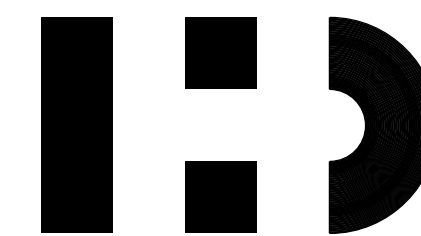




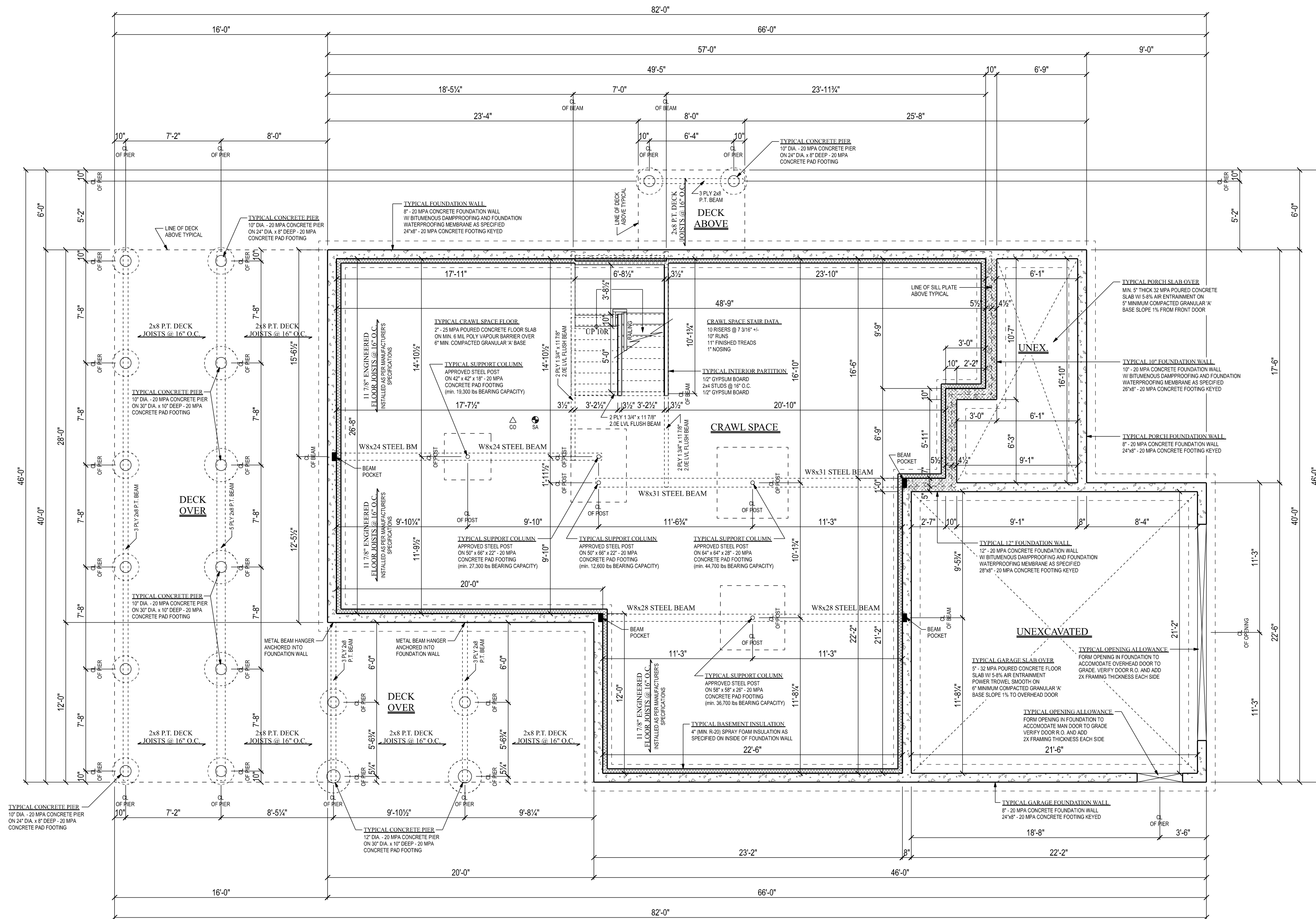
RYAN McGARVEY CONSTRUCTION TWO STOREY LAKE HOUSE

161 HURON ROAD, RIPLEY, ON N0G 2R0, MUNICIPALITY OF HURON-KINLOSS



HOMES BY design

RR#4 MOUNT FOREST, ON
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cell : (519) 261-0699



HD
HOMES BY design
 RR#4 MOUNT FOREST, ON
 BCIN# : 30493
 phone : (519) 323-4060
 cell : (519) 261-0699

CLIENT:
 RYAN MCGARVEY CONSTRUCTION

PROJECT:
 TWO STOREY LAKE HOUSE

LOCATION:
 161 HURON ROAD,
 RIPLEY, ON N0G 2R0
 MUNICIPALITY OF HURON-KINLOSS

CONTRACTOR:
 RYAN MCGARVEY CONSTRUCTION

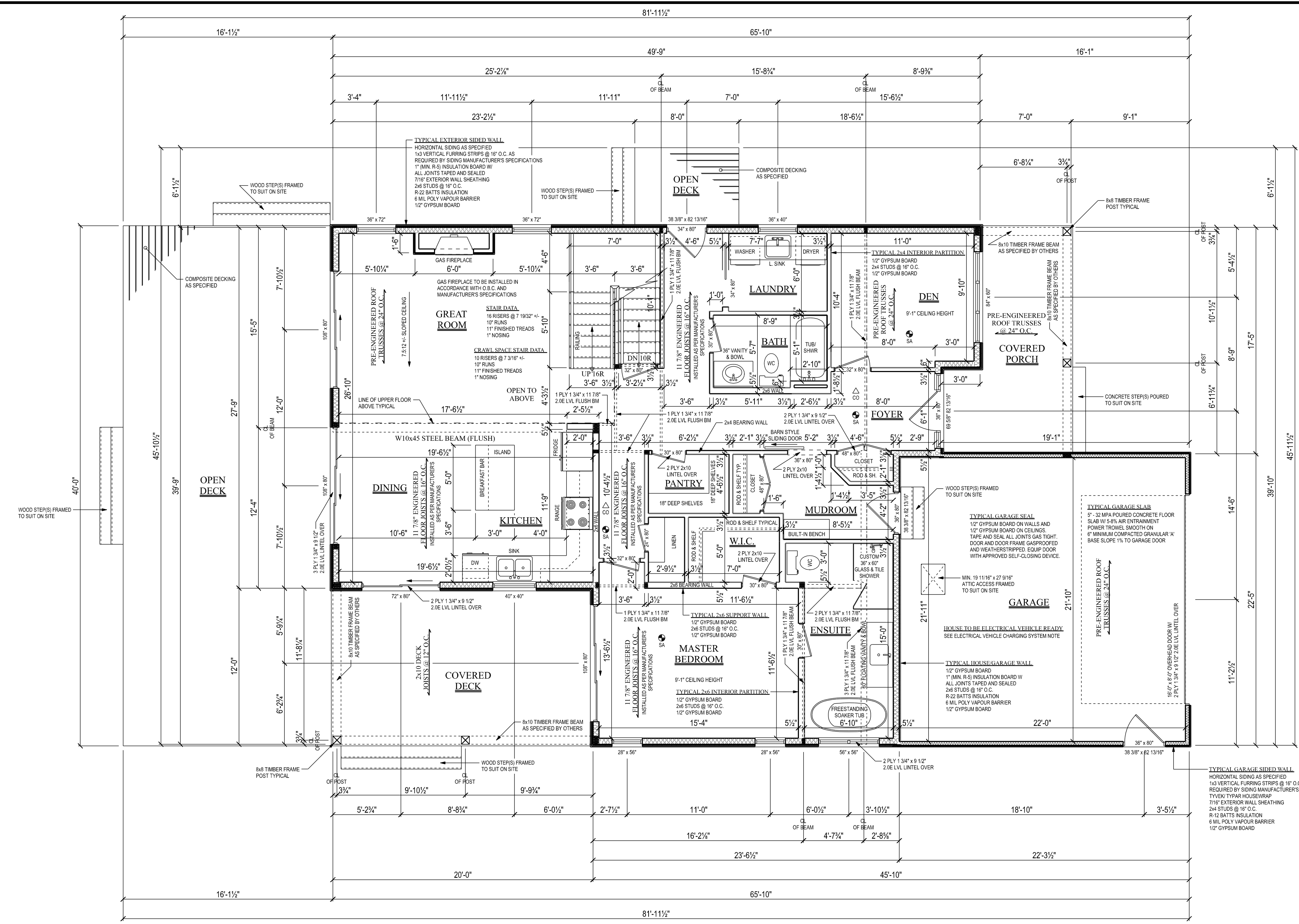
DRAWING:
 FOUNDATION PLAN

SCALE:
 3/16" = 1'-0"

DATE:
 AUGUST 11, 2023

DRAWN BY:
 MURRAY NORRIS
 BCIN# 22544

SHEET
 1 OF 7



GENERAL NOTES:

- BUILDER OR CONTRACTOR MUST CONFORM TO O.B.C. 2012 REGULATIONS & LOCAL INSPECTIONS.
- ALL EXTERIOR AND INTERIOR LIGHTING SHALL BE PROVIDED IN ACCORDANCE TO O.B.C. 9.34.2.
- ELECTRICAL LAYOUT PROVIDED BY OWNER.
- ONE SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR INCLUDING BASEMENT AND ON ANY STOREY CONTAINING BEDROOMS A SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND THE REMAINDER OF THE STOREY. IF SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY. SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED. HAVE BATTERY BACKUP AND A SMOKE LIGHT. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE TO O.B.C. 9.10.19.
- ONE CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARMS TO BE INSTALLED IN ACCORDANCE TO O.B.C. 9.33.4.
- STUD WALL REINFORCEMENT REQUIRED WITHIN THE MAIN BATHROOM FOR FUTURE GRAB BAR INSTALLATION, AS PER O.B.C. 9.52.3.
- DEAD BOLT LOCKS ARE REQUIRED ON ALL EXTERIOR SWINGING DOORS INTO THE DWELLING, INCLUDING THE DOOR FROM THE GARAGE INTO THE DWELLING.



HOMES BY design

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CLIENT:
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PROJECT:
 TWO STOREY LAKE HOUSE

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 MUNICIPALITY OF HURON-KINLOSS

CONTRACTOR:
 RYAN MCGARVEY CONSTRUCTION

DRAWING:
 MAIN FLOOR PLAN

SCALE:
 3/16" = 1'-0"

DATE:
 AUGUST 11, 2023

DRAWN BY:
 MURRAY NORRIS
 BCIN# 22544

SHEET
 2 OF 7

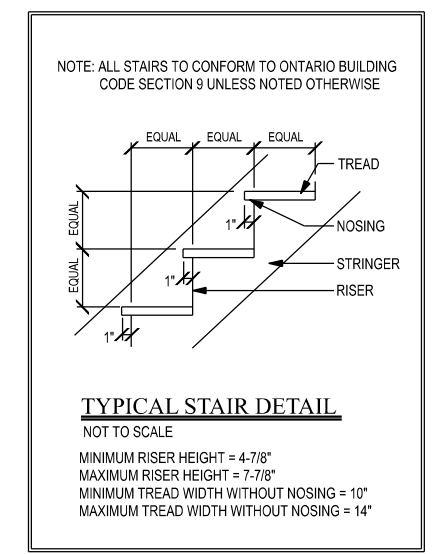
MAIN FLOOR PLAN 1601 SQ.FT.
 GARAGE = 499 SQ.FT.
 ALL EXTERIOR WALLS 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
 ALL ANGLED WALLS 45 DEGREES (1:1) UNLESS NOTED OTHERWISE.
 ALL INTERIOR WALLS 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE.

DIMENSIONING NOTES:

- WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE.
- DIMENSIONS IN THIS PLAN ARE GENERALLY MEASURED FROM ROUGH STUD EDGE TO ROUGH STUD EDGE.
- 2x6 WALLS ARE ASSUMED TO BE 5-1/2" WIDE.
- 2x4 WALLS ARE ASSUMED TO BE 3-1/2" WIDE.
- DIMENSIONS TO EXTERIOR WALLS WILL BE MEASURED TO EITHER THE OUTER EDGE OF THE STUD OR BRICK.
- INTERIOR DIMENSIONS WILL BE MEASURED TO EITHER THE OUTER, INNER OR CENTER OF THE STUD.

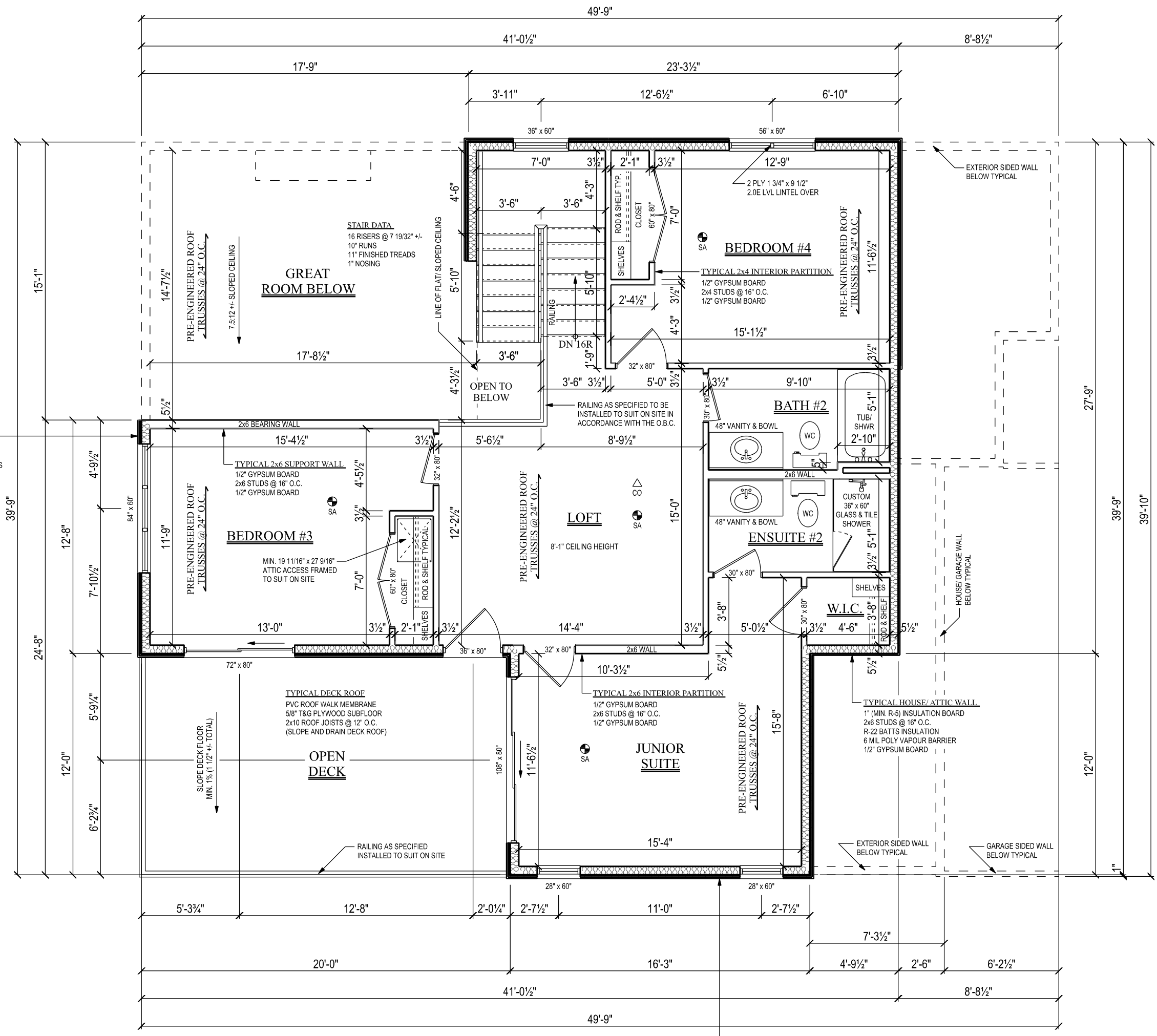
WINDOW AND DOOR NOTES:

- WINDOW AND DOOR SIZES ON PLAN ARE SUGGESTED SIZES & MAY NOT BE ACTUAL OR ROUGH OPENING SIZE.
- CONFIRM ALL EXTERIOR WINDOW AND DOOR ROUGH STUD OPENING SIZES PRIOR TO CONSTRUCTION.
- 2 PLY 2x10 LINTELS CW 2 1/2" RIGID INSULATION FILLER BETWEEN PLYS OVER ALL EXTERIOR OPENINGS UNLESS NOTED OTHERWISE.



9.34.4.1. ELECTRIC VEHICLE CHARGING SYSTEMS
 (3) EXCEPT AS PROVIDED IN SENTENCES (6) AND (7), WHERE A HOUSE IS SERVED BY A GARAGE, CARPORT OR DRIVEWAY, THE FOLLOWING SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT THAT CONFORMS TO SECTION 98 OF THE ELECTRICAL SAFETY CODE:
 (A) A MINIMUM 200 AMP PANELBOARD
 (B) A CONDUIT THAT IS NOT LESS THAN 27 mm TRADE SIZE AND IS EQUIPPED WITH A MEANS TO ALLOW CABLES TO BE PULLED INTO THE CONDUIT, AND
 (C) A SQUARE 4 1/16\"/>

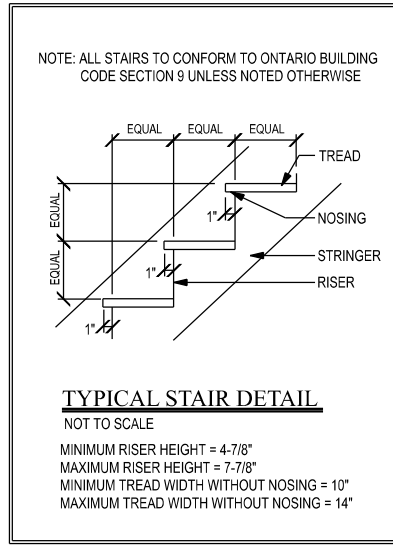
TYPICAL EXTERIOR SIDED WALL
 HORIZONTAL SIDING AS SPECIFIED
 1x3 VERTICAL FURRING STRIPS @ 16" O.C. AS
 REQUIRED BY SIDING MANUFACTURER'S SPECIFICATIONS
 1" (MIN. R-5) INSULATION BOARD W/
 ALL JOINTS TAPED AND SEALED
 7/16" EXTERIOR WALL SHEATHING
 2x6 STUDS @ 16" O.C.
 R-22 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM BOARD



WINDOW AND DOOR NOTES:
 - WINDOW AND DOOR SIZES ON PLAN ARE SUGGESTED SIZES & MAY NOT BE ACTUAL OR ROUGH OPENING SIZE.
 - CONFIRM ALL EXTERIOR WINDOW AND DOOR ROUGH STUD OPENING SIZES PRIOR TO CONSTRUCTION.
 - 2 PLY 2x10 LINTELS CW 2 1/2" RIGID INSULATION FILLER BETWEEN PLYS OVER ALL EXTERIOR OPENINGS UNLESS NOTED OTHERWISE.

DIMENSIONING NOTES:
 - WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE.
 - DIMENSIONS IN THIS PLAN ARE GENERALLY MEASURED FROM ROUGH STUD EDGE TO ROUGH STUD EDGE.
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 - 2x4 WALLS ARE ASSUMED TO BE 3-1/2" WIDE.
 - DIMENSIONS TO EXTERIOR WALLS WILL BE MEASURED TO EITHER THE OUTER EDGE OF THE STUD OR BRICK.
 - INTERIOR DIMENSIONS WILL BE MEASURED TO EITHER THE OUTER, INNER OR CENTER OF THE STUD.

GENERAL NOTES:
 - BUILDER OR CONTRACTOR MUST CONFORM TO O.B.C. 2012 REGULATIONS & LOCAL INSPECTIONS.
 - ALL EXTERIOR AND INTERIOR LIGHTING SHALL BE PROVIDED IN ACCORDANCE TO O.B.C. 9.34.2.
 - ELECTRICAL LAYOUT PROVIDED BY OWNER.
 - ONE SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR INCLUDING BASEMENT AND ON ANY STOREY CONTAINING BEDROOMS & SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND THE REMAINDER OF THE STOREY. IF SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY. SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED. HAVE BATTERY BACKUP AND A STROBE LIGHT. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE TO O.B.C. 9.10.19.
 - ONE CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARMS TO BE INSTALLED IN ACCORDANCE TO O.B.C. 9.33.4.
 - STUD WALL REINFORCEMENT REQUIRED WITHIN THE MAIN BATHROOM FOR FUTURE GRAB BAR INSTALLATION, AS PER O.B.C. 9.5.2.3.
 - DEAD BOLT LOCKS ARE REQUIRED ON ALL EXTERIOR SWINGING DOORS INTO THE DWELLING, INCLUDING THE DOOR FROM THE GARAGE INTO THE DWELLING.



COMPLIANCE PACKAGE A4
 FROM TABLE 3.1.1.2.A (IP)
 OF MMA SUPPLEMENTARY STANDARD SB-12

COMPONENT	THERMAL VALUES ⁽⁸⁾	A4
CEILING WITH ATTIC SPACE	MIN. NOMINAL R ⁽¹⁾	60
	MAX. U ⁽²⁾	0.017
CEILING WITHOUT ATTIC SPACE	MIN. NOMINAL R ⁽¹⁾	31
	MAX. U ⁽²⁾	0.036
EXPOSED FLOOR	MIN. EFFECTIVE R ⁽³⁾	27.65
	MIN. NOMINAL R ⁽¹⁾	31
WALLS ABOVE GRADE	MIN. EFFECTIVE R ⁽³⁾	29.80
	MIN. NOMINAL R ⁽¹⁾	22 + 5 ci
BASEMENT WALLS ⁽⁶⁾	MIN. EFFECTIVE R ⁽³⁾	21.40
	MIN. NOMINAL R ⁽¹⁾	20 ci
BELOW GRADE SLAB ENTIRE SURFACE > 600 mm BELOW GRADE	MIN. EFFECTIVE R ⁽³⁾	0.047
	MIN. NOMINAL R ⁽¹⁾	20 ci
HEATED SLAB OR SLAB ≤ 600 mm BELOW GRADE	MIN. EFFECTIVE R ⁽³⁾	21.12
	MIN. NOMINAL R ⁽¹⁾	20 ci
EDGE OF BELOW GRADE SLAB ≤ 600 mm BELOW GRADE	MIN. EFFECTIVE R ⁽³⁾	-
	MIN. NOMINAL R ⁽¹⁾	-
WINDOWS AND SLIDING GLASS DOORS	MIN. NOMINAL R ⁽¹⁾	10
	MAX. U ⁽²⁾	0.090
SKYLIGHTS	MIN. EFFECTIVE R ⁽³⁾	11.13
	MAX. U ⁽²⁾	0.49
SPACE HEATING EQUIPMENT	MIN. AFUE	96%
HRV	MIN. SRE	75%
DOMESTIC HOT WATER HEATER	MIN. EF	0.67
COLUMN 1	2	6

UPPER FLOOR PLAN 1058 SQ.FT.

ALL EXTERIOR WALLS 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
 ALL ANGLED WALLS 45 DEGREES (1:1) UNLESS NOTED OTHERWISE.
 ALL INTERIOR WALLS 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE.

TYPICAL EXTERIOR SIDED WALL
 DECORATIVE SHAKE SIDING AS SPECIFIED
 1x3 VERTICAL FURRING STRIPS @ 16" O.C. AS
 REQUIRED BY SIDING MANUFACTURER'S SPECIFICATIONS
 1" (MIN. R-5) INSULATION BOARD W/
 ALL JOINTS TAPED AND SEALED
 7/16" EXTERIOR WALL SHEATHING
 2x6 STUDS @ 16" O.C.
 R-22 BATT INSULATION
 6 MIL POLY VAPOUR BARRIER
 1/2" GYPSUM BOARD

(1) The values listed are minimum Nominal R-Values for the thermal insulation component only.
 (2) U-Value and effective R value shall include entire ceiling assembly components, from interior air film to vented space air film above insulation.
 (3) U-Value and effective R value shall include entire exposed floor or above grade wall assembly components, from interior air film to exterior air film.
 (4) U-Value and effective R value shall include entire basement wall or slab assembly components and interior air film.
 (5) U-Value is the overall coefficient of heat transfer for a window assembly, sliding glass door assembly or skylight assembly expressed in Btu/(h·ft²·F).
 (6) In the case of basement wall assemblies, where R20 ci is required R12 + 10 ic is permitted to be used or vice versa; or where R12 + 5 ci is required, R15 ci is permitted to be used or vice versa.
 (7) If an EF of a water tank is not indicated in a compliance package, there is no EF requirement for water tank for that specific compliance package.
 (8) Nominal and effective R values are expressed in (h·ft²·F)/Btu. U-Values are expressed in Btu/(h·ft²·F).

HOMES BY design
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 cell : (519) 261-0699

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PROJECT:
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LOCATION:
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 RIPLEY, ON N0G 2R0
 MUNICIPALITY OF HURON-KINLOSS

CONTRACTOR:
 RYAN MCGARVEY CONSTRUCTION

DRAWING:
 UPPER FLOOR PLAN

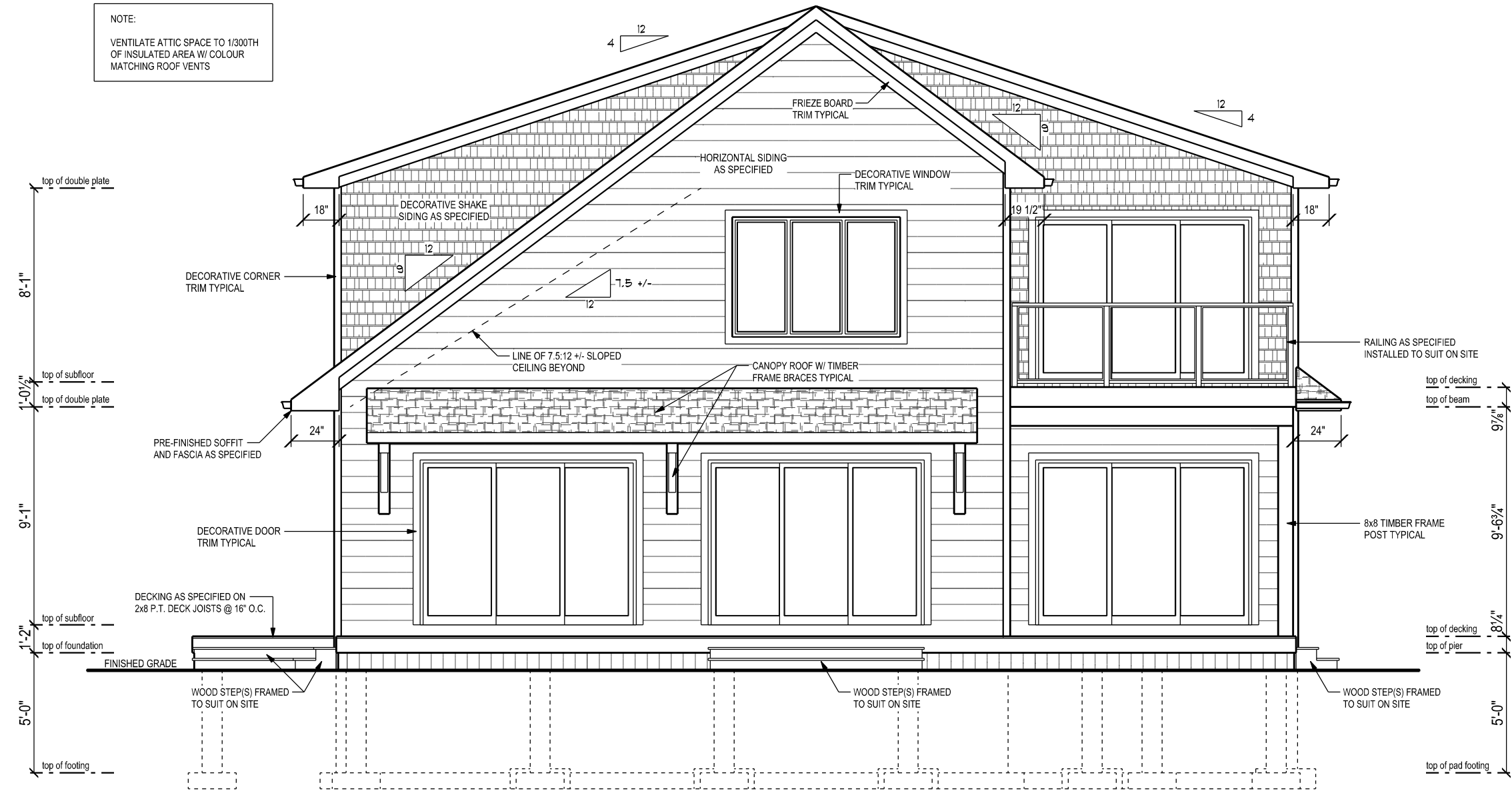
SCALE:
 3/16" = 1'-0"

DATE:
 AUGUST 11, 2023

DRAWN BY:
 MURRAY NORRIS
 BCIN# 22544

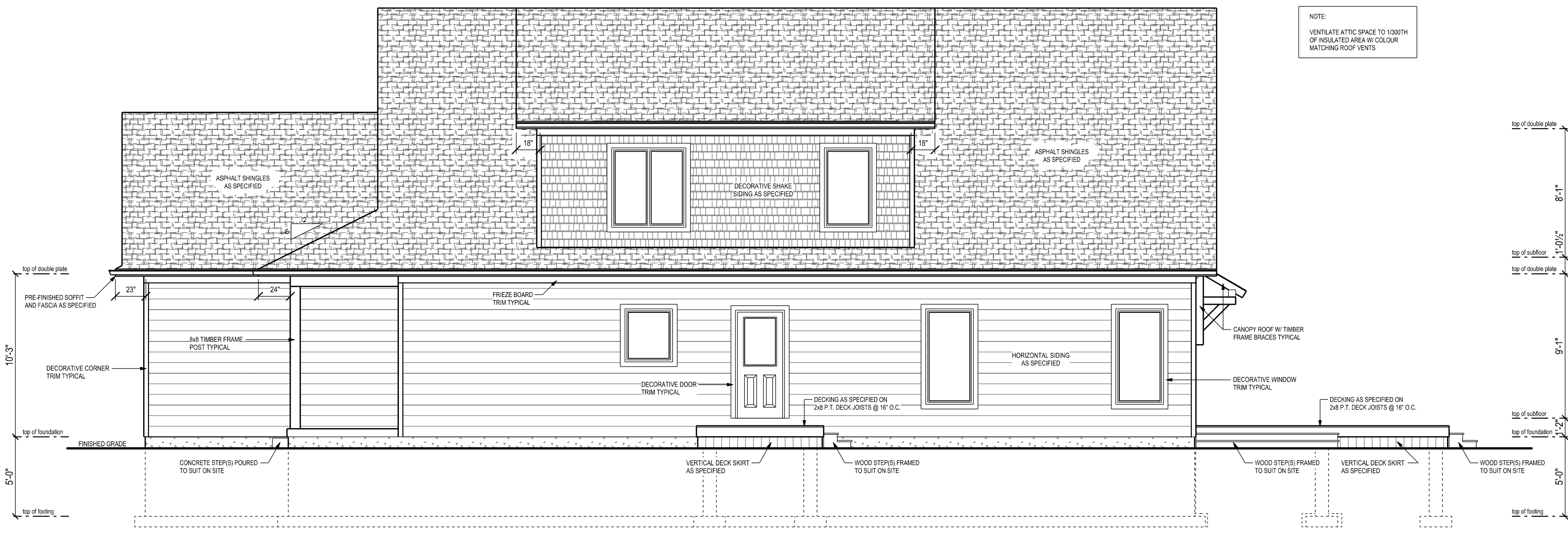
SHEET
 3 OF 7

NOTE:
VENTILATE ATTIC SPACE TO 1/1000TH
OF INSULATED AREA W/ COLOUR
MATCHING ROOF VENTS



FRONT ELEVATION (LAKE SIDE)

NOTE:
VENTILATE ATTIC SPACE TO 1/1000TH
OF INSULATED AREA W/ COLOUR
MATCHING ROOF VENTS



LEFT ELEVATION

HD
HOMES BY design
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MUNICIPALITY OF HURON-KINLOSS

CONTRACTOR:
RYAN MCGARVEY CONSTRUCTION

DRAWING:
FRONT & LEFT ELEVATIONS

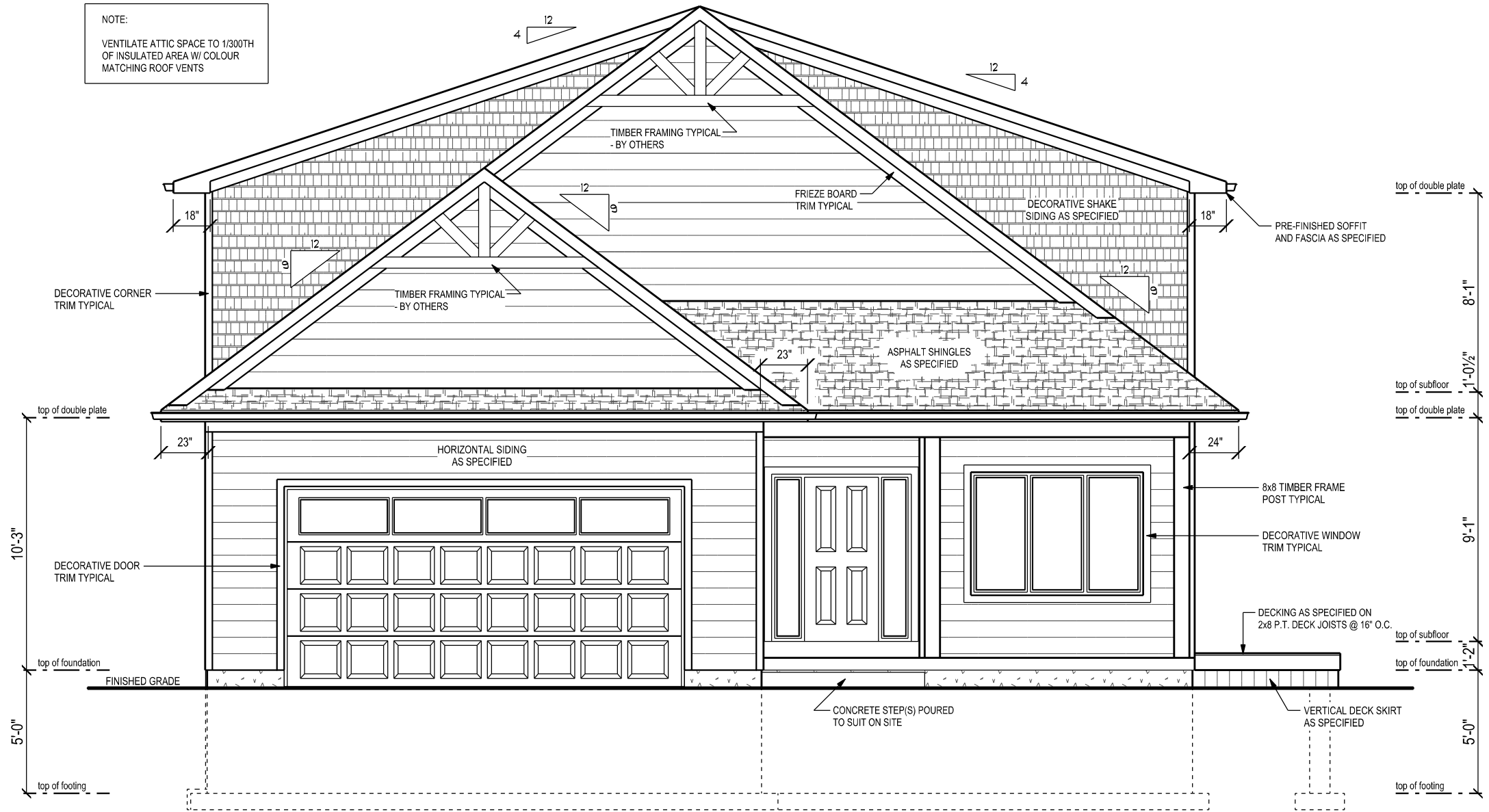
SCALE:
3/16" = 1'-0"

DATE:
AUGUST 11, 2023

DRAWN BY:
MURRAY NORRIS
BCIN# 22544

SHEET
4 OF 7

NOTE:
VENTILATE ATTIC SPACE TO 1/300TH
OF INSULATED AREA W/ COLOUR
MATCHING ROOF VENTS

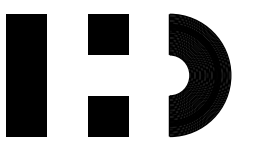


REAR ELEVATION (ROAD SIDE)

NOTE:
VENTILATE ATTIC SPACE TO 1/300TH
OF INSULATED AREA W/ COLOUR
MATCHING ROOF VENTS



RIGHT ELEVATION



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CONTRACTOR:
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DRAWING:
REAR & RIGHT ELEVATIONS

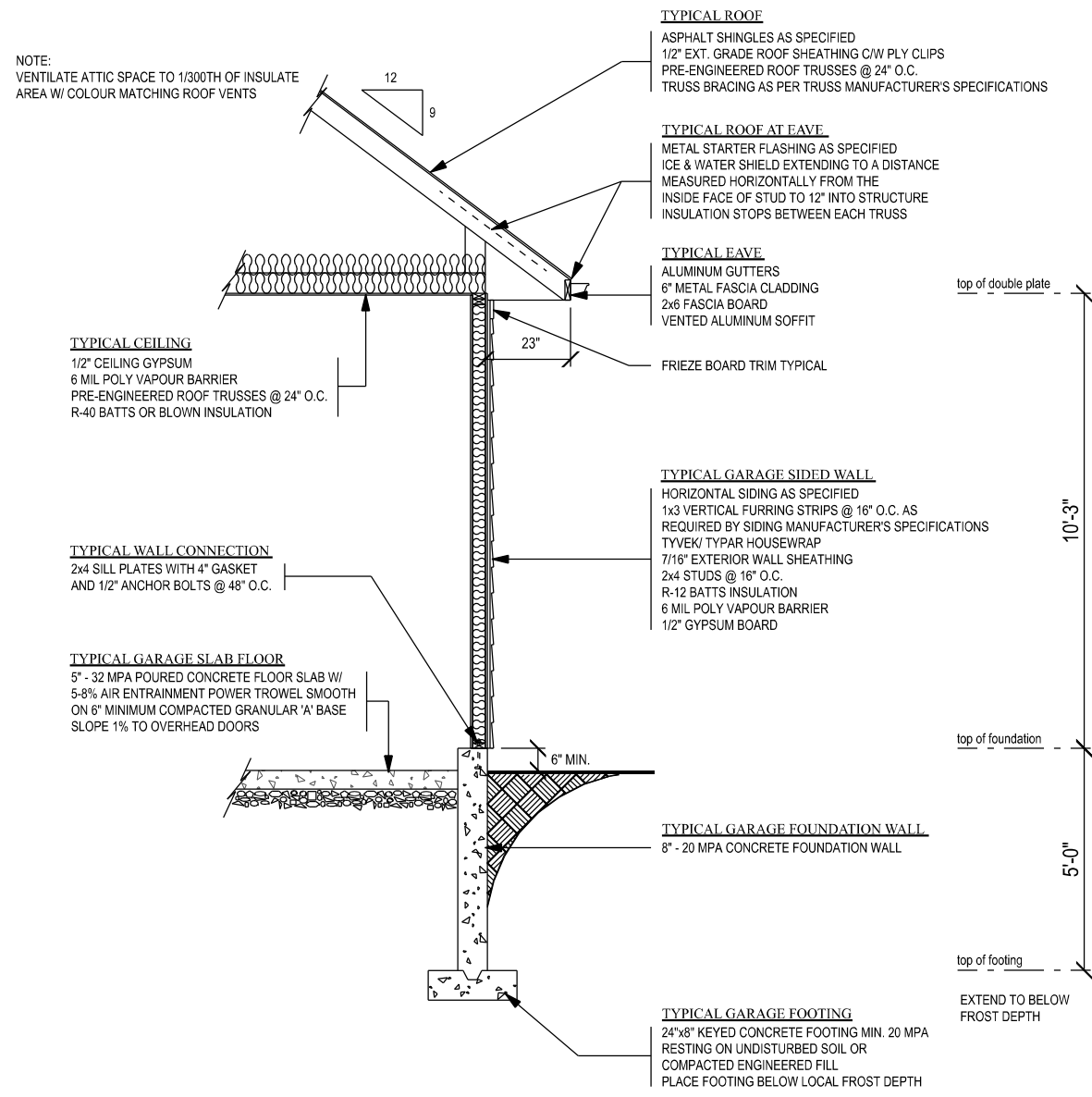
SCALE:
3/16" = 1'-0"

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AUGUST 11, 2023

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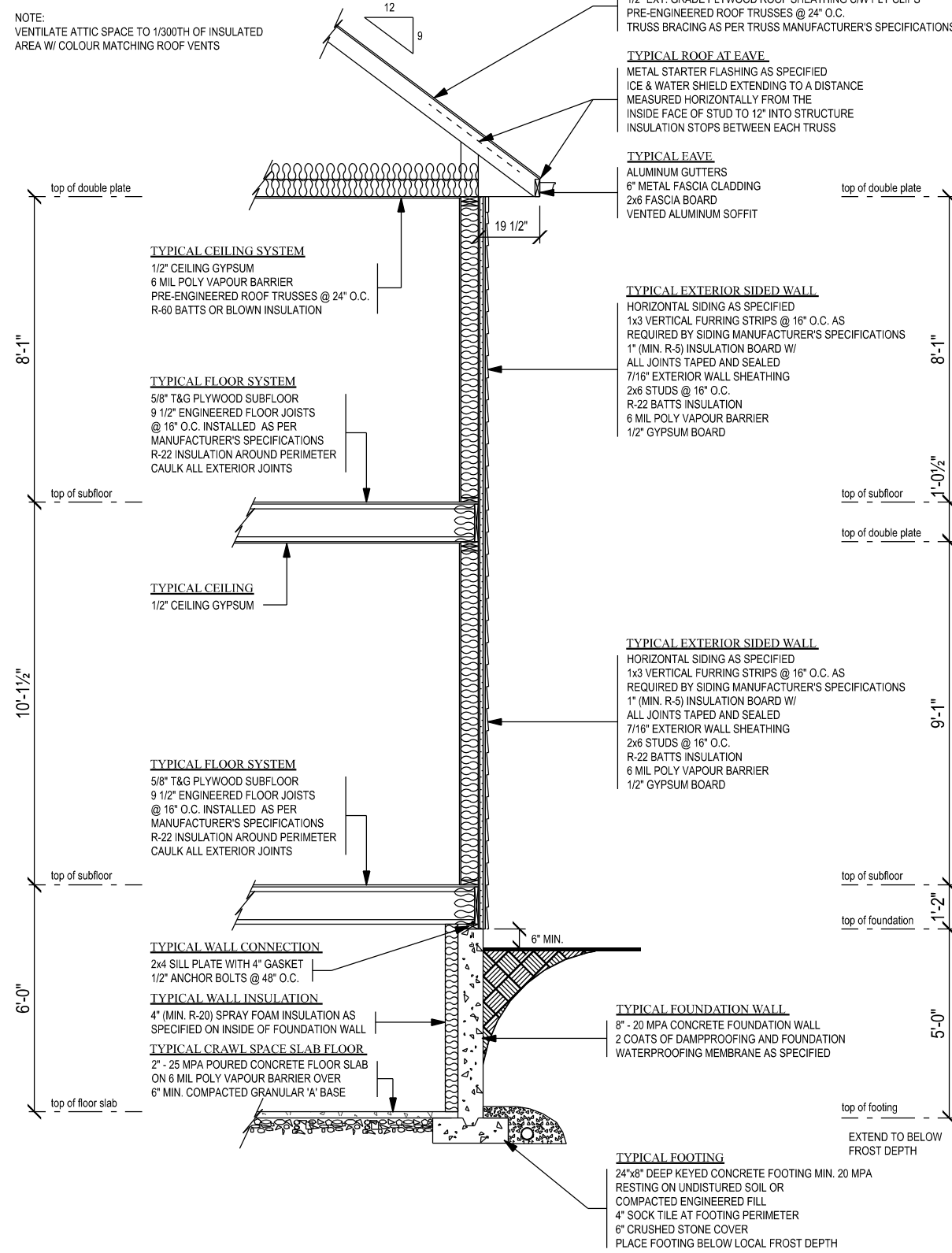
SHEET

5 OF 7



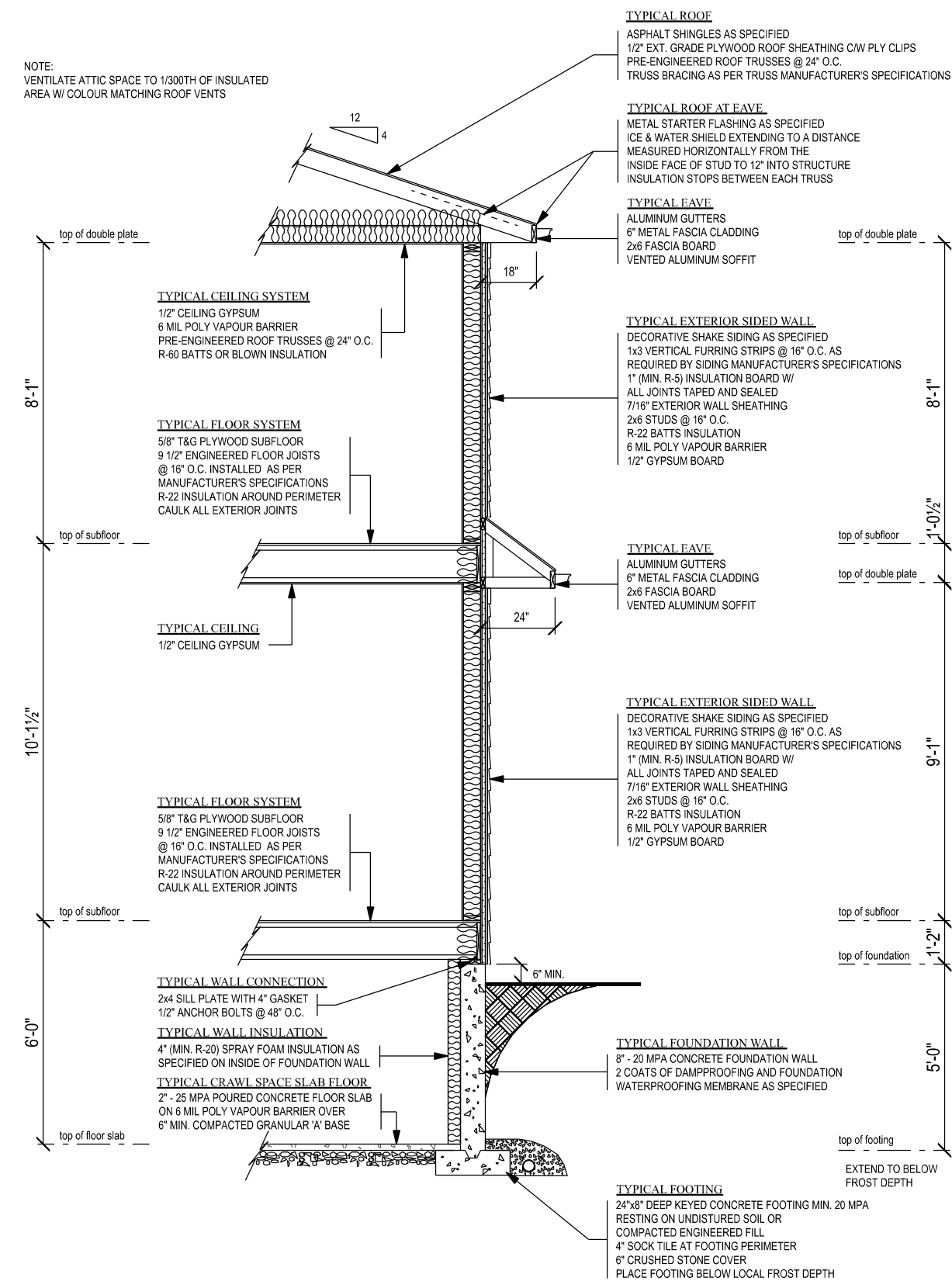
TYPICAL GARAGE SIDED WALL SECTION

SCALE: 1/4" = 1'-0"
 THIS DETAIL IS TO BE REGARDED AS GENERAL IN NATURE.
 REVIEW THE FLOOR PLANS FOR LOCALIZED SPECIFICATIONS
 WHICH MAY DIFFER FROM THOSE LISTED HERE.



TYPICAL TWO STOREY SIDED WALL SECTION

SCALE: 1/4" = 1'-0"
 THIS DETAIL IS TO BE REGARDED AS GENERAL IN NATURE.
 REVIEW THE FLOOR PLANS FOR LOCALIZED SPECIFICATIONS
 WHICH MAY DIFFER FROM THOSE LISTED HERE.



TYPICAL TWO STOREY SIDED WALL SECTION

SCALE: 1/4" = 1'-0"
 THIS DETAIL IS TO BE REGARDED AS GENERAL IN NATURE.
 REVIEW THE FLOOR PLANS FOR LOCALIZED SPECIFICATIONS
 WHICH MAY DIFFER FROM THOSE LISTED HERE.

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CONTRACTOR:
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DRAWING:
 TYPICAL WALL SECTIONS

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

DATE:
 AUGUST 11, 2023

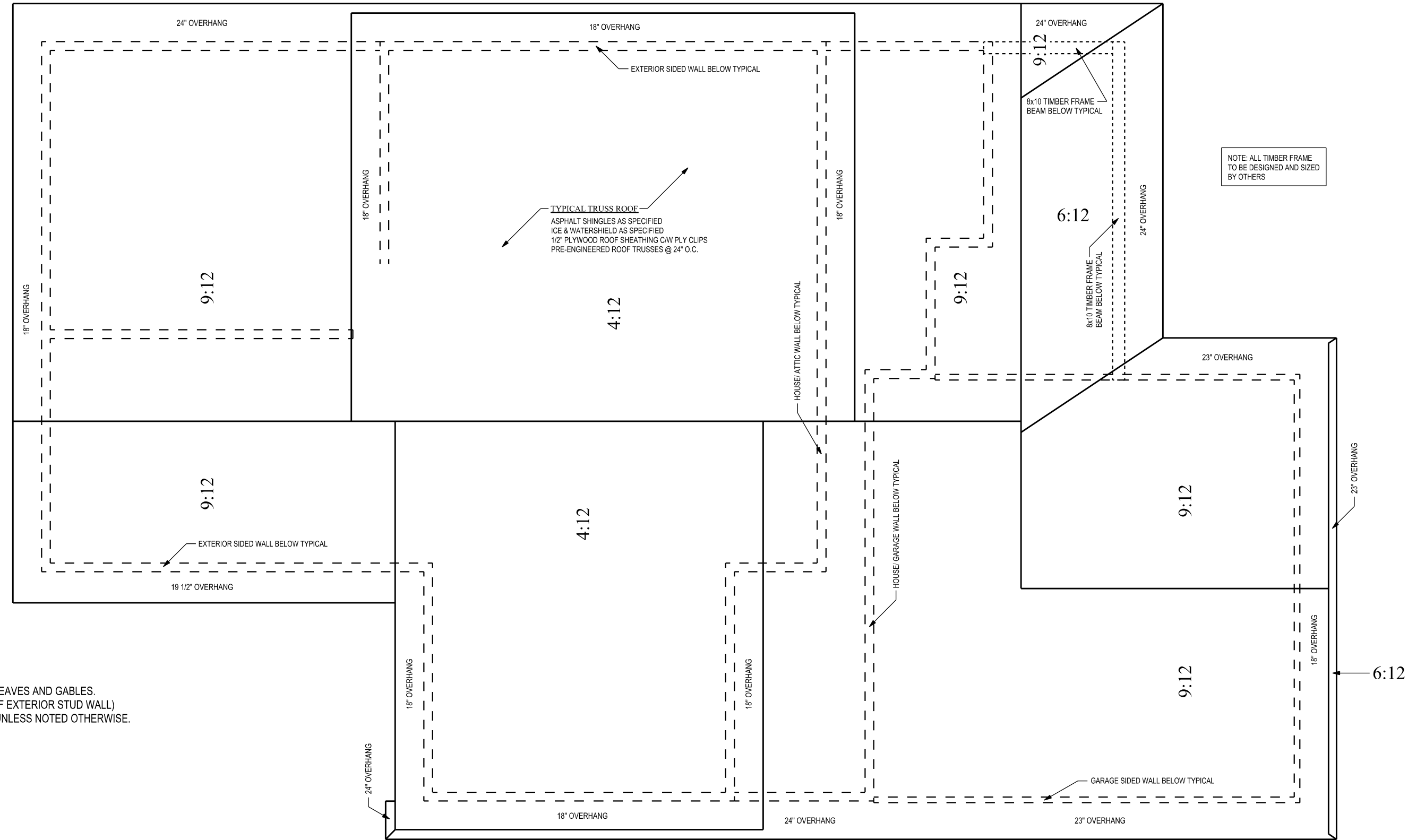
DRAWN BY:
 MURRAY NORRIS
 BCIN# 22544

SHEET
 6 OF 7

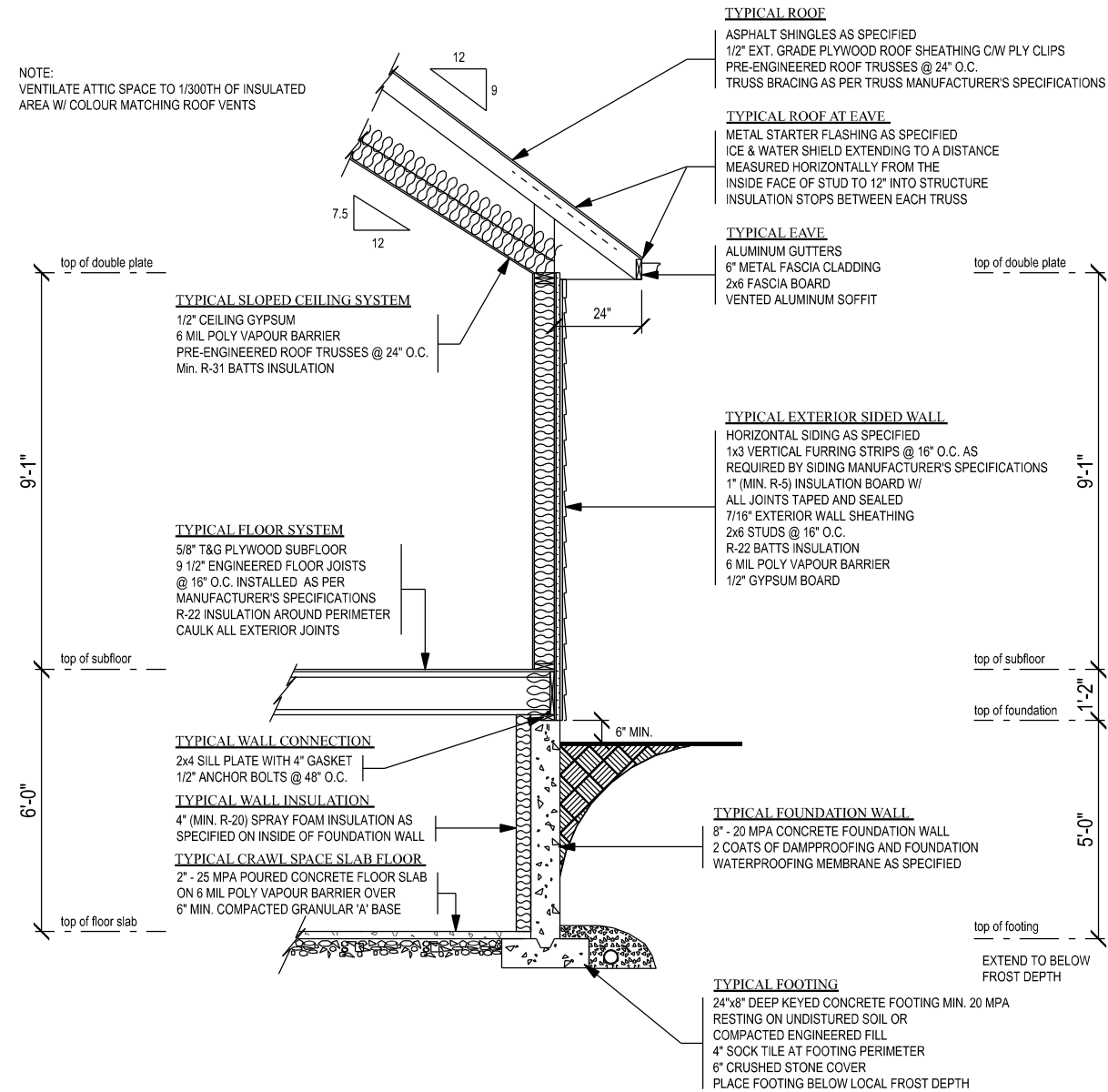
NOTE:
VENTILATE ATTIC SPACE TO 1/300TH
OF INSULATED AREA W/ COLOUR
MATCHING ROOF VENTS

ROOF PLAN

SCALE : 3/16" = 1'-0"
TYPICAL OVERHANGS - 18" AT EAVES AND GABLES.
(MEASURED FROM OUTSIDE OF EXTERIOR STUD WALL)
ROOF TO BE TRUSS FRAMED UNLESS NOTED OTHERWISE.



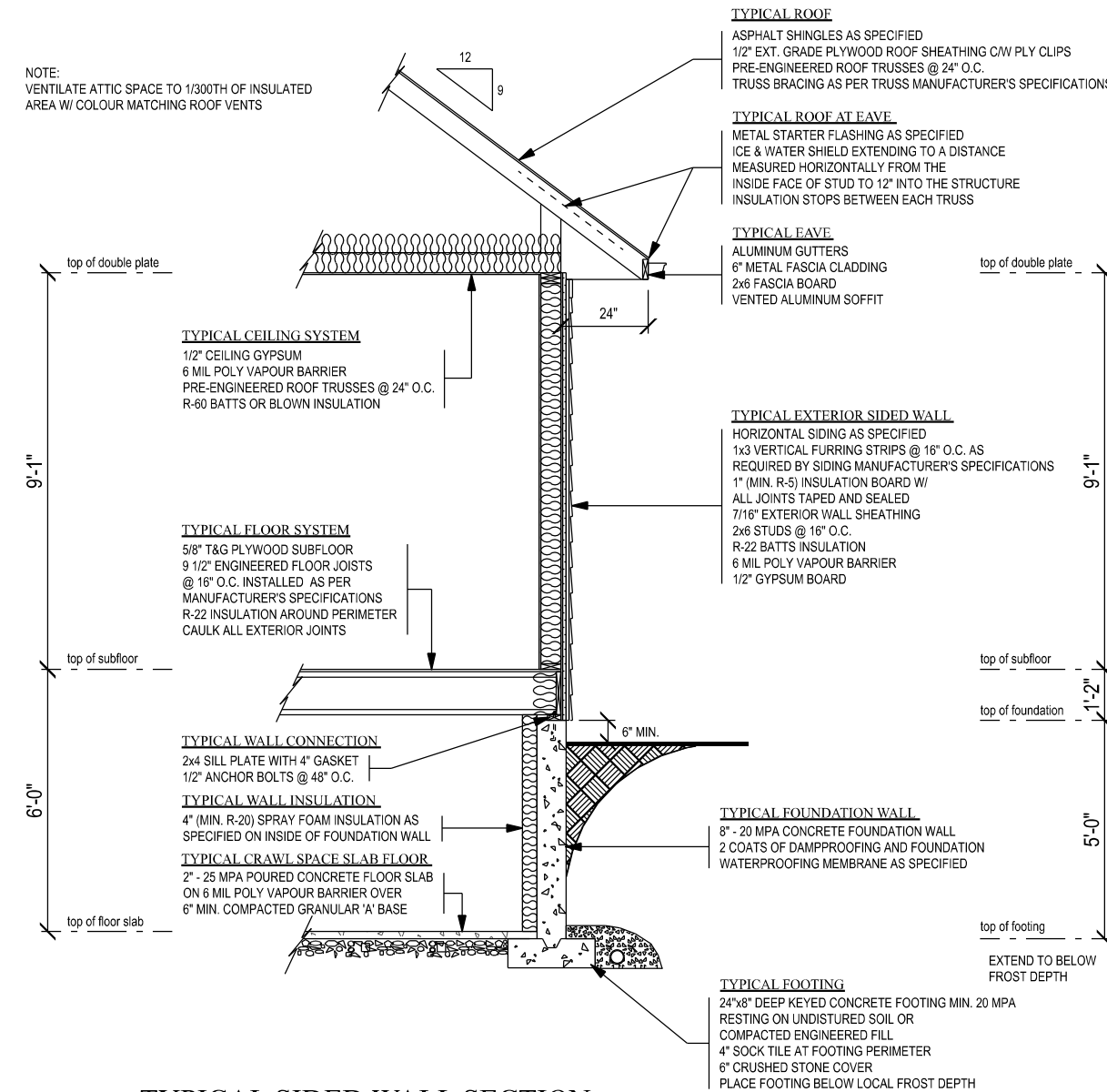
NOTE:
VENTILATE ATTIC SPACE TO 1/300TH OF INSULATED
AREA W/ COLOUR MATCHING ROOF VENTS



TYPICAL SIDED WALL SECTION W/ SLOPED CEILING

SCALE : 1/4" = 1'-0"
THIS DETAIL IS TO BE REGARDED AS GENERAL IN NATURE.
REVIEW THE FLOOR PLANS FOR LOCALIZED SPECIFICATIONS
WHICH MAY DIFFER FROM THOSE LISTED HERE.

NOTE:
VENTILATE ATTIC SPACE TO 1/300TH OF INSULATED
AREA W/ COLOUR MATCHING ROOF VENTS



TYPICAL SIDED WALL SECTION

SCALE : 1/4" = 1'-0"
THIS DETAIL IS TO BE REGARDED AS GENERAL IN NATURE.
REVIEW THE FLOOR PLANS FOR LOCALIZED SPECIFICATIONS
WHICH MAY DIFFER FROM THOSE LISTED HERE.



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CONTRACTOR:

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DRAWING:

ROOF PLAN &
TYPICAL WALL SECTIONS

SCALE:

AS NOTED

DATE:

AUGUST 11, 2023

DRAWN BY:

MURRAY NORRIS
BCIN# 22544

SHEET

7 OF 7