTED
7. MINIMUM CONCRETE COVERAGE TO REINFORCEMENT IN FOOTINGS SHALL NOT BE LESS THAN 3" FROM SOIL/FILL BELOW
8. MINIMUM CONCRETE COVERAGE TO REINFORCEMENT FOR ALL OTHER STRUCTURAL COMPONENTS SHALL NOT BE LESS THAN 2"
9. ALL CONCRETE TO HAVE A MAXIMUM 4" SLUMP. WHERE INCREASED WORKABILITY IS REQUIRED, PLASTICIZER IS TO BE ADDED. WATER IS NOT TO BE ADDED ONSITE
10. ALL STRUCTURAL CONCRETE AND CONC RETE EXPOSED TO FREEZE/THAW TO BE 6% AIR ENTRAINED
11. WHERE APPROPRAITE USE VIBRATION EQUIPMENT TO PLACE CONCRETE
12. ADEQUATE PROTECTION FROM FREEZING MUST BE PROVIDE TO POURED CONCRETE DURING COLD WEATHER PLACEMENT
13. ALL SLEEVES TO BE LOCATED BY ELECTRICAL AND MECHANICAL CONTRACTOR DESIGNERS PRIOR TO POURING CONCRETE
14. ALL CONCRETE TO BE POURED TO CLASS OF CONCRETE SPECIFIED ON CONTRACT DRAWINGS. ALL CONCRETE COMPONENTS NOT SPECIFIED TO BE CLASSED A-4. SEE FOLLOWING FOR CONCRETE CLASS SPECIFICATIONS

CLASS OF CONCRETE	MAX W/CM	MIN. 28 DAY STRENGTH
A-1	0.40	35 MPa
A-2	0.45	32 MPa
A-3	0.50	30 MPa
A-4	0.55	25 MPa

EXCAVATION AND BACKFILL

1. ALL TOPSOIL AND OTHER FOREIGN MATERIAL IS TO BE REMOVED FROM BELOW THE BUILDING
2. FOUNDATIONS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 3000PSF
3. SHOULD UNUSUALLY SOFT SOILS BE ENCOUNTERED DURING EXCAVATION, NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR MUST NOTIFY THE ENGINEER WITH ANY CONCERNS WITH REGARD TO BUT NOT LIMITED TO SOIL BEARING CAPACITY, SLOPE STABILITY GROUND WATER OR DRAINAGE
4. GRANULAR FILL UNDER FOOTINGS TO BE FREE DRAINING CLEAN GRANULAR B MATERIAL OR BETTER, COMPACTED TO A MINIMUM 98% STANDARD PROECTOR DENSITY AT OPTIMUM MOISTURE
5. ANY OTHER FILL MATERIAL USED IS THE BE INSPECTED AND APPROVED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL WITH A REPORT SUBMITTED TO THE ENGINEER
6. ALL BACKFILL MATERIAL TO BE FREE DRAINING CLEAN GRANULAR MATERIAL IF STABILITY OF BACKFILL MATERIAL IS QUESTIONABLE THE PROJECT ENGINEER IS TO BE CONTACTED IMMEDIATELY
7. ALL FOOTINGS TO HAVE A MINIMUM OF 48" OR MORE OF COVER FROM FROST PROTECTION.
8. FINAL GRADING TO SLOPE AWAY FROM BUILDING

GENERAL REVIEW

1. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO CONTACT THE MUNICIPALITY FOR INSPECTIONS PERFORMED BY THE LOCAL BUILDING DEPARTMENT
2. AS PER OBC DIVISION C1.2.2.1 THE OWNER/CONTRACTOR MUST RETAIN THE SERVICES OF A PROFESSIONAL ENGINEE TO PERFORM A GENERAL REVIEW TO ENSURE THAT THE CONSTRUCTION IS IN GENERAL CONFORMANCE WITH THE PLANS
3. THE ENGINEER REQUIRES THAT THE OLOWING COMPONENTS BE INSPECTED:
SOIL CONDITIONS:
WHEN THE SITE HAS BEEN COMPLETELY PREPARE FOR CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED TO PROVIDE AN INSPECTION OF THE SOIL CONDITIONS WHERE A GEOTECHNICAL TEST HAS BEEN COMPLETED. THE OWNER/CONTRACTOR MUST CONTACT THE GEOTECHNICAL ENGINEER TO PERFORM THE SOIL INSPECTION. A COPY OF THE GEOTECHNICAL SITE INVESTIGATION REPORT MUST BE FORWARDED TO THE ENGINEER
TRANSFER SYSTEM:
WHEN ALL COMPONENTS OF THE TRANSFER SYSTEM ARE INSTALLED PRIOR TO POURING OR BACKFILLING
FOOTINGS:
WHEN THE CONCRETE FORMWORK AND REINFORCEMENT STEEL HAVE BEEN SET FOR THE PLACMENT OF FOOTINGS
CONCRETE REINFORCEMENT:
WHEN THE REINFORCEMENT STEEL HAS BEEN TIED FOR CONCRETE COMPONENTS. NOTE: THAT AS PART OF A GENERAL REVIEW IT IS NOT REASONABLE FOR THE ENGINEER TO REVIEW THE REINFORCEMENT EACH TIME THAT CONCRETE IS POURED. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PROVIDING THE PROPER REINFORCEMENT AND PLACMENT AS SPECIFIED IN THE ENGINEERED PLANS. FOR COMPONENTS WHICH ARE NOT REVIEWED BY THE ENGINEER
COMPLETION OF FRAMING:
WHNE THE FACILITY HAS BEEN COMPLETELY FRAMED PRIOR TO INSTALLING INTERIOR OR EXTERIOR SHEATHING THAT WOULD PREVENT A VISUAL INSPECTION OF KEY FRAMING COMPONENTS
TRUSSES SET:
WHEN THE TRUSSES HAVE BEEN SET AND ALL OF THE PERMANENT TRUSS BRACING INSTALLED AS PER THIRD PART TRUSS DRAWINGS AS WELL AS DRAWINGS PREPARED BY THE ENGINEER
FINAL REVIEW:
-WHEN ALL STRUCTURAL COMPONENTS OF THE BUILDING HAVE BEEN COMPLETED
-THE CLIENT MUST PROVIDE A MINIMUM OF 24 HOURS NOTICE TO THE ENGINEER FOR A REQUIRED INSPECTION
-THE CLIENT MUST REQUEST ADDITIONAL INSPECTIONS BE PERFORMED BY THE ENGINEER IF THERE IS ANY CONCERNS ABOUT OR CHANGES TO ANY COMPONENT OF THE FACILITY. FAILURE TO NOTIFY THE ENGINEER IN SUCH SITUATIONS RELEASES THE ENGINEER OF LIABILITY FOR SUCH CHANGES OR COMPONENTS

LEGEND:

NOTES:
IT IS THE CONTRACTORS REASONABILITY TO:
-USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING
-VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION
-DETERMINE LOCATIONS OF EXISTING SERVICES
ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING

No.	REVISIONS	DATE	BY

PROPOSAL: REVIEW: PERMIT: TENDER:

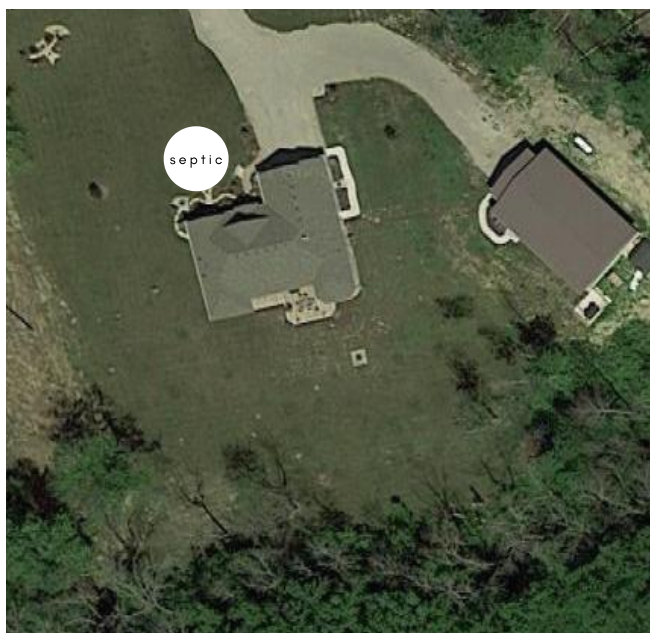
MUNICIPALITY ADDRESS:
**273 7th CONC. RD.
HARLEY, ON**

PROJECT NAME:
SHOP

DRAWING TITLE:
**NOTES
TYP. DETAILS**
SCALE: 1/2"=1'-0"

PROJECT No: **P15-003** DRAWING No: **A6**

PROPERTY LINES & SEPTIC LOCATION



Ask.
Marius
REAL ESTATE

273 7TH CONCESSION Road, Harley, Ontario N0E 1E0

Client Full
Active / Residential

[273 7TH CONCESSION Rd Harley](#)

MLS®#: **40071017**
 Price: **\$1,689,000**



**Brant County/2115 - SW Rural/2121 - SW Rural
 Bungalow/House**

	Beds	Baths	Kitch
Main	2	3	1

Beds: **2 (2 + 0)**
 Baths: **3 (2 + 1)**
 SF Total: **1,950/Owner**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,950.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,500/2020**

Remarks/Directions

Public Rmks: **Looking for 27 acres woodlot, only minutes to the 401/403 corridor, new home and large shop? This is it! This home is only 7 years old, with main floor living, lots of windows overlooking the peaceful setting of the lawn and woods without any neighbors in view! The home has a 2 car garage, two bedrooms on the main floor with two bathrooms, large kitchen with island, open foyer which also leads to the finished rec room in the basement. There is tow more bedrooms ready to finish in the basement with a rough in for another bathroom. the furnace is a propane/wood hybrid, and very efficient. With an acre of pasture, creek in the back yard edged with stones, open lawn space, and your very own woodlot, this is a rare find.**

Directions: **Take Highway 53 to Seventh Concession Road. Turn Right at the first cross street onto Seventh Concession Road. Property will be on the left**

Common Elements

Exterior

Exterior Feat:	Deck(s), Patio(s)	Foundation:	Poured Concrete	Roof:	Asphalt Shingle
Construct. Material:	Brick Veneer			Prop Attached:	Detached
Shingles Replaced:				Apx Age:	6-15 Years
Year/Desc/Source:	2015//Estimated			Rd Acc Fee:	
Property Access:	Municipal Road			Winterized:	Fully Winterized
Other Structures:	Workshop				
Pool Features:	None				
Parking Features:	Attached Garage	Driveway Spaces:	10.0	Carport Sp:	
Parking Spaces:		Parking Assigned:		Sewer:	Septic
Garage Sp/Desc:	2 Spaces	Water Tmnt:	Water Softener		
Water Source:	Drilled Well	Acres Range:	25-49.99	Acres Rent:	
Lot Size Area/Units:	26.91/Acres	Lot Depth (Ft):		Lot Shape:	Irregular
Lot Front (Ft):	660.01	Lot Irregularities:		Land Lse Fee:	
Location:	Rural			Retire Com:	No
Area Influences:	Ample Parking, Highway Access, Hobby Farm			Fronting On:	South
View:	Trees/Woods				
Topography:	Flat				
Restrictions:	None				

Interior

Interior Feat:	Air Exchanger, Auto Garage Door Remote(s), Central Vacuum, Propane Tank	
Basement:	Full Basement	Basement Fin: Partially Finished
Laundry Feat:	Main Level	
Cooling:	Central Air	
Heating:	Forced Air-Propane	
Fireplace:	1	FP Stove Op: Yes
Lease to Own:	None	
Inclusions:	Carbon Monoxide Detector, Dishwasher	
Exclusions:	Washer, Dryer, Dart Board in Basement, Downstairs Appliances which are 2 Freezers & Fridge	

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 20 CON 7 BURFORD AS IN A82481; COUNTY OF BRANT	Survey:	None/
Zoning:	Agri	Hold Over Days:	
Assess Val/Year:	\$563,000/2021	Occupant Type:	Owner
PIN:	320020021		

ROLL: 292001101030300
Possession/Date: Flexible/

Deposit: 50000

Brokerage Information

List Date: 02/23/2021
List Brokerage: RE/MAX a-b REALTY LTD, BROKERAGE
Source Board: Tillsonburg

Prepared By: MARIUS KERKHOFF, Broker
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Date Prepared: 02/23/2021

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40071017

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	25.08 x 11.06	7.62 m x 3.35 m	
Dining Room	Main	25.08 x 11.06	7.62 m x 3.35 m	
Family Room	Main	13.08 x 34.01	3.96 m x 10.36 m	
Laundry	Main	5.08 x 9.11	1.52 m x 2.74 m	
Bedroom Primary	Main	15.07 x 18	4.57 m x 5.49 m	
Bathroom Primary	Main	7.08 x 12.05	2.13 m x 3.66 m	4-Piece
Bathroom	Main	7 x 12.5	2.13 m x 3.96 m	3-Piece
Bedroom	Main	11.01 x 13.07	3.35 m x 3.96 m	
Bathroom	Main			2-Piece
Den	Main	9.06 x 7.08	2.74 m x 2.13 m	
Recreation Room	Basement			

MLS® #: 40071017



