

D2 Custom Homes

Contact List

Architectural Designer
BM Architectural Design
benjamin@bmarchitecturaldesign.com
519-721-4866

Sheet List

- A001 Cover Page
- A002 Assemblies & Notes
- A101 Basement Floor Plan
- A102 Main Floor Plan
- A105 Roof Plan
- A201 Elevations
- A202 Elevations
- A301 Building Sections



58 Hackney Ridge, Brantford, Ontario

benjamin@bmarchitecturaldesign.com
519.721.4866

PROJECT	
Custom Home	
D2 Custom Home	
MUNICIPAL ADDRESS	Brant, ON
DRAWING NAME	DRAWING NO.
Cover Page	A001

GENERAL NOTES

1. THE ONTARIO BUILDING CODE, LATEST ADDITION, SHALL BE THE BASIS FOR ALL DESIGN AND CONSTRUCTION FOR THIS PROJECT.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL RELEVANT CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF DEMOLITION AND NOTIFY THE ARCHITECTURAL DESIGNER & SUPPORTING CONSULTANTS OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
3. DEMOLITION WORK SHALL BE EXECUTED IN A ORDERLY AND CAREFUL MANNER. ALL DEMOLISHED MATERIALS UNLESS OTHERWISE NOTED SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR DISPOSAL OFF SITE AT HIS EXPENSE, IN A LEGAL MANNER.
4. THE WORK INVOLVED HEREIN SHALL BE THE ENTIRE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ENSURE THAT SUCH WORK IS PROPERLY CARRIED OUT BY HIS FORCES OR HIS SUBCONTRACTORS. THE CONTRACTOR SHALL CONFIRM FOR HIMSELF THAT ALL ITEMS ARE COVERED.
5. REFER TO CONSULTANT'S DRAWINGS FOR EXTENT OF MECHANICAL WORK. COORDINATE BETWEEN ALL DISCIPLINES.
6. OWNERS SHALL REMOVE PRESERVED ITEMS (I.E. PLAQUES, PICTURES) OFF WALLS & FURNITURE PRIOR TO COMMENCEMENT OF CONTRACT WORK. THIS CONTRACTOR TO COORDINATE W/ OWNER FOR EXTENT OF WORK.
7. THE FLOOR PLAN AS SHOWN IS A SCHEMATIC REPRESENTATION OF THE BUILDING AND IS FOR REFERENCE ONLY. A COMPLETE AND THOROUGH ON SITE INSPECTION IS TO BE CARRIED OUT PRIOR TO SUBMITTING TENDER.
8. REMOVE & SALVAGE ALL COPPER GUTTERS, DOUNPIPE, & FLASHING.

GENERAL NOTES

1. DIMENSIONS FOR INTERIOR PARTITION WALLS ARE FROM FINISHED FACE TO CENTRE OF STUD
2. DIMENSIONS FOR EXTERIOR WALLS TO EXTERIOR FACE OF WOOD STUD OR FINISHED FACE WALL.
3. ALL DIMENSIONS TO AN EXISTING WALL ARE TO FINISHED FACE. CONTRACTOR TO SITE VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES.
4. DISPOSE OF REMOVED ITEMS IN A LAWFUL MANNER IN ACCORDANCE WITH MUNICIPAL STANDARDS.
5. CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO ABUTTING PROPERTIES.
6. PROVIDE APPROVED FASTENING DEVICES INCLUDING JOIST HANGERS.
7. MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS.
8. VENT ALL FANS TO EXTERIOR INCLUDING FANS FOR DRYER.
9. PROVIDE 1/2" CEMENT BOARD INSTEAD OF GYPSUM BOARD IN ALL SHOWERS & TUBS.

OPENINGS & HEADERS

1. MOUNT ALL WINDOWS TO ALIGN WITH EXTERIOR DOORS UNLESS NOTED OTHERWISE ON DRAWINGS.
2. HEADERS TO BE 2-2X10" WITH 1 JACKSTUD + 1 KING STUD UNLESS NOTED OTHERWISE.
3. PROVIDE 3-1/2" X 3-1/2" X 1/4" STEEL BRICK ANGLE TYP. FOR ALL OPENINGS IN MASONRY UP TO MAX SPAN OF 8'-0" OR UNLESS ANNOTATED OTHERWISE.

GUARD RAILS & RAILINGS

1. ALL INTERIOR STAIR RAILINGS TO BE 36"H AS PER OBC 2012.
2. PROVIDE 36"H CONSTRUCTION GUARD AT ANY DOOR 24" ABOVE GRADE OR FLOOR OPENING DURING THE COURSE OF CONSTRUCTION.
3. ALL STAIRS & RAILS TO COMPLY WITH OBC 9.3.1.

ROOF & ATTIC SPACE

1. PROVIDE DURAFO 50 ROOF VENTS TO 1:300 RATIO AS PER OBC 2012
2. PROVIDE PRE PAINTED METAL VALLEYS AND EAVES STARTER.
3. PROVIDE STEP FLASHING AS REQUIRED.
4. PROVIDE KITCHEN & BATH EXHAUSTS AS REQUIRED.
5. PROVIDE (1) BASE ROW ULTA BASE SHEET.
6. ENSURE MIN. 2-1/2" AIR SPACE IS MAINTAINED BETWEEN INSULATION & UNDERSIDE OF SHEATHING; INSTALL DEPRESSIONS AS REQUIRED.
7. NO FIRE STOP REQUIRED IN ATTICS LESS THAN 3,230 S.F. AND NO DIMENSIONS GREATER THAN 65'-1" AS PER DRAWINGS.

HEATING, VENTILATION & A/C

1. REFER TO HEAT LOSS DESIGN & ASSESSMENTS AND ENERGY EFFICIENCY DESIGN SUMMARY.
2. VENT DRYER & ALL EXHAUST FANS TO EXTERIOR.
3. TYPE OF HEATING SYSTEM: FORCED AIR + AIR CONDITIONING

SMOKE & C.O. DETECTORS

1. SMOKE DETECTORS ARE TO BE PROVIDED AS PER OBC 9.10.19.3.
2. CARBON MONOXIDE DETECTORS ARE TO BE PROVIDED AS PER OBC 9.33.4.2.

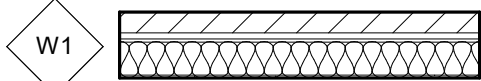
FOUNDATION NOTES

1. CONTRACTOR TO SITE VERIFY ANY STEP FOOTINGS IN THE EXISTING FOUNDATION WALL ADJACENT OT THE ADDITION & REPORT FINDINGS TO ARCHITECTURAL DESIGNER FOR REVIEW OF UNDER PINNING IF NECESSARY.
2. PROVIDE 4" PERFORATED WEEPIING TILE WITH CLOTH COVER CONNECTED TO SEALED SUMP PIT C/W PUMP. PROVIDE MIN. 6" COVEREAGE OF CLEAR STONE.
- 3.

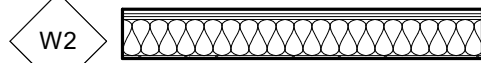
SITE PLAN NOTES

1. REFER TO TOPOGRAPHICAL SURVEY FOR ALL SITE STATISTICS & GRADING.

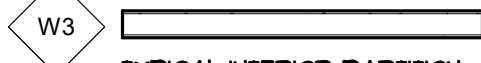
WALL ASSEMBLIES



TYPICAL STONE VENEER WALL
3 1/2" LINEAR STONE VENEER
1" AIR SPACE
TYVEK BUILDING WRAP
5/8" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" O.C. WITH (R24) ROCK WOOL BATT INSULATION
6 MIL POLY V.B.
1/2" GYPSUM WALL BOARD



TYPICAL SIDING WALL
PRE-FINISHED SIDING (REFER TO ALL ELEVATIONS FOR SIDING TYPE/STYLE)
1X3" STRAPPING AS NEEDED
TYVEK BUILDING WRAP
5/8" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" O.C. WITH (R24) ROCK WOOL BATT INSULATION
6 MIL POLY V.B.
1/2" GYPSUM WALL BOARD

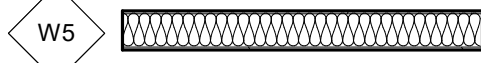


TYPICAL INTERIOR PARTITION
1/2" GYPSUM WALL BOARD
2X4 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD

(PROVIDE SOUND BATT. INSUL IN ALL BATHROOM WALLS THAT ARE ADJACENT TO OTHER LIVING SPACES)



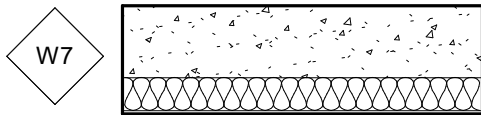
TYPICAL INTERIOR BEARING WALL
1/2" GYPSUM WALL BOARD
2X6 WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD



TYPICAL GARAGE INTERIOR WALL
5/8" TYPE X GYPSUM WALL BOARD (AIR TIGHT)
1-1/4" (R5) COMFORTBOARD 80 BY ROCKWOOL
2X6 WOOD STUDS @ 16" O.C. (R24) BATT INSULATION
6MIL POLY V.B.
1/2" GYPSUM WALL BOARD

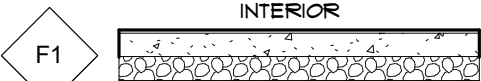


TYPICAL 8" FOUNDATION WALL
LARGE EXPOSED FOUNDATION
DIMPLE WRAP DRAINAGE LAYER
8" 25 MPA POURED CONCRETE
FOUNDATION WALL OVER 22"x8" FOOTING (MIN. 4'-0" BELOW GRADE)



TYPICAL 10" FOUNDATION WALL
LARGE EXPOSED FOUNDATION
DIMPLE WRAP DRAINAGE LAYER
10" 25 MPA POURED CONCRETE FOUNDATION WALL OVER 22"x8" FOOTING (MIN. 4'-0" BELOW GRADE)
(R20) BLANKET INSULATION
2X6 STUDS @ 24" O.C.
6 MIL POLY VAPOUR BARRIER
1/2" GWB

FLOOR ASSEMBLIES

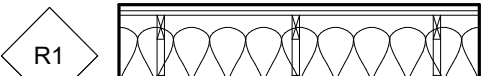


TYPICAL BASEMENT CONG. FLOOR
FLOOR FINISH
4" POURED CONCRETE FLOOR SLAB
10MIL VAPOUR MATT(TAPED SEAMS)
4" (MIN.) 3/4" CLEAR CRUSHED STONE COMPACTED BASE



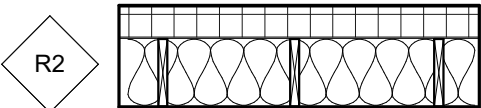
TYPICAL WOOD FRAMED FLOOR ASSEMBLY
FLOOR FINISH SELECTED BY OWNER
3/4" PLYWOOD SUBFLOOR
TJI JOISTS BY SUPPLIER
1/2" GYPSUM WALL BOARD

ROOF ASSEMBLIES



TYPICAL ASPHALT SHINGLE ROOF
30 YEAR ASPHALT SHINGLES
FELT UNDERLAYMENT
FULLY ADHERED WATERPROOF MEMBRANE
1/2" EXT. GRADE PLYWOOD SHEATHING
ENGINEERED ROOF TRUSSES (BY OTHERS) W/ (R60) BLOWN-IN INSULATION
6 MIL SUPER POLY V.B.
1/2" GYPSUM WALL BOARD

(INSULATION IS NOT REQUIRED IN EXTERIOR SPACE ROOFS OVER THE FRONT PORCH & REAR DECK)



TYPICAL FLAT ROOF
2-PLY MODIFIED BITUMEN ROOF SYSTEM
1/2" COVER BOARD
2" (R10) POLYISOCYANURATE RIGID INSULATION, TAPERED, JOINTS STAGGERED & OVERLAPPED
AIR BARRIER - SEALED AT EDGES AND PENETRAIONS
3/4" PLYWOOD SHEATHING
ROOF JOISTS AS PER PLAN W/ (R30 MIN.) BATT. INSUL BETWEEN JOISTS
12 MIL POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD

(INSULATION NOT REQUIRED FOR OPEN EXTERIOR SPACES (COVERED DECK/PATIO)



58 Hackney Ridge, Brantford, Ontario

benjamin@bmarchitecturaldesign.com
519.721.4866

PROJECT

Custom Home
D2 Custom Home

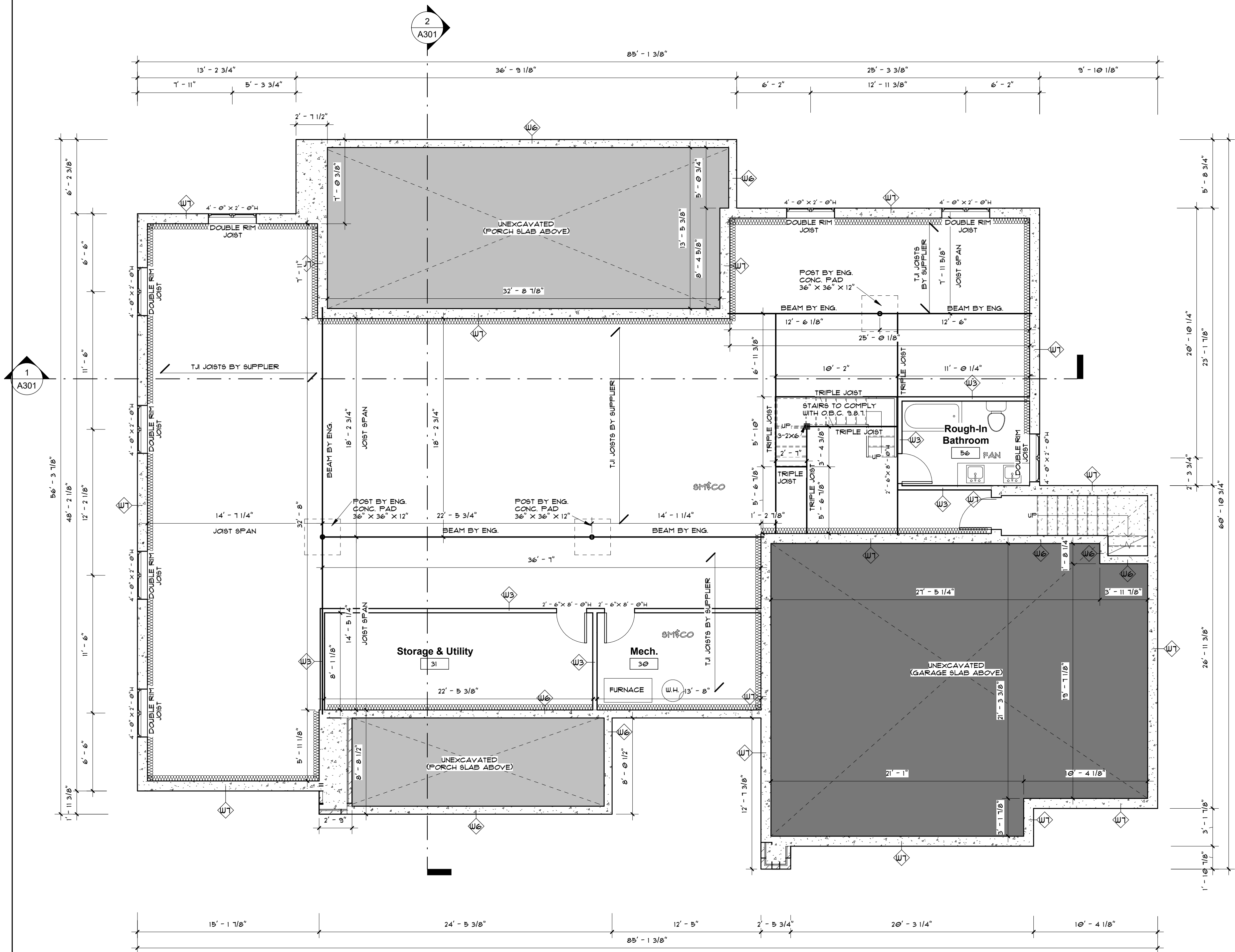
MUNICIPAL Brant, ON

ADDRESS
DRAWING NAME DRAWING NO.

Assemblies & Notes

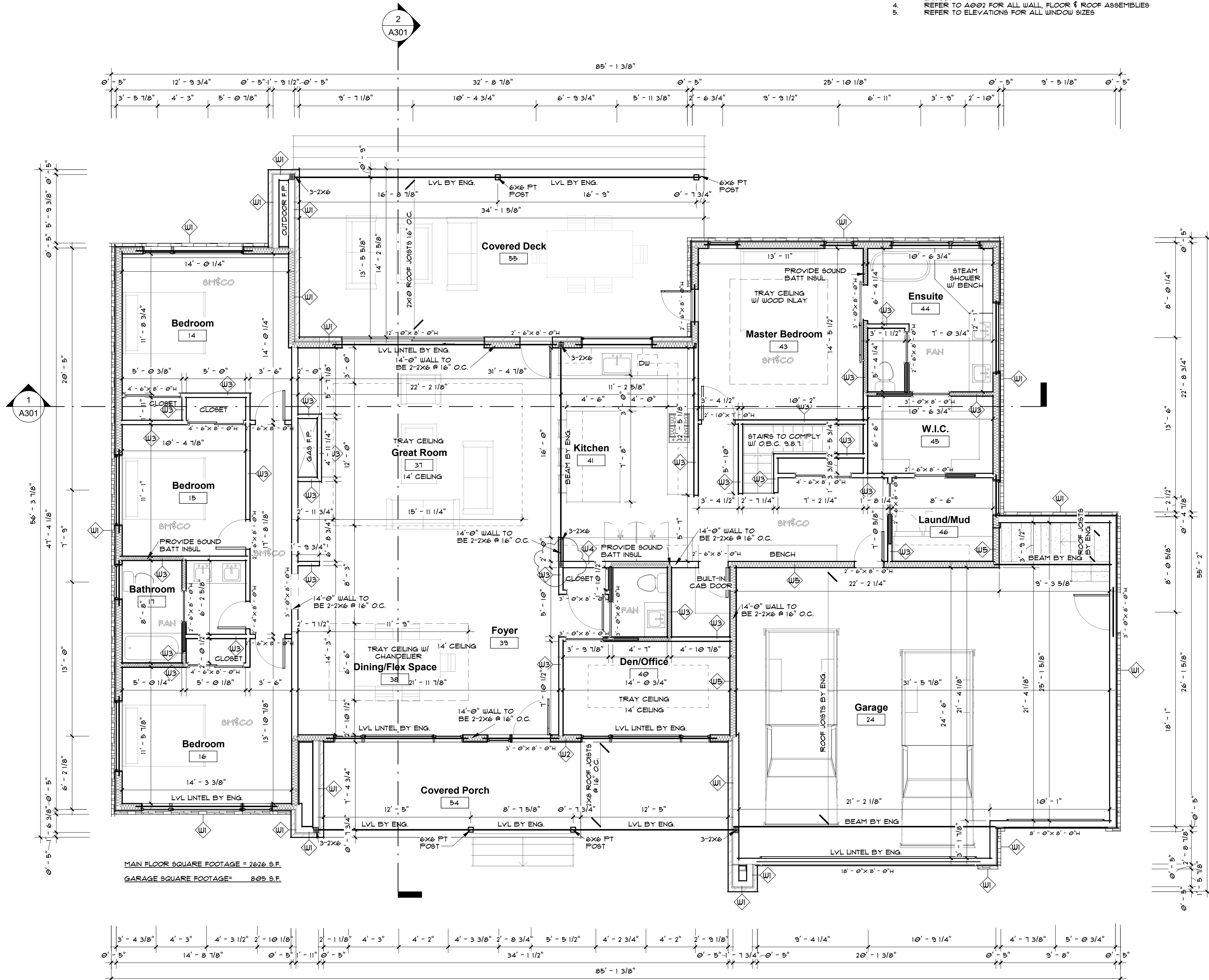
A002

- DRAWING NOTES:**
1. ALL EXTERIOR WINDOW LINELS TO BE 2-2X10 UNLESS OTHERWISE ANNOTATED
 2. ALL FLOOR FRAMING TO BE DESIGNED BY LUMBER SUPPLIER, PLEASE REFER TO LAYOUTS & ENGINEERING ATTACHED
 3. REFER TO HVAC DESIGN PACKAGE FOR MECHANICAL SPECS & DUCT LAYOUT
 4. REFER TO A002 FOR ALL WALL, FLOOR & ROOF ASSEMBLIES
 5. REFER TO ELEVATIONS FOR ALL WINDOW SIZES



DRAWING NOTES:

1. ALL EXTERIOR WINDOW LINTELS TO BE 2-2X10 UNLESS OTHERWISE ANNOTATED
2. ALL FLOOR FRAMING TO BE DESIGNED BY LUMBER SUPPLIER, PLEASE REFER TO LAYOUTS & ENGINEERING ATTACHED
3. REFER TO HVAC DESIGN PACKAGE FOR MECHANICAL SPECS & DUCT LAYOUT
4. REFER TO A002 FOR ALL WALL, FLOOR & ROOF ASSEMBLIES
5. REFER TO ELEVATIONS FOR ALL WINDOW SIZES



58 Hackney Ridge, Brantford, Ontario
benjamin@bmarchitecturaldesign.com
519.721.4866

PROJECT

Custom Home
D2 Custom Home

MUNICIPAL
ADDRESS
DRAWING NAME

Main Floor Plan

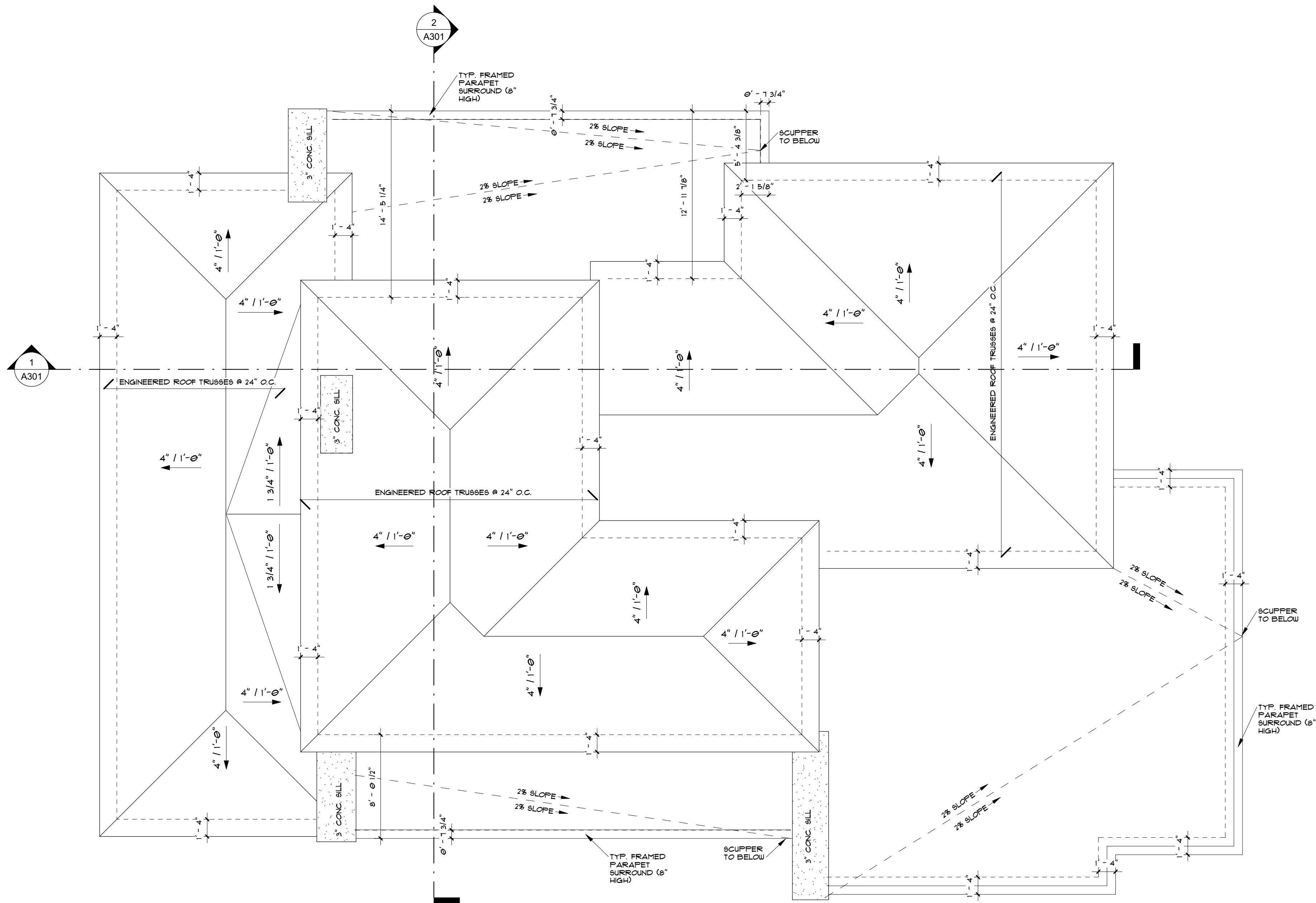
Brant, ON

DRAWING NO.

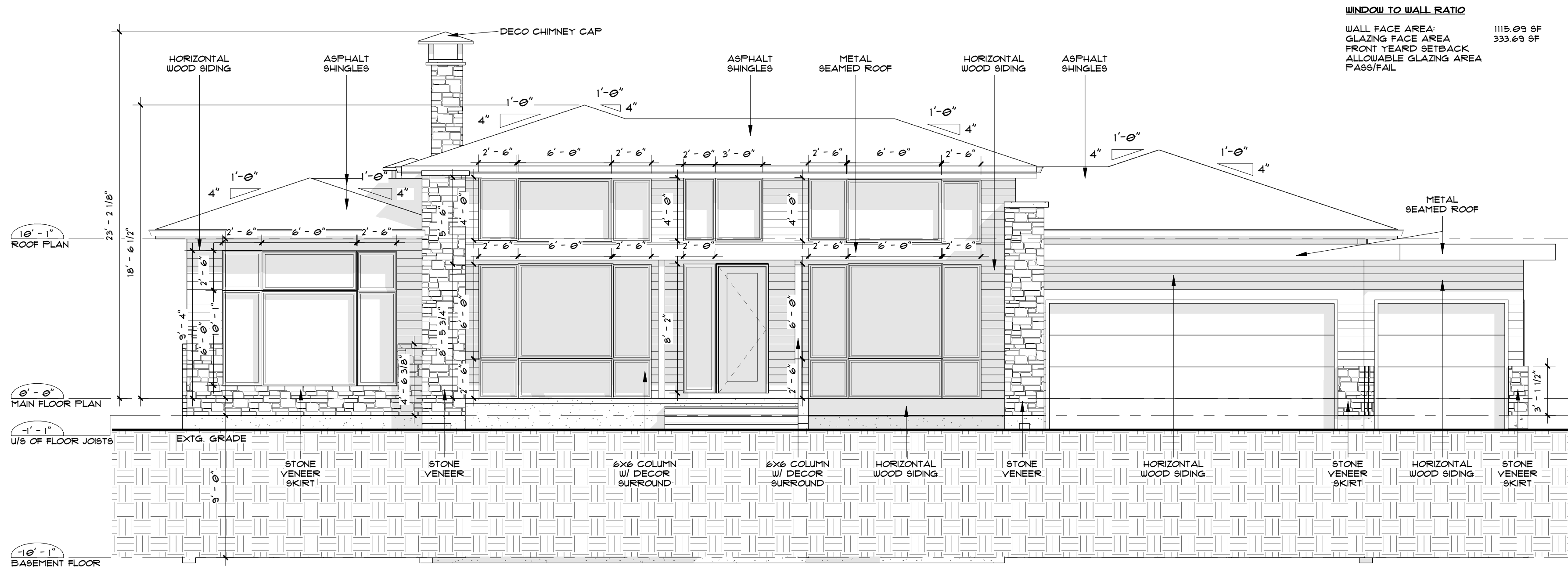
A102

Main Floor Plan

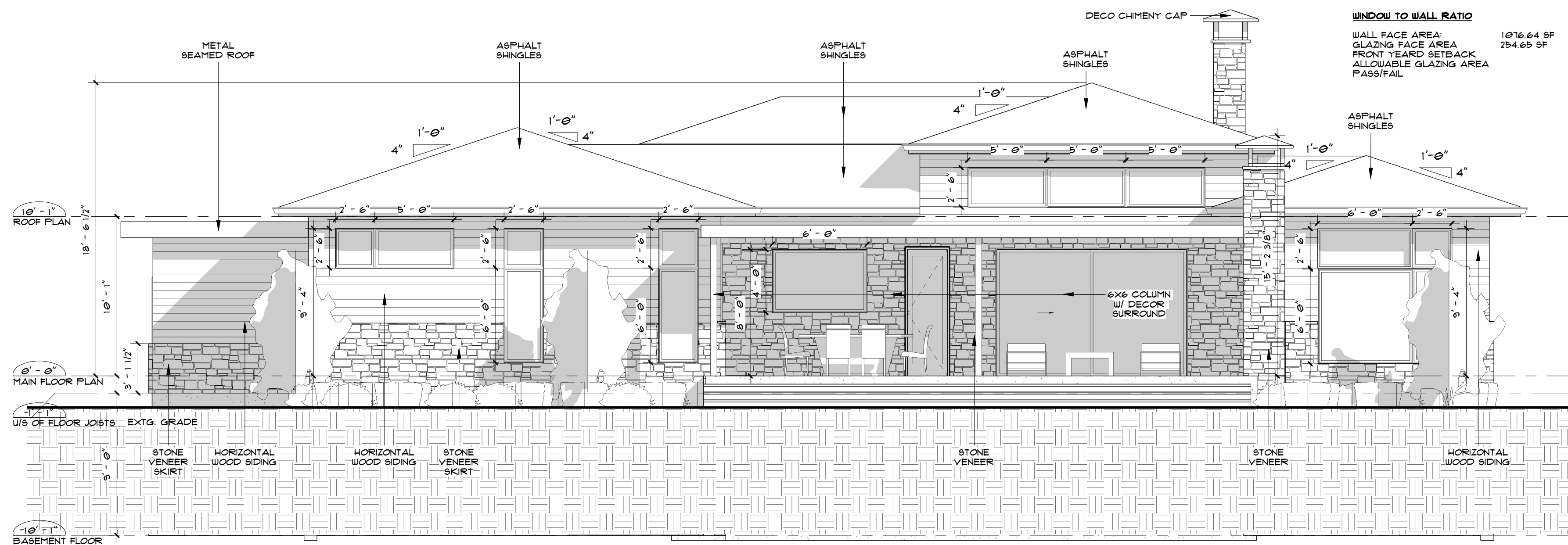
3/16" = 1'-0"



- DRAWING NOTES:**
1. ALL EXTERIOR WINDOW LINTELS TO BE 2-2x10 UNLESS OTHERWISE ANNOTATED
 2. ALL FLOOR FRAMING TO BE DESIGNED BY LUMBER SUPPLIER, PLEASE REFER TO LAYOUTS & ENGINEERING ATTACHED
 3. REFER TO HVAC DESIGN PACKAGE FOR MECHANICAL SPECS & DUCT LAYOUT
 4. REFER TO A002 FOR ALL WALL, FLOOR & ROOF ASSEMBLIES
 5. REFER TO ELEVATIONS FOR ALL WINDOW SIZES



1 North Elevation
3/16" = 1'-0"



2 North
3/16" = 1'-0"



58 Hackney Ridge, Brantford, Ontario

benjamin@bmarchitecturaldesign.com
519.721.4866

PROJECT
Custom Home
D2 Custom Home

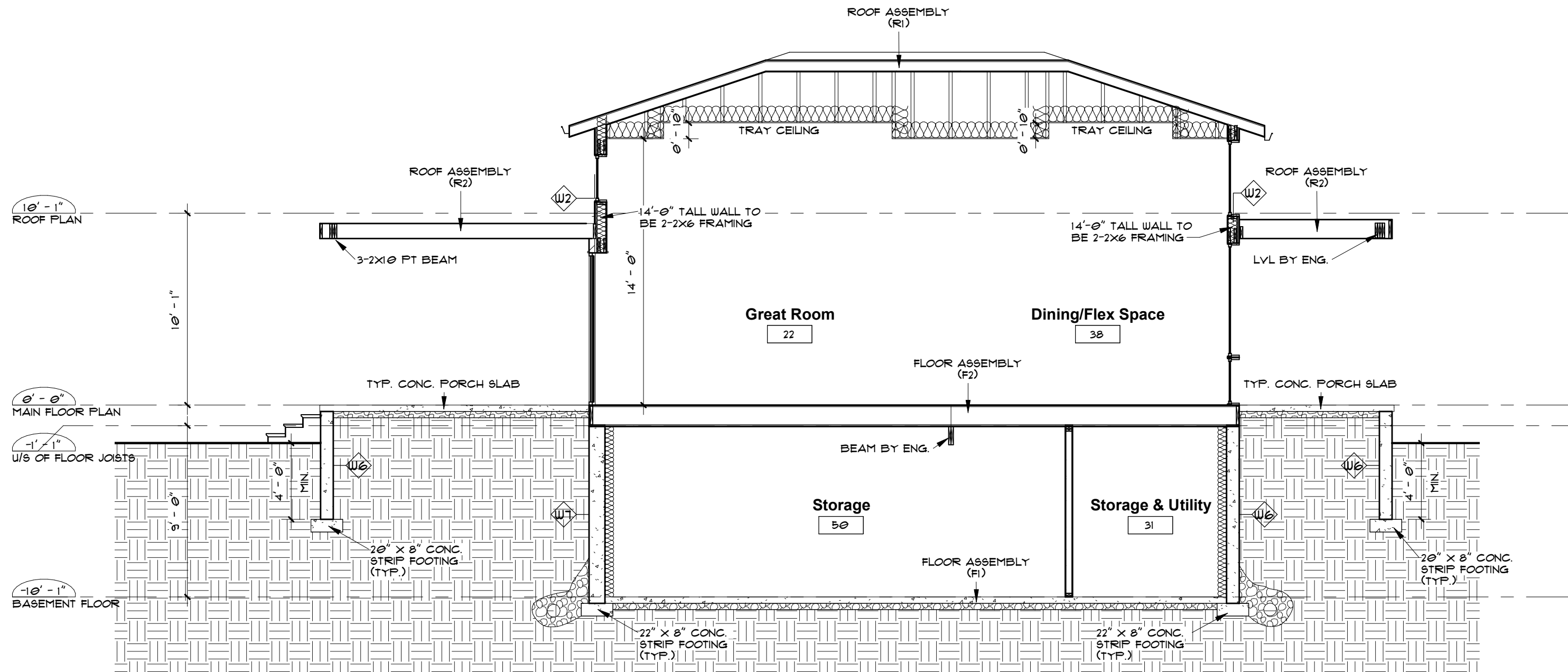
MUNICIPAL ADDRESS
DRAWING NAME

Elevations

Brant, ON

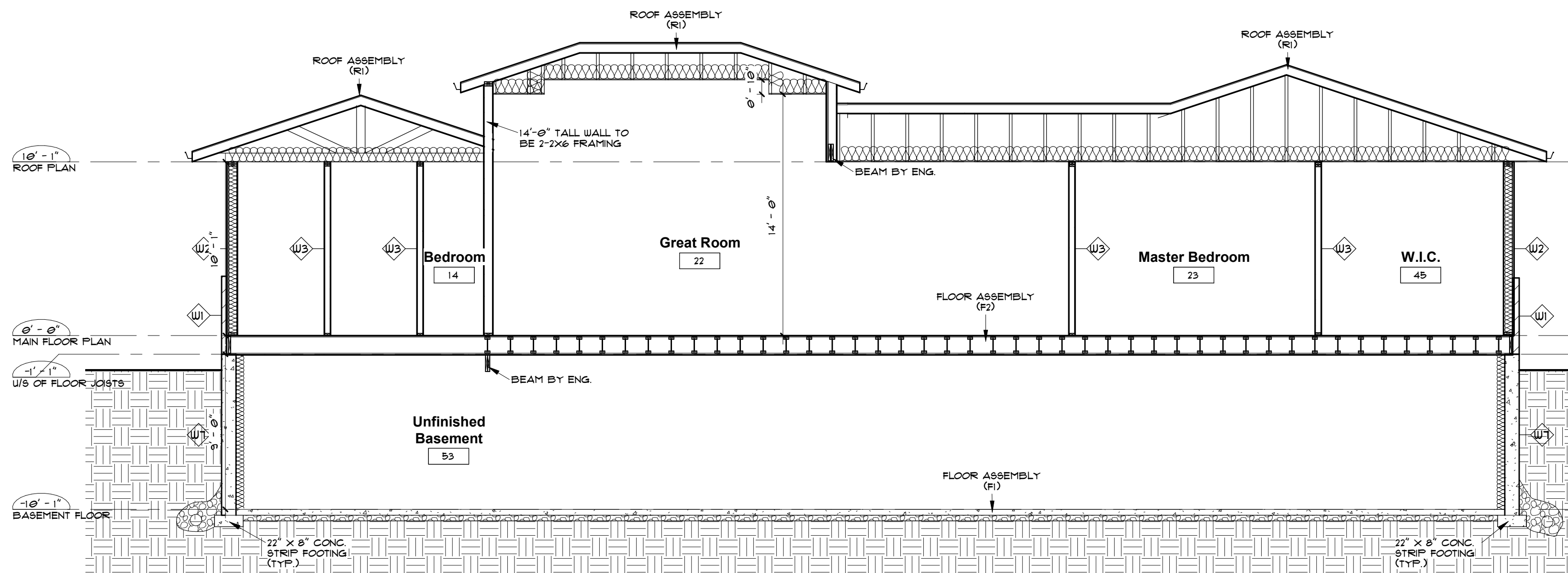
DRAWING NO.

A201



Section 2

3/16" = 1'-0"



Section 1

3/16" = 1'-0"

**BM ARCHITECTURAL
DESIGN**

58 Hackney Ridge, Brantford, Ontario

benjamin@bmarchitecturaldesign.com
519.721.4866

PROJECT

Custom Home
D2 Custom Home

MUNICIPAL

Brant, ON

ADDRESS
DRAWING NAME

Sections

DRAWING NO.

A301