

ABC-25

AMENDMENT
TO
AGREEMENT OF PURCHASE AND SALE

BETWEEN H Hansen Development INC THE VENDOR,
AND Matteo and Monique Gironi PURCHASER(S)
ON PROPERTY LOT #25 PLAN # 51m-993
DRAWN THE 27th DAY OF Feb. 2013
AND CLOSING ON THE 29 DAY OF August 2013

IN CONSIDERATION OF THE COVENANTS AND AMENDMENTS PROVIDED HEREIN, THE PURCHASER(S) AND THE VENDOR HEREBY REVIVE AND RATIFY THE AFOREMENTIONED AGREEMENT AND AGREE TO THE FOLLOWING AMENDMENTS:

Purchaser agrees to change to the attached plan. Purchase price to remain the same.

and except for such changes as noted herein, all other terms and conditions contained in this Agreement of Purchase and Sale shall remain the same as stated therein.

DATED AT Barrie THIS 27th DAY OF Feb 2013

WITNESS: PURCHASER: [Signature]
WITNESS: PURCHASER: [Signature]

Accepted:
DATED AT Barrie THIS 27th DAY OF Feb. 2013

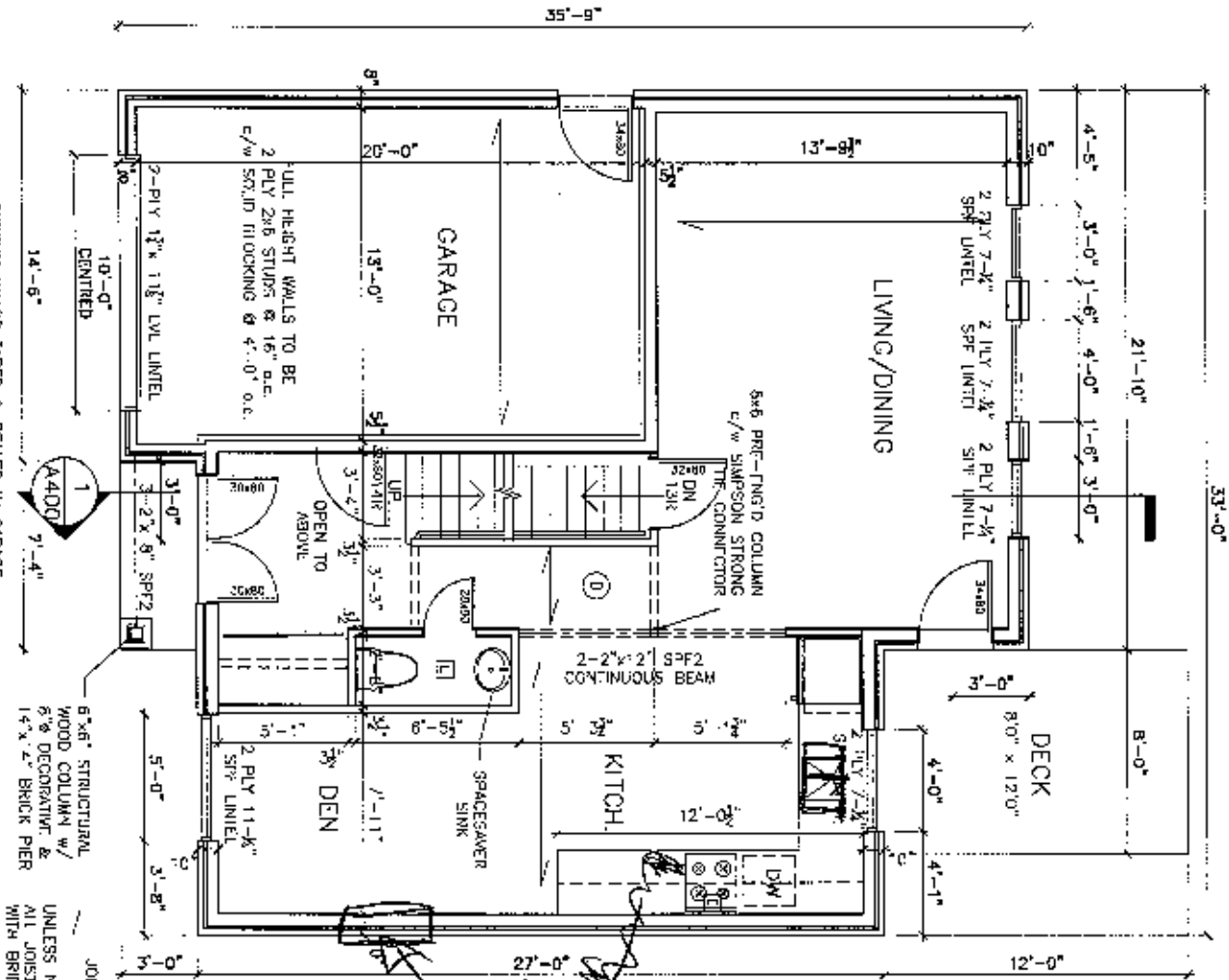
Pratt Hansen Group Inc.
WITNESS: PER: [Signature]
[Signature]

RECEIVED
FEB 27 2013
ABC-25

MAIN FLOOR 775 sqft
5/16" = 1'-0"

GYPSUM BOARD TAPED & SEALED IN GARAGE
ADJACENT ALL LIVING SPACES.
MANDATORY FROM GARAGE TO BE WEATHER-
STRIPPED AND FITTED WITH AUTO. CLOSER
ATTN: LINDER - 18" x 28" R2U (MIN) INSULATED, CASNET SEALTD

- JOIST DIRECTION
- 1) INTERCONNECTED SMOKE & CO DETECTOR (HARDWIRED)
 - 2) EXHAUST FAN



WOOD LINTEL SPANS (MAIN FLOOR)		
LOCATION	LINTEL DEPTH	MAX. ALLOWABLE SPAN
INTERIOR WALLS	7 1/2"	47"
	9 1/4"	57"
EXTERIOR WALLS	11 1/4"	65"
	7 1/4"	56"
	9 1/2"	66"
	11 1/4"	77"

LINTELS BUILT ON 2 PLYS 1 1/2" SPF 2 STOCK
SPANS LARGER THAN NOTED TO RECEIVE PRE-ENGINEERED BEAM
TO BE SPECIFIED IN FLOOR FINISHING SHOP DRAWINGS.

ISM ARCHITECTS

126 Wellington Street West, Ste. 207
Brampton, ON L6Y 1K9
T: 705.726.2342 F: 705.725.5355
E: ian@ismarchitects.ca



CLIENT
PRATT CONSTRUCTION INC.

PROJECT
ARCHAEO BLUFFS
BARRIE, ONTARIO

DESIGNED BY
PROJECT N. WIFE
DATE: 20.02.2013
SCALE: AS NOTED

LOT 25
FLOOR PLAN

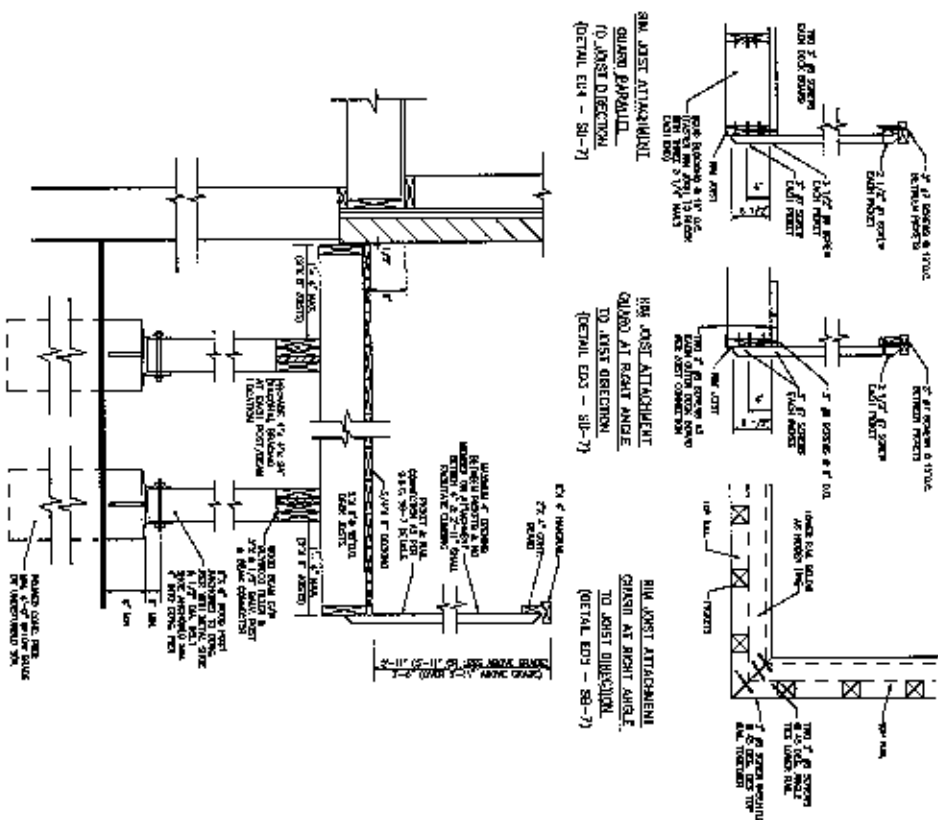
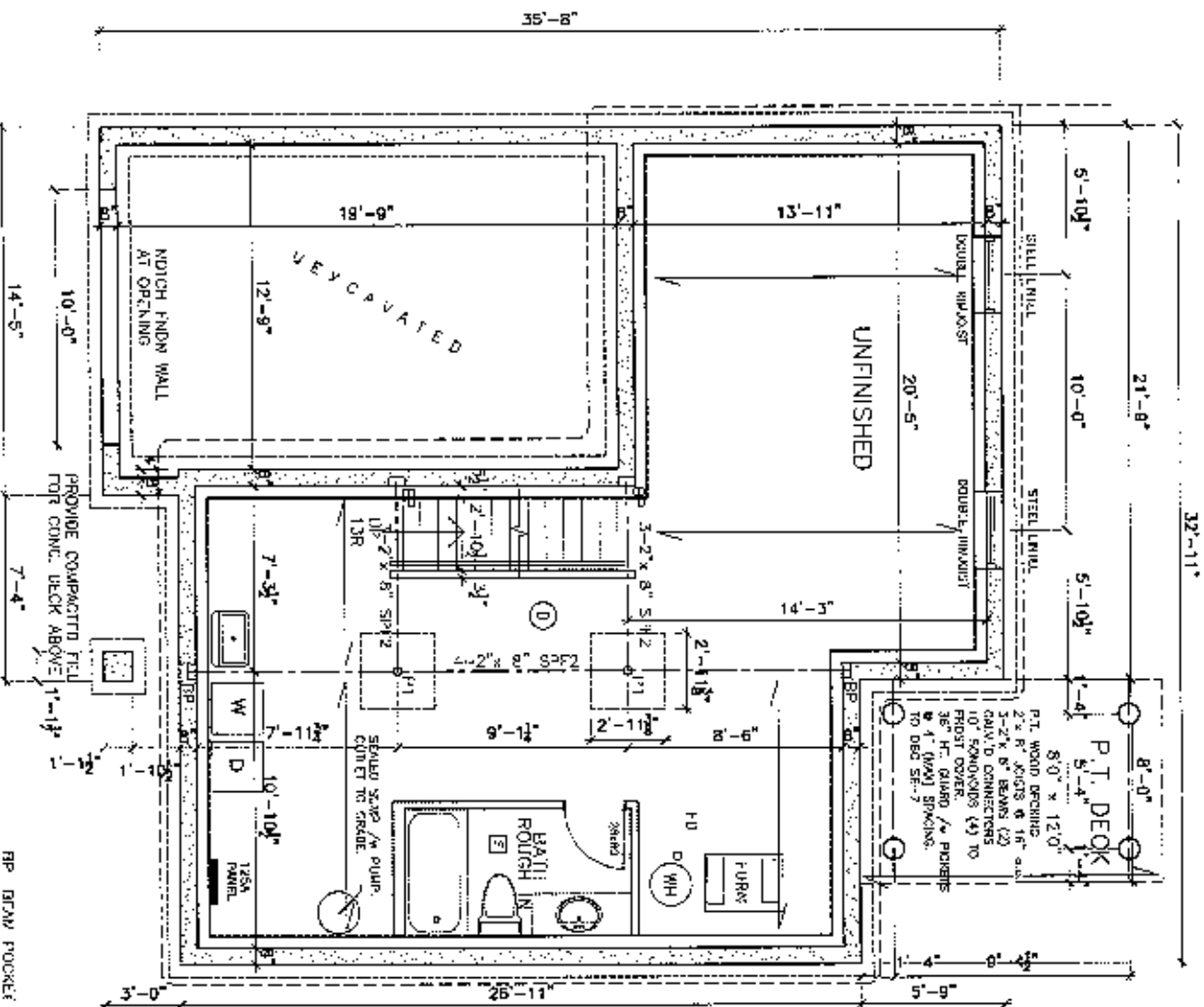
TRACING NO.
A201

BASEMENT

3/16" = 1'-0"

UNLESS NOTED
ALL JOISTS 2" x 10" SPT3 @ 16" o.c.
WITH BRIDGING

4"x4" x 1/4" STEEL POST /w
10"x6"x5/8" TOP PLATE &
8"x8"x5/8" BOT. PLATE ON
34"x34"x13" CLIP CONC.
PAD FOOTING.



WOOD UNFILL SPANS (BASEMENT FLOOR)		
LOCATION	LINTEL DEPTH	MAX. ALLOWABLE SPAN
INTERIOR WALLS	5 1/2"	34"
	7 1/4"	41"
	9 1/4"	50"
	11 1/4"	57"

STEEL LINTEL SPANS AND SPECIFICATIONS		
LOCATION	LINTEL	MAX. ALLOWABLE SPAN
INTERIOR WALLS	5 1/2" x 3.5" x 5/16"	37"
EXTERIOR WALLS	5 1/2" x 4.5" x 5/16"	40"
BRICK VENEER	5 1/2" x 3.5" x 3/16"	37"
	5 1/2" x 4.5" x 3/16"	40"

JOISTS BUILT OF 2 PLIES 1 1/2" SPT 2 STOCK
SPANS LARGER THAN NOTED TO RECEIVE PER ENCLD BEAM
TO BE SPECIFIED IN FLOOR PLANING SHOP DRAWINGS.

203695 ARD43-BLUFFS L3725 REV 02D

PROJECT: ARDAGH BLUFFS BARRE, ONTARIO

DATE: 26-02-2013

SCALE: AS NOTED

DESIGNING NO: A200

203695 ARDAGH BLUFFS L3725 REV 02D

CUSTOMER: PRATT CONSTRUCTION INC.

ARCHITECT: ISM ARCHITECTS

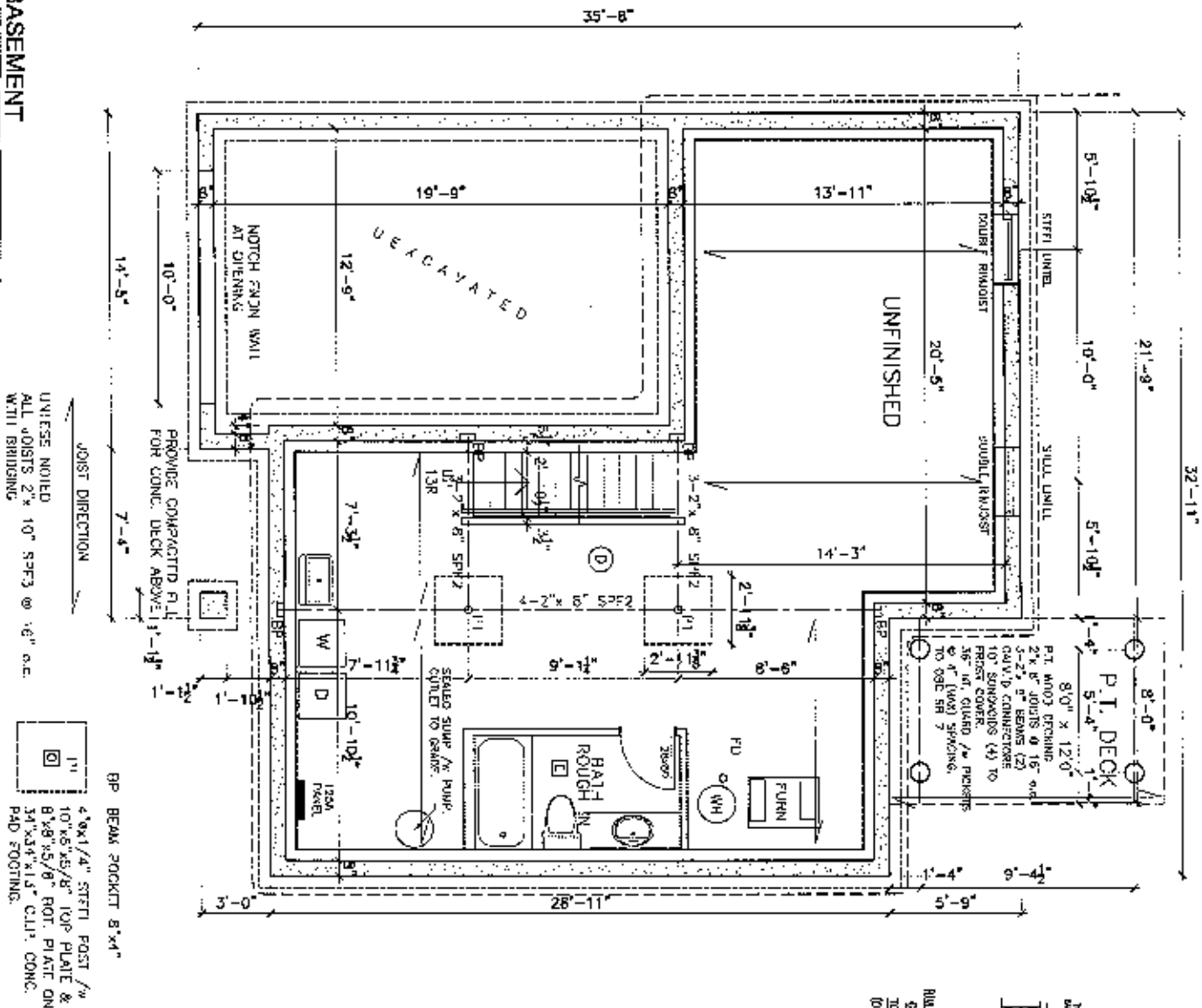
126 Wellington Street West, Ste. 207
Brampton, ON L6N 1K6
T: 705.728.2942 F: 705.725.5355
E: ian@ismarchitects.ca

ONTARIO ASSOCIATION OF ARCHITECTS

ARCHITECT: IAN S. MALCOLM

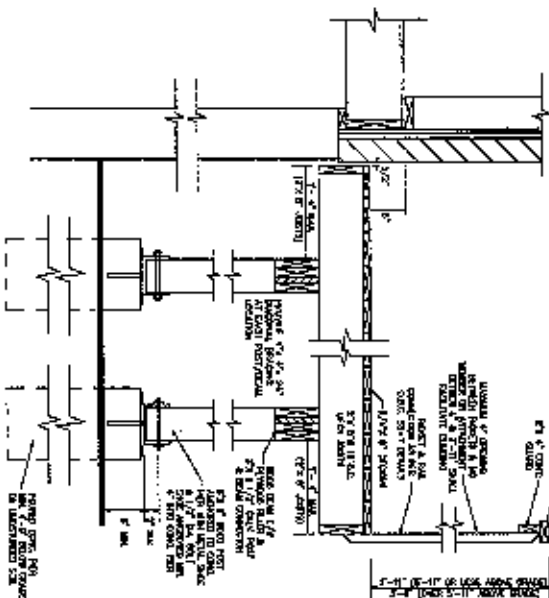
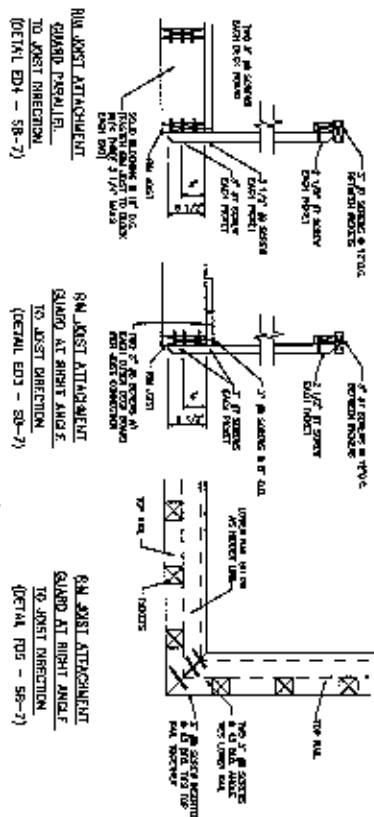
LICENCE: 2853

BASEMENT
3/16" = 1'-0"



UNLESS NOTED
ALL JOISTS 2" x 10" SPS3 @ 16" o.c.
WITH BRIDGING

BP BEAM POCKET 8"x4"
4"x4 1/4" STEEL POST /w
10"x6x5/8" TOP PLATE &
8"x8x5/8" BOT. PLATE ON
34"x34"x15" CLIP CONC.
PAD FOOTING.



WOOD LINTEL SPANS (BASEMENT FLOOR)		
LOCATION	LINTEL DEPTH	MAX. ALLOWABLE SPAN
INTERIOR WALLS	5 1/2"	36"
	7 1/4"	41"
	9 1/4"	50"
	11 1/4"	57"

LINELS BUILT OF 2 PULS 1 1/2" SPT 2 STOCK
SPANS LARGER THAN NOTED TO RECEIVE PRE-CAST BEAM
TO BE SPECIFIED IN FLOOR FINISHING SHOP DRAWINGS.

STEEL LINTEL SPANS AND SPECIFICATIONS		
LOCATION	LINTEL	MAX. ALLOWABLE SPAN
INTERIOR WALLS	5 1/2"	36"
EXTERIOR WALLS	7 1/4"	41"
EXTERIOR WALLS	9 1/4"	50"
EXTERIOR WALLS	11 1/4"	57"

ISM ARCHITECTS

126 Wellington Street West, Ste. 207
Barrie, ON L4N 1K9
T: 705.726.2342 F: 705.725.5355
E: ian@ismarchitects.ca



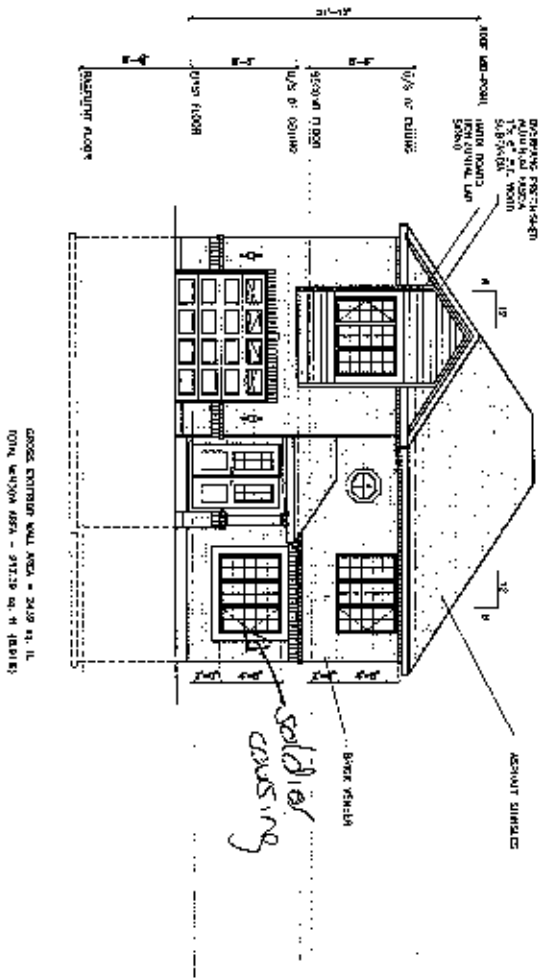
CLIENT
FRATT CONSTRUCTION INC.

PROJECT
ARDAGH BLUFFS
BARRIE, ONTARIO

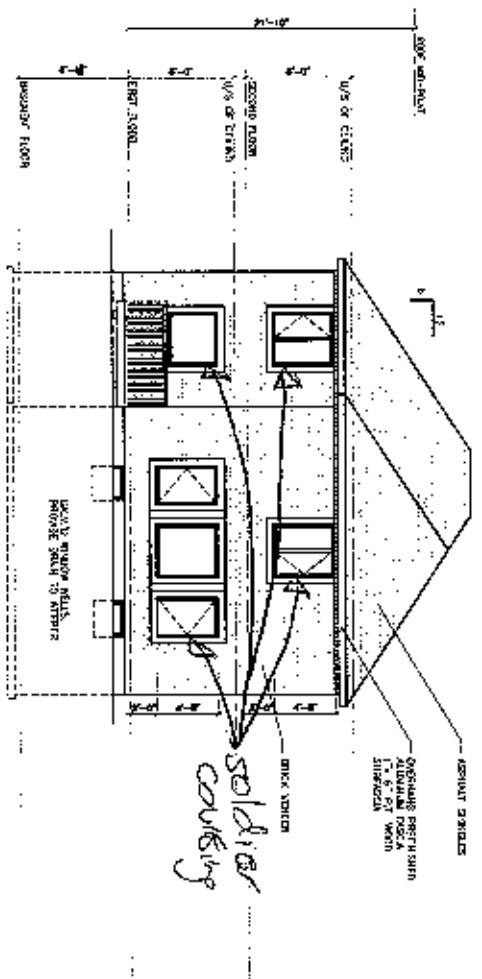
PROJECT NUMBER: 3695
DESIGN BY: F.M. TV
CHECKED BY: F.M. TV
DATE: 26.02.2023
SCALE: AS NOTED

DRAWING NO.
LOT 25
FLOOR PLAN

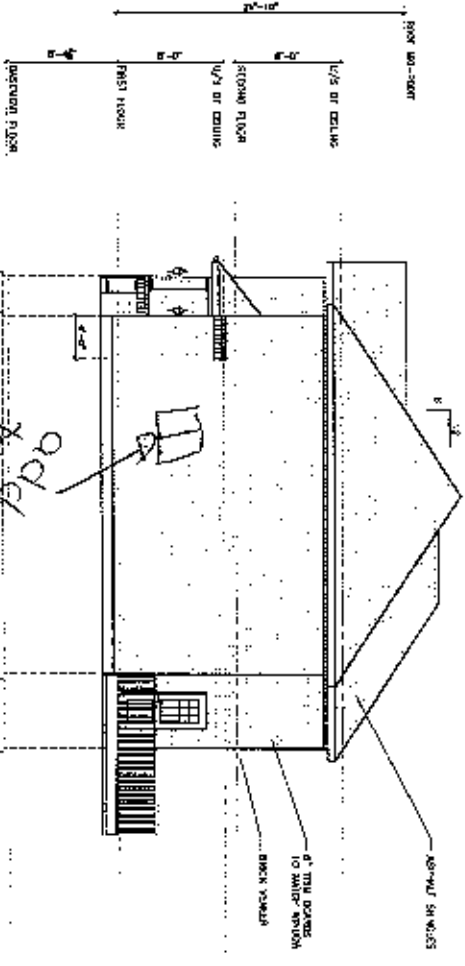
A200



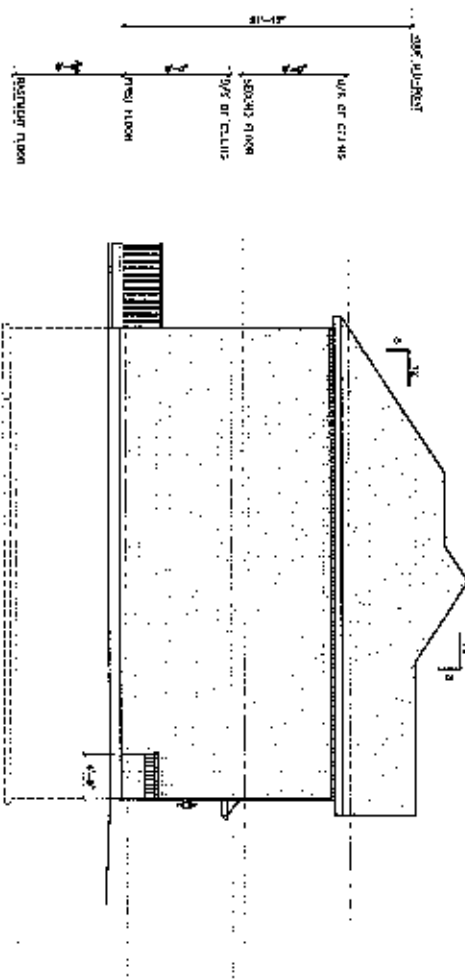
FRONT ELEVATION
3/32" = 1'-0"



REAR ELEVATION
3/32" = 1'-0"



RIGHT ELEVATION
3/32" = 1'-0"



LEFT ELEVATION
3/32" = 1'-0"

ISM ARCHITECTS
126 Wellington Street West, Ste. 207
Barrie, ON L4N 1K9
T: 705.726.2342 F: 705.725.5355
E: ian@ismarchitects.ca



CLIENT
PRATT CONSTRUCTION INC.

PROJECT
ARDOGH BLUFFS
BARBIE, ONTARIO

PROJECT NUMBER
3693

DESIGNED BY
IAN S. MALCOLM

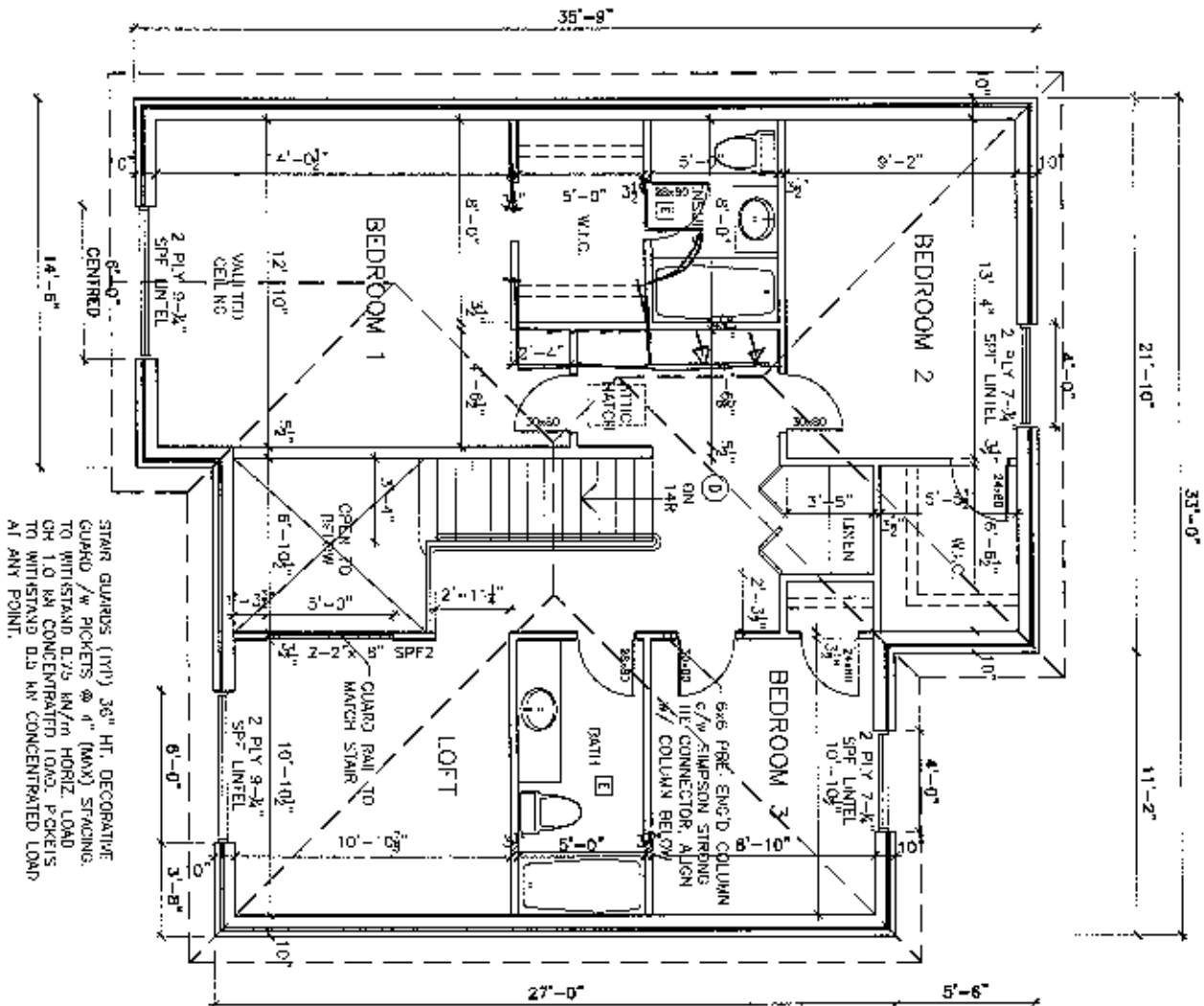
DATE
26.02.2013

SCALE
AS NOTED

EXAMINE
LOT 25
ELEVATIONS

DRAWING NO
A300

2nd FLOOR 9/8 sqft
3/16" = 1'-0"



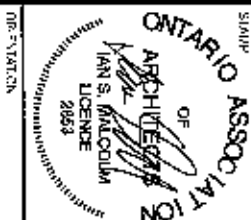
STAIR GUARDS (W/ 36" HT. DECORATIVE GUARD /w PICKETS @ 4" (MAX) SPACING TO WITHSTAND D.75 KN/M HORIZ. LOAD OR 1.0 KN CONCENTRATED LOAD. PICKETS TO WITHSTAND D.9 KN CONCENTRATED LOAD AT ANY POINT.

WOOD LINTEL SPANS (SECOND FLOOR)		
LOCATION	LINT. DEPTH	MAX. ALLOWABLE SPAN
INTERIOR WALLS	7 1/4"	64"
	9 1/4"	79"
	11 1/4"	91"
EXTERIOR WALLS	7 1/4"	64"
	9 1/4"	79"
	11 1/4"	91"

LINTELS BUILT OF 2 PLYS 1 1/2" SPI 2 STOCK SPANS LARGER THAN NOTED TO RECEIVE PRE-ENG'D HEM TO BE SPECIFIED IN FLOOR FRAMING SHOP DRAWINGS.

ISM ARCHITECTS

128 Wellington Street West, Ste. 207
Brampton, ON L6N 1K9
T: 705.725.2342 F: 705.725.5355
E: ian@ismarchitects.ca



CLIENT
PRATT CONSTRUCTION INC.

PROJECT
ARDAGH BLUFFS
BARRIE, ONTARIO

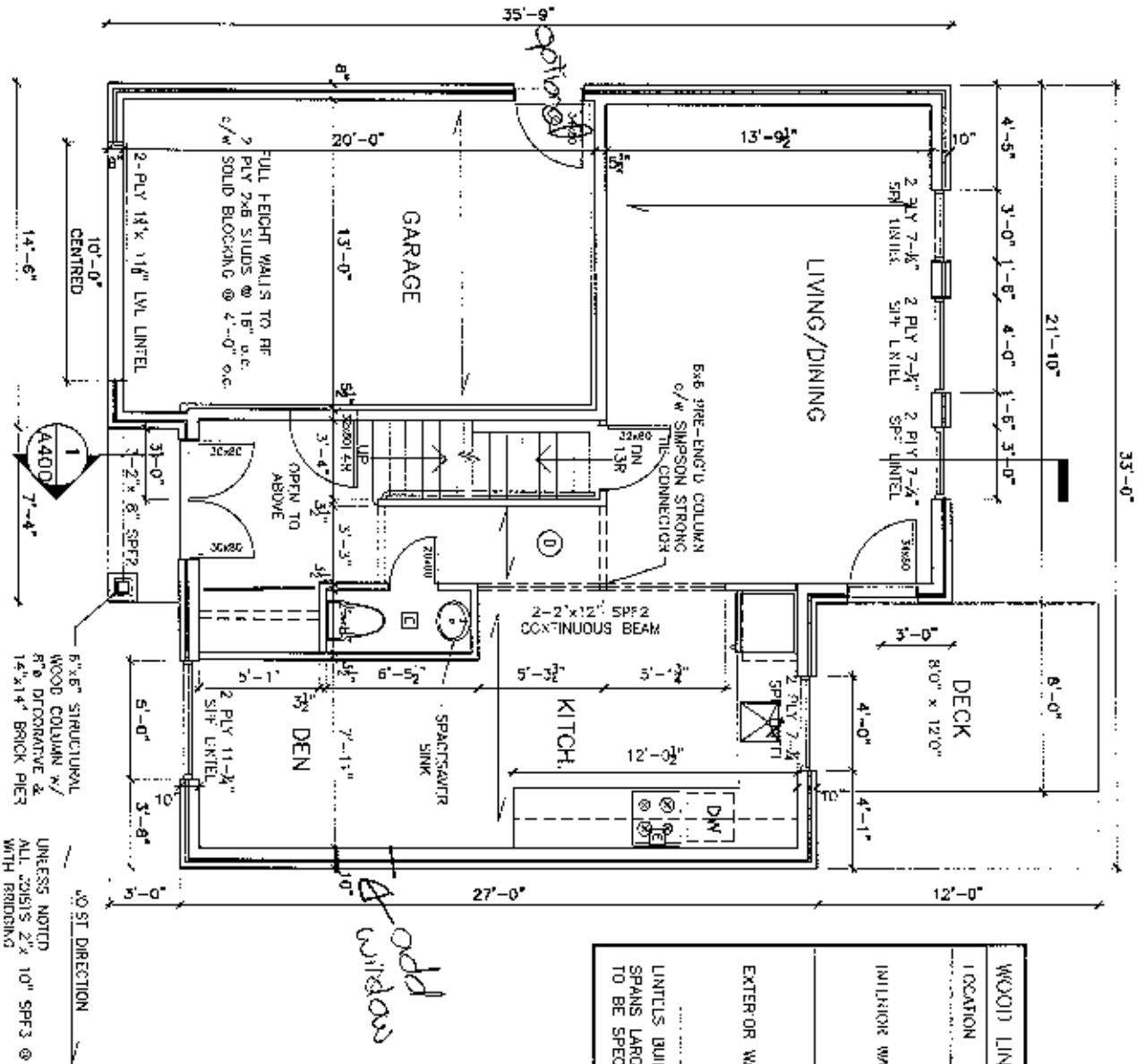
PROJECT NUMBER: 2853
DRAWN BY: JSM
CHECKED BY: JSM
DATE: 28.02.2013
SCALE: AS NOTED

PROJECT
LOT 25
FLOOR PLAN

GRAPHIC NO
A202

MAIN FLOOR 775 sqft
3/16" = 1' 0"

ANTIC HAICH - 19'x 28' R20 (MIN) INSULATED, CASSET RECALFD
WANDGCR FROM GARAGE TO BE WEATHR-
STRIPED AND FILLD WITH AUTO. CLOSER
GYPSUM BOARD TAPED & SEALED IN GARAGE
ADJACENT ALL LIVING SPACES.

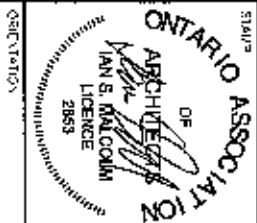


WOOD LINTEL SPANS (MAIN FLOOR)			
LOCATION	LINTEL DEPTH	MAX. ALLOWABLE SPAN	
INTERIOR WALLS	7 1/4"	47"	
	8 1/4"	57"	
EXTERIOR WALLS	7 1/4"	50"	
	9 1/4"	68"	
	11 1/4"	77"	

LINTELS BUILT ON 2 PILES 1 1/2" SPF 2 STOCK
SPANS LARGER THAN NOTED TO RECEIVE PRE-ENGINE'D BEAM
TO BE SPECIFIED IN FLOOR TRIMMING SHOP DRAWINGS.

ISM ARCHITECTS

126 Wellington Street West, Ste. 207
Brampton, ON L6Y 1K9
T: 705.726.2342 F: 705.725.5355
E: jan@ismarchitects.ca



CLIENT
PRATT CONSTRUCTION INC.

PROJECT
ARDAG BLUFFS
BARRIE, ONTARIO

DESIGNER
JAN S. MALCOM
ARCHITECT
2863

LOT 26
FLOOR PLAN

A201