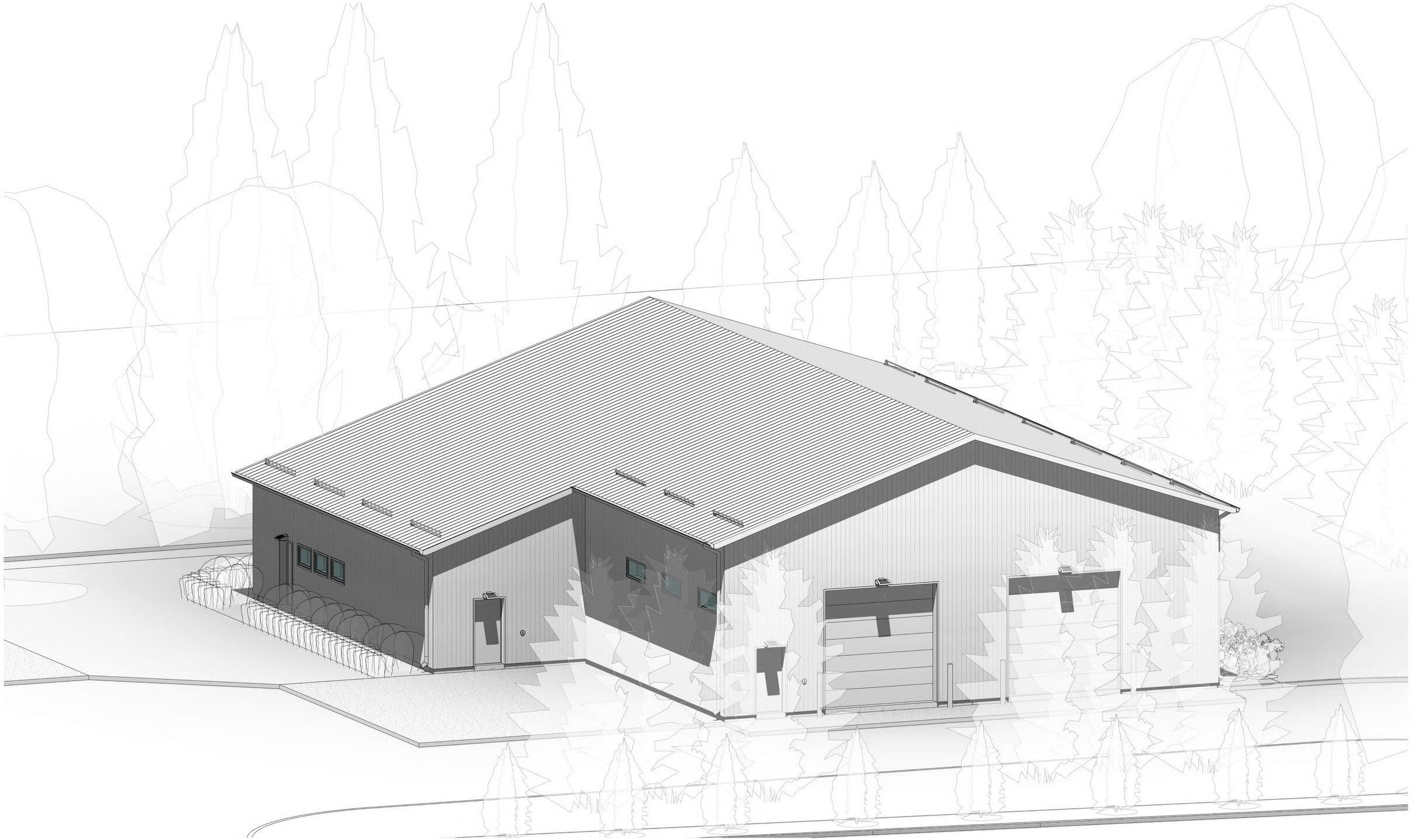

vallee
Consulting Engineers,
Architects & Planners

G. DOUGLAS VALLEE LIMITED

CITY OF BRANTFORD

GRETZKY GOLF COURSE

MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

PROJECT No.
23-151

Drawing No.
A000

DATE LAST PLOTTED 4/2/2026 6:10:19 PM

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DRAWING LIST

ARCHITECTURAL

ABBREVIATIONS & SHORT FORMS

GENERAL ABBREVIATIONS

A/F/F & AFF - ABOVE FINISHED FLOOR
AF - ABOVE FINISHED
ADJ. - ADJUSTABLE
ALT. - ALTERNATE
APP. - APPLICATION
ARCH. - ARCHITECTURAL
AODA - ACCESSIBILITY FOR ONTARIANS W/ DISABILITIES ACT
BD - BOARD
BF - BARRIER FREE
BFP - BACK FLOW PREVENTER
B/N/G & BNG - BULL NOSE CORNER
BOL. - BOLLARD
BP - BEARING POCKET
BPP - BEARING PLATE POCKET
BR - BICYCLE RACK
CANT. - CANTILEVERED
CBS - CALL BUTTON STATION
CCJ - COMPARTMENT CONTROL JOINT
CHB - CHALK BOARD
CH.TBL. - CHANGE TABLE
CI - CONTINUOUS INSULATION
CJ - CONTROL JOINT
CM - CONTROL MODULE
CH / CCH - COAT HOOK
CMD - CARBON MONOXIDE DETECTOR
COMP. - COMPRESSIBLE / COMPRESSOR
CONT. - CONTINUOUS
CONN. - CONNECTION
CP - CONTROL PANEL
CU - CONDENSING UNIT
CV - CONTROL VALVE
CV - CENTRAL VAC
CVP - CENTRAL VAC PORT
C/M - COMPLETE WITH
DBL. - DOUBLE
DC - DROPPED CURB
DF - DRINKING FOUNTAIN
DW - DISHWASHER
DWG. - DRAWING
DIST. - DISTANCE
DISP. - DISPLAY CASE
DSR - DESIGNATED SUBSTANCE REPORT
EA - EACH
ECS - EMERGENCY CALL SWITCH
E.F. - EACH FACE
ELEV. - ELEVATION
ENG.'D - ENGINEERED
ENG - ENGINEER
EPB - EMERGENCY PUSH BUTTON
EV. - EXHAUST VENT
EW - EYE WASH STATION
EW - EACH WAY
EX. - EXISTING
EXP. - EXPOSED
FB - FIRE BLOCK
FD - FLOOR DRAIN
FDTN. - FOUNDATION
FEC - FIRE EXTINGUISHER CABINET
FE - FIRE EXTINGUISHER
FDG - FOLD DOWN GRAB BAR
FLEX. - FLEXIBLE
FLR. - FLOOR
FLRING. - FLOORING
FR - REFRIDGERATOR
FRE - FREEZER
F.R/R.R & FRR. - FIRE RESISTANCE RATING
FS - FIRE STOP
FSS - FOLD DOWN SHOWER SEAT
FTG'S - FOOTINGS
F/V - FIELD VERIFY
FN - FOUNDATION WALL
GALV. - GALVANIZED
GAZ. - GAZEBO
GB & GB# - GRAB BAR
GD - GARBAGE DISPOSAL
GEN. - GENERATOR
GL - GRID LINE
HB - HOSE BIB
HD - HAND DRYER
H/D - HEAVY DUTY
HO - HOLD OPEN
HORIZ. - HORIZONTAL
HWH - HOT WATER HEATER
INSUL. - INSULATION
ICB - INTEGRAL COVE BASE
KP - KEY PAD
L - LOCK
M / M.R. - MIRROR
MANUF. - MANUFACTURED
MAX. - MAXIMUM
MECH. - MECHANICAL
MIN. - MINIMUM
M/O/L & MOL - MINISTRY OF LABOUR
M/O/T & MOT - MINISTRY OF TRANSPORTATION
MS - MOP SINK
MTD. - MOUNTED
MW - MICROWAVE
N.I/C & NIC - NOT IN CONTRACT
NO. - NUMBER
NTS - NOT TO SCALE
OBC - ONTARIO BUILDING CODE
O/D - OUTSIDE DIAMETER
O/H - OVERHEAD
O/W - ONE WAY
PER.'S - PERIMETER / PERIMETERS PER.('S)
PB - POWER OPERATOR PUSH BUTTON
PDC - POWER DOOR CONTROL BUTTON
PDO - POWER DOOR OPERATOR
POS - PROTECTION OF SOFFITS
PTD'D - PAPER TOWEL DISPENSER/DISPOSAL
P/I/P & PIP - POURED IN PLACE
PRE-FIN. - PRE-FINISHED
PROF. ENG. - PROFESSIONAL ENGINEER
P/T - PRESERVATIVE TREATED
RCH - RECESSED CABINET HEATER
REQ.'D - REQUIRED
RCP - REFLECTED CEILING PLAN
REN. - REINFORCED
REINF.'G - REINFORCING
REF. - REFERENCE
REL. - RELOCATED
RD - ROOF DRAIN
RM. - ROOM
R/O - ROUGH OPENING
RWL - RAIN WATER LEADER
SA - SMOKE ALARM
SC - SAW CUT
SCH.'S - SCHEDULES
SD - SCUPPER DRAIN
SD - SOAP DISPENSER
SH - SOAP HOLDER
SHG - SHOWER CURTAIN & RINGS
SHH - SHOWER HEAD & MIXING VALVE / WAND
SHF - SHELF
SHR - SHOWER ROD
SND - SANITARY NAPKIN DISPOSAL
SNV - SANITARY NAPKIN VENDING DISPENSER
S/O/G & SOG - SLAB ON GRADE
SP - SUMP PUMP
SPAD - SPLASH PAD
SPEC. - SPECIFICATION
SPEC.'D - SPECIFIED
SPMDD - STD. PROCTOR MAX. DRY DENSITY
ST. - STOVE
STRUCT. - STRUCTURAL
TB - TACK BOARD
TBD - TO BE DETERMINED
TH. - THERMOSTAT
THERM. - THERMAL
TM - TILTED MIRROR
TOB - TOWEL BAR
TPD - TOILET PAPER DISPENSER
TWF - THRU WALL FLASHING
TYP. - TYPICAL
ULC - UNDERWRITERS LABORATORIES OF CANADA
U/C - UNDER CUT
U/S - UNDER SIDE
U/N/O - UNO - UNLESS NOTED OTHERWISE
VAP. - VAPOUR
VAR. - VARIES
VERT. - VERTICAL
W/ - WITH
WB - WHITE BOARD/MARKER BOARD
WBF - WATER BOTTLE FILL UP STATION
WC - WATER COOLER
WM - WATER METER
WR - WASTE RECEPTACLE
WS - WATER SOFTENER
% - PERCENT
@ - AT
O/C - ON CENTER

MATERIAL ABBREVIATIONS

AB - ARCHITECTURAL BLOCK
ACT - ACOUSTIC CEILING TILE
ASPH. - ASPHALT
ANP - ACOUSTIC WALL PANEL
AT - ACOUSTIC TILE
AL - ALUMINUM
AN - ANODIZED
AN(C) - ANODIZED COLOURED
B - BRICK
B&B - BOARD & BATTEN
BPG - BACK PTD. GLASS
CAR - CARPET
CPT - CARPET TILE
CB - CONCRETE BLOCK
CEM - CEMENT BOARD
CT - CERAMIC TILE
CONC - CONCRETE
CI(S) - CONC. SEALED
CTF - CORK TILE FLOORING
EM - EXPANDED METAL
EP - EPOXY PAINT & PRIMER
ESF - EPOXY SEALED FLOORING
ET - EPOXY TERRAZZO
F - FIRELITE GLAZING
FG - FIBREGLASS
FT - FLOCKED TILE (CARPETING)
GB / GBD. / GYP.BD. - GYPSUM BOARD
GLB - GLASS BLOCK
GLBL - GLAZED BLOCK
GL - GLAZING / GLASS
GAG - GEORGIAN WIRE GLAZING
GMT - GLASS MOSAIC TILE
HM - HOLLOW METAL
HARDWD. - HARDWOOD
H/D/G - HDG - HOT DIPPED GALV.
IMP - INSULATED METAL PANELS
LCC - LEAD COATED COPPER
LINO - LINOLEUM
LSG - LAMINATED SAFETY GLAZING
LVT - LUXURY VINYL TILE
LVP - LUXURY VINYL PLANK
LXG - LEXAN GLAZING
MAR - MARMOLEUM
MAS - MASONITE
MS - METAL SIDING
MTL - METAL
NAT. - NATURAL
PB - PARTICLE BOARD
PC - PRECAST CONC.
P / PTD. - PAINTED
PF / PRE.FIN. - PREFINISHED
PL - PLASTER
PLAM - PLASTIC LAMINATE
PLYWD. - PLYWOOD
PMP - PREFORMED METAL PANEL
PSP - PIERCED STEEL PLANKING
PT - PORCELAIN TILE
PQF - PARQUET FLOORING
QT - QUARRY TILE
QVT - QUARTZ VINYLTILE
R - RUBBER
RB - RUBBER BASE
RSF - RESILIENT SHEET FLOORING
S - STONE
SAFF - SAFETY FLOORING
SC - SPECIAL COATING
SF - SPORTS FLOORING
SG - LAMINATED SAFETY GLASS
SGL - SPANDREL GLAZING
SHV - SHEET VINYL FLOORING
S.S. - SOLID SURFACE
ST - STUCCO
ST / STL - STEEL
S/S - STAINLESS STEEL
SAV - STAINED & VARNISHED
SWC - SOLID WOOD CORE
T - TEMPERED GLAZING / GLASS
TDG - TEMPERED DOUBLE GLAZING / GLASS
TBB - TILE BACKER BOARD
TECTUM - TECTUM ACOUSTIC PANEL
TERR - TERRAZZO
TURF - ARTIFICIAL TURF
U - POLYURETHANE
V - VINYL
VGSB - VINYL COATED GYPSUM BOARD
VCP - VENEER CORE PLYWOOD
VCT - VINYL COMPOSITE TILE
VPF - VINYL PLANK FLOORING
VR - VENTED RUBBER BASE
WD. - WOOD
WP - WATER PROOFING

STRUCTURAL ABBREVIATIONS

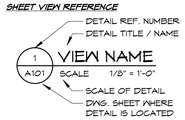
@ - AT (SPACING C/C)
AB - ANCHOR BOLT
ADDL - ADDITIONAL
BOT - BOTTOM
BLDG. - BUILDING
BLL - BOTTOM LOWER LEVEL
BP - BEARING PLATE
BBP - BEAM / GIRDER BEARING PLATE
BRG - BEARING
BUL - BOTTOM UPPER LEVEL
C - CHANNEL SECT.
C/I/P - CAST IN PLACE
CKR. - CHECKER
C/C - CENTER TO CENTER
℄ - CENTERLINE
CONC. - CONCRETE
CONT. - CONTINUOUS
DL - DEAD LOAD
DIAG. - DIAGONAL
DIA. or Ø - DIAMETER
DIM. - DIMENSION
EE - EACH END
EF - EACH FACE
ELEC. - ELECTRICAL
ES - EACH SIDE
ELEV. - ELEVATION
EQ. - EQUAL(LY)
EX. or EXIST - EXISTING
EXT. - EXTERIOR
FF - FRONT FACE
FIN - FINISHED
FTG. - FOOTING
FLR. - FLOOR
HCGS - HOLLOW-CORE CONCRETE SLAB
H/D/G & HDG - HOT DIPPED GALVANIZED
HDMR - HEAVY-DUTY GALV. MASONRY REINF
HSS - HOLLOW STRUCTURAL SECTION
IF - INSIDE FACE
INT. - INTERIOR
INCL. - INCLUDING
L - STEEL ANGLE
LL - LIVE LOAD
LLH - LONG LEG HORIZONTAL
LLV - LONG LEG VERTICAL
LNG - LONG
m - METER
mm - MILLIMETER
ML - MIDDLE LAYER
MISC. - MISCELLANEOUS
NF - NEAR FACE
NTS - NOT TO SCALE
OF - OUTSIDE FACE
P/T - PRESSURE TREATED
PTD. - PAINTED
℗ - PLATE
REIN. - REINFORCED, REINFORCING or REINFORCEMENT
REQ'D - REQUIRED
REV. - REVISION or REVISED
SC - SAW CUT
SECT - SECTION
SF / S.F. - STEP FOOTING
SMR - STANDARD GALV MASONRY REINF
SOG - S/O/G/S - SLAB ON GRADE
STD. - STANDARD
STRUCT. - STRUCTURAL
SIM. - SIMILAR
SYM - SYMMETRICAL
SP - SPACED or SPACING
TCX - TOP CHORD EXTENSION
TEMP. - TEMPERATURE
TLL - TOP UPPER LEVEL
TJ - TIE JOIST
T/O - TOP OF
TLL - TOP LOWER LEVEL
TYP - TYPICAL
U/N - UNDERNEATH
U/S - UNDERSIDE
VERT. - VERTICAL
VOS - VERIFY ON SITE
W - ROLLED STEEL BEAM
WB - WOOD BEAM
WD - WOOD
WWF - WELDED WIDE FLANGE
WWM - WELDED WIRE MESH

RM. NAMES

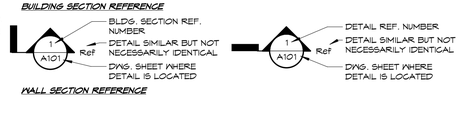
AL. - AIR LOCK
CL. - CLOSET
COMM. - COMMUNICATION
CONF. - CONFERENCE
CORR. - CORRIDOR
ELEC. - ELECTRICAL
ELEV. - ELEVATOR
INST. - INSTRUCTOR
LAU. - LAUNDRY
REC. - RECEPTION
RECEIV. - RECEIVING
RM. - ROOM
SHWR. - SHOWER
STOR. - STORAGE
ST. - STATION
VEST. - VESTIBULE
WR. - WASHROOM

ANNOTATIONS LEGEND

SHEET VIEW REFERENCE

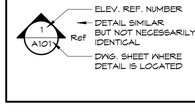


BUILDING SECTION REFERENCE

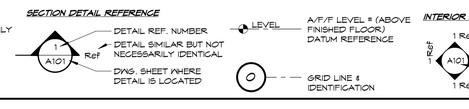


WALL SECTION REFERENCE

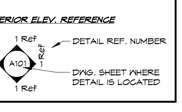
BUILDING ELEVATION REFERENCE



SECTION DETAIL REFERENCE



INTERIOR ELEV. REFERENCE



SITE PLAN LEGEND

ENTRANCE / EXIT DOOR

O/H — ENTRANCE / EXIT DOOR (OVERHEAD DOOR W/ OPERATOR)

PROPERTY LINE

SETBACKS

FIRE ROUTE (6m WIDE / 12m CENTER RADIUS)

SNOW STORAGE

ACCESSIBLE SIGN ON ASPHALT / CONC. (WHITE & BLUE COLOUR)

V# — VEHICULAR STALL MARKINGS (WHITE COLOUR)

DIAGONAL MARKINGS (WHITE COLOUR)

SIGN (COORD. W/ SIGN LEGEND)

L — NO PARKING, BY PERMIT ONLY, BARRIER-FREE PARKING, VAN ACCESSIBLE - TYPE 'A'

NOTE:
CONFIRM LOCATIONS & CONTENT OF ALL SIGNAGE W/ THE OWNER & *AUTHORITY HAVING JURISDICTION* PRIOR TO FABRICATION & ERECTION. PROPOSED SITE SIGNAGE TO COMPLY W/ SIGNAGE BY-LAWS

NOTE:
ALL SIGNS TO BE CENTERED ON POSTS TYP.

HATCH IDENTIFICATION LEGEND

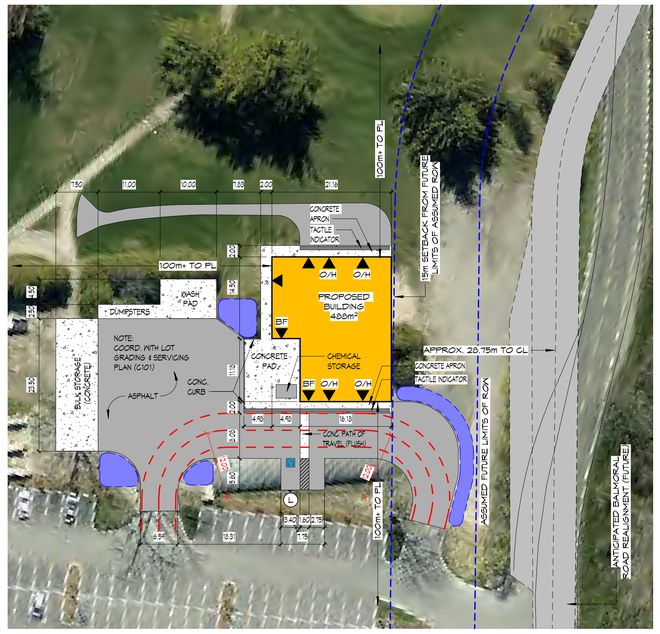
CONC. SIDEWALK / PAD / CROSSWALK / SIDEWALK / LANEWAY / STAIRS / ETC.

ASPHALT DRIVE AISLE

NEW BLDG.

GENERAL NOTES:

- ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE COMMISSIONER OF COMMUNITY DEVELOPMENT
- RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ANY WORK IN CITY RIGHT-OF-WAY BY ANY CONTRACTOR
- REMOVE CURB AND POUR NEW CURB FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED
- STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES
- DRIVEWAY SLOPES MUST BE 6% MAXIMUM, AND SIDEWALK CROSSFALL 2% TO 4% MAXIMUM
- A 5.0 M DRIVEWAY VISIBILITY TRIANGLE ON EITHER SIDE OF THE DRIVEWAYS PROJECTED FROM WHERE THE PROPERTY LINES MEET THE DRIVEWAY IS REQUIRED WHERE NO PLANT MATERIAL/ STRUCTURE GREATER THAN 0.6M IS TO BE PLANTED WITHIN THIS AREA
- AN ARBORIST SHALL BE RETAINED TO OBSERVE AND RECOMMEND EXCAVATION TECHNIQUES AROUND EXISTING TREES DURING CONSTRUCTION FOR EXISTING TREES IDENTIFIED ON THE PLANS FOR PROTECTION



1 / A001 SITE PLAN — SCALE 1 : 500

SITE STATISTIC & ZONING REQ.'S

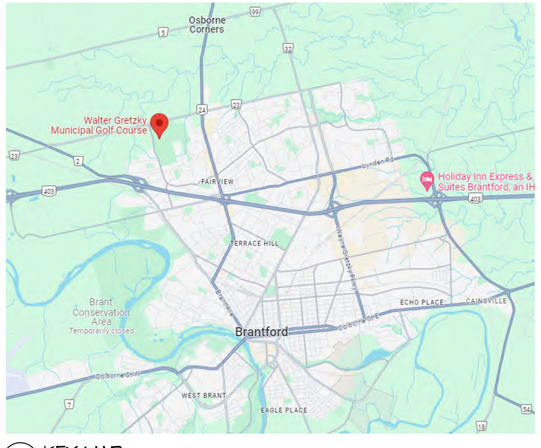
PROPERTY LEGAL DESCRIPTION:
320 BALMORAL DR., CITY OF BRANTFORD

ZONING:
IN ACCORDANCE TO THE CITY OF BRANTFORD, COMPHRESENSIVE BY-LAWS, OFFICE CONSOLIDATION, CITY OF BRANTFORD, ZONING BYLAW 124-2024

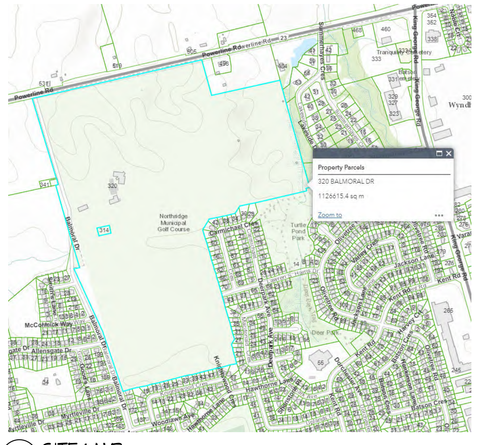
PROVISION	***LAND USE: EXISTING***
13.0 13.1	OPEN SPACE ZONE (OS) *Permitted Uses* *.1 Art gallery.* *.2 campground.* *.3 Cemeteries and accessory mausoleum, crematorium, columbarium.* *.4 Golf courses and golf driving ranges.* *.5 Park.* *.6 Place of assembly.* *.7 Place of entertainment/recreation.* *.8 Retail store (Q1 - permitted as an accessory use).* *.9 Restaurant (Q1 - permitted as an accessory use).* *.10 Stormwater management facility.*

PROVISION	***SETBACKS (m - METERS):***	***OS (Golf Course)***	***PROVIDED (m)***
13.2.1 (1)	MIN. LOT AREA	NR	-
13.2.1 (2)	MIN. LOT FRONTAGE	NR	-
13.2.1 (3)	MAX. LOT COVERAGE	NR	-
13.2.1 (4)	MAX. BUILDING HEIGHT	11m	8.4m
13.2.1 (5)	MIN. FRONT YARD	15m	MIN. 15m
13.2.1 (6)	MIN. REAR YARD ABUTTING RESIDENTIAL	15m	MIN. 15m (existing)
13.2.1 (7)	MIN. REAR YARD ABUTTING ANY OTHER ZONE	12m	MIN. 12m (existing)
13.2.1 (8)	MIN. INTERIOR SIDE YARD ABUTTING RESIDENTIAL	15m	MIN. 15m (existing)
13.2.1 (9)	MIN. INTERIOR SIDE YARD ABUTTING ANY OTHER ZONE	12m	MIN. 12m (existing)
13.2.1 (10)	MIN. EXTERIOR SIDE YARD	15m	MIN. 12m (existing)
13.2.2 a)	OPEN STORAGE SHALL BE PROHIBITED		

COORD. W/ ZONING BY-LAW FOR ALL OTHER ZONING REQ.'S



KEY MAP



SITE MAP

CONSULTANT LIST

vallee
Consulting Engineers, Architects & Planners

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BRODI MARTIN

STRUCTURAL:
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BEN BUCHWALD, M. ENG., P. ENG.,
ANDREW VALLEE, P. ENG

CIVIL ENGINEERING:
JOHN IEZZI, P.ENG.
CAMERON CLUETT, P.ENG.
TIM COX, C.TECH.

ELECTRICAL

SEL
Electrical Engineering
12 ARGYLE ST. N.,
CALEDONIA, ON N3W 1B6
TEL. (289)284-0954

CONTACTS:

KEITH SEGUIN, P. ENG., LEED® AP
JAKUB RUDY, B.A

MECHANICAL

ARC ENGINEERING INC.
solutions | excellence
ARC ENGINEERING INC.,
1100 S. SERVICE RD. STE.#417
STONEY CREEK, ON L8E 0C5
TEL.: (905) 643-8530

CONTACT:

STEVEN HOWARD, LTD.LIC., B.TECH., C.E.T., LEED AP

LANDSCAPING:

adesso design inc
landscape architecture
ADESSO DESIGN INC.
218 LOCKE STREET SOUTH,
HAMILTON, ON L8P 4B4
TEL.: (905) 526-8876 EXT.203

CONTACT:

SCOTT HENDERSON, OALA, CSLA
MATT MADIGAN, OALA, CSLA
GIBELE DONATO

NO.	DATE	ISSUANCE
-		
-		
-		
-		
-		
-		
10	2026.04.22	RE-ISSUED FOR PERMIT/TENDER
9	2026.01.28	RE-ISSUED FOR PERMIT SPA REV.
8	2025.10.28	RE-ISSUED FOR PERMIT SPA REV.
7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.09	ISSUED FOR CLIENT REVIEW
4	2025.05.01	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

ISSUED FOR BUILDING PERMIT ONLY
NOT FOR CONSTRUCTION

GN

DO NOT SCALE DRAWINGS, CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED, FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DWG.'S ARE TO BE READ IN COLOUR

ORIGINAL PAGE SIZE ARCH 'D' - 24" x 36"

CITY OF BRANTFORD

vallee
Consulting Engineers, Architects & Planners
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE ONTARIO N3Y 3W4
(519) 426-6270

STAMP ARCH.

STAMP STRUCT.

LICENSED PROFESSIONAL ENGINEER
APRIL 7TH, 2026
B.D. BUCHWALD
100209610
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
DWG. LIST, ABBR.'S, CONSULTANTS, KEY MAP, SITE MAP, SITE PLAN

CHECKED BY:	DRAWN BY:
LHR/BB	BM/KA

DRAWING SCALE: As indicated

DRAWING NO.: A001

PROJECT NO.: 23-151

DATE PLOTTED: 4/2/2026 6:10:21 PM
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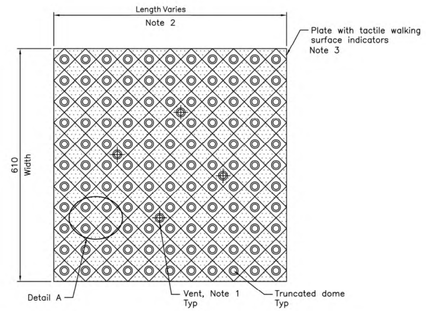
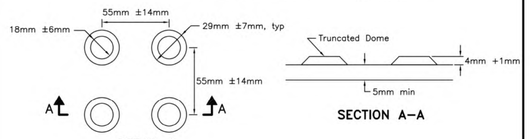
PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE



PLAN

ELEVATION



DETAIL A
TRUNCATED DOMES PLAN

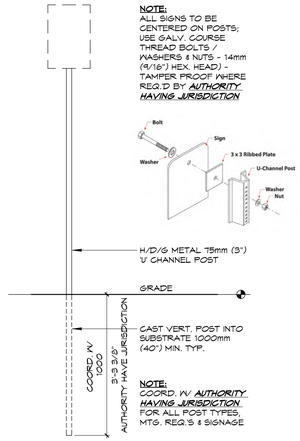
SECTION A–A

NOTES:
1 Vents shall be as specified by the manufacturer.
2 Length of plate may be increased to suit the curb depression width.
3 Material of plate shall be as specified in Contract Documents.
A Adjacent cast iron plates shall be permanently connected using a locking mechanism and any hardware shall be hot dipped galvanized.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev	1
CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT			
	OPSD 310.039		

NOTE:
THIS DETAIL APPLIES TO ALL OTHER TYPES OF POST MTD. SIGNS EXCEPT STOP SIGNS & OTHER ROAD AUTHORITY SIGN MOUNTING, COORD. W/ ***AUTHORITY HAVING JURISDICTION***

NOTE:
ALL SIGNS TO BE CENTERED ON POSTS; USE GALV. COURSE THREAD BOLTS / WASHERS & NUTS - 14mm (9/16") HEX. HEAD) - TAMPER PROOF WHERE REQ'D BY ***AUTHORITY HAVING JURISDICTION***



NOTE:
*COORD. W/ **AUTHORITY HAVING JURISDICTION** FOR ALL POST TYPES, MTG. REQ'S & SIGNAGE*

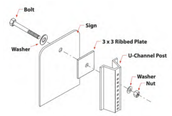
1 A001A VERT. SIGNAGE
SCALE 1 : 20

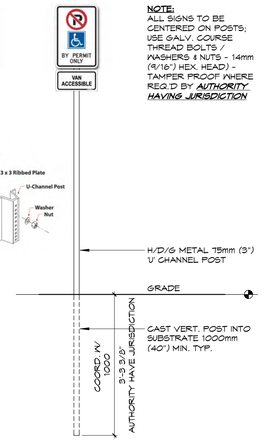
TYPE B

TYPE A

NOTE:
THIS DETAIL APPLIES TO ALL OTHER TYPES OF POST MTD. SIGNS

NOTE:
ALL SIGNS TO BE CENTERED ON POSTS; USE GALV. COURSE THREAD BOLTS / WASHERS & NUTS - 14mm (9/16") HEX. HEAD) - TAMPER PROOF WHERE REQ'D BY ***AUTHORITY HAVING JURISDICTION***

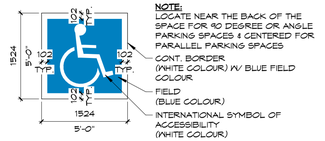




2 A001A ACCESSIBLE PARKING VERT. SIGNAGE
SCALE 1 : 20

NOTE:
ENSURE ALL SURFACE MARKINGS ARE SLIP-RESISTANT

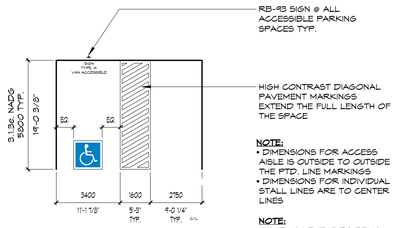
NOTE:
LOCATE NEAR THE BACK OF THE SPACE FOR 90 DEGREE OR ANGLE PARKING SPACES & CENTERED FOR PARALLEL PARKING SPACES



3 A001A ACCESSIBLE PARKING MARKING
SCALE 1 : 50

• ALL SIGNS TO BE 1.6mm (0.064") THICK ALUM. MIN.

5 A001A SIGNS - FACE ELEVATIONS
SCALE 1 : 50



NOTE:
- DIMENSIONS FOR ACCESS AISLE IS OUTSIDE TO OUTSIDE THE PTD. LINE MARKINGS
- DIMENSIONS FOR INDIVIDUAL STALL LINES ARE TO CENTER LINES

NOTE:
LIGHTING LEVELS TO BE 10 LUX MIN. @ ACCESSIBLE STALLS TYP.

4 A001A PARKING STALL GUIDELINES (TYP.)
SCALE 1 : 150

NO.	DATE	ISSUANCE
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
9	2026.01.28	RE-ISSUED FOR PERMIT SPA REV.
NO.	DATE	ISSUANCE

ISSUED FOR BUILDING PERMIT ONLY
NOT FOR CONSTRUCTION

GN
TN

DO NOT SCALE DRAWINGS, CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED, FIELD VERIFY AT ALL BUILT CONDITIONS
ALL DWG.'S ARE TO BE READ IN COLOUR
ORIGINAL PAGE SIZE ARCH 'D' - 24" x 36"

CITY OF BRANTFORD

vallee
Consulting Engineers, Architects & Planners
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE ONTARIO N3Y 3W4
(519) 426-6270

STAMP ARCH.

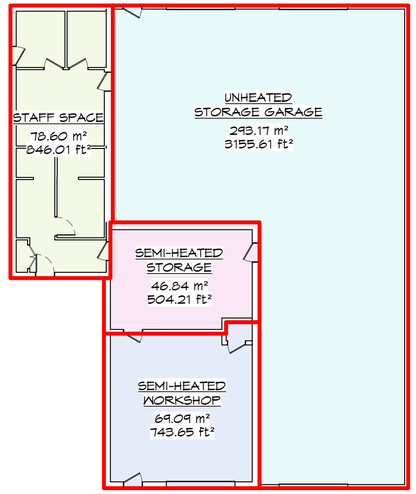
STAMP STRUCT.

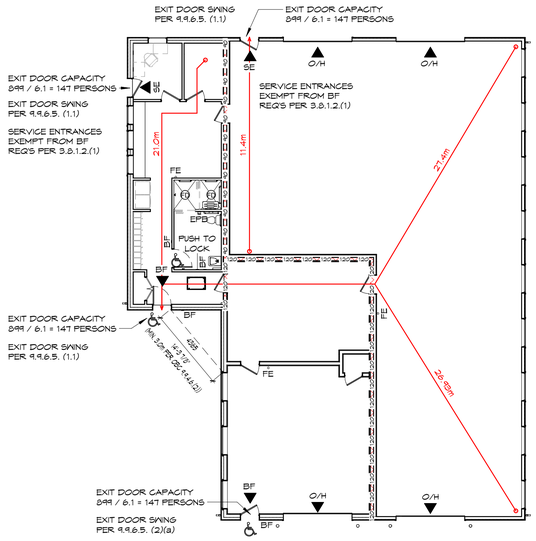
PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
SITE PLAN DETAILS

CHECKED BY:	DRAWN BY:
LHR/BB	BM/KA
DRAWING SCALE: As indicated	DRAWING NO.: A001A
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:22 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt





1 / A002 LEVEL 1 AREA
SCALE 1 : 150

2 / A002 LEVEL 1 PLAN LIFE SAFETY
SCALE 1 : 150

PENETRATION OF FIRE SEPARATIONS LEGEND

(Updated January 1, 2025)

9.10.9.6. General Requirements for Penetration of Fire Separations

(1) Except as required by Sentence (2) and Articles 9.10.9.7. and 9.10.9.8. and as permitted by Article 9.10.9.9., penetrations of a required *fire separation* or a membrane forming part of an assembly required to be a *fire separation* shall be
(a) sealed by a *firestop* that, when subjected to the fire test method in CAN/ULC-S115, "Standard Method of Fire Tests of Firestop Systems", has an F rating not less than the required *fire-resistance rating* for the *fire separation*,
(b) tightly fitted or cast in place, provided the penetrating item is made of steel, ferrous, copper, concrete or masonry, or
(c) sealed to maintain the integrity of the *fire separation*.
(2) Penetrations of a *firewall* shall be sealed at the penetration by a *firestop* that, when subjected to the fire test method in CAN/ULC-S115, "Standard Method of Fire Tests of Firestop Systems", has an FT rating not less than the *fire-resistance rating* for the *fire separation*.

9.10.9.7. Piping Penetrations

(1) Except as provided in Sentences (2) and (5), piping for drain, waste, vent and central vacuum systems that is not located in a vertical shaft is permitted to penetrate a *fire separation* required to have a *fire-resistance rating* or a membrane that forms part of an assembly required to have a *fire-resistance rating*, provided the penetration is protected in accordance with Clause 9.10.9.6.(1)(a) or (b).
(2) Drain piping leading directly from a water closet through a concrete floor slab is permitted to penetrate a horizontal *fire separation* or a membrane that contributes to the required *fire-resistance rating* of a horizontal *fire separation*, provided
(a) the piping is *noncombustible* and the penetration is protected in accordance with Sentence 9.10.9.6.(1), or
(b) the piping is *combustible* and the penetration is sealed by a firestop conforming to Clause 9.10.9.6.(1)(a).
(3) *Combustible* drain, waste and vent piping is permitted on one side of a vertical *fire separation*, provided it is not located in a vertical shaft.
(4) In *buildings* containing two *dwelling units* only, *combustible* drain, waste and vent piping is permitted on one side of a horizontal *fire separation*.
(5) Water distribution piping is permitted to partly or wholly penetrate a *fire separation* required to have a *fire-resistance rating*, provided
(a) the piping is *noncombustible* and the penetration is protected in accordance with Sentence 9.10.9.6.(1), or
(b) the piping is *combustible* and is not located in a vertical shaft, and the penetration is sealed by a *firestop* conforming to Clause 9.10.9.6.(1) (a).

9.10.9.8. Penetrations by Outlet Boxes of Service Equipment in Concealed Spaces

(1) Except as provided in Sentences (2) to (5), outlet boxes are permitted to penetrate the membrane of an assembly required to have a *fire-resistance rating*, provided they are sealed at the penetration by a *firestop* that, when subjected to the fire test method in CAN/ULC-S115, "Standard Method of Fire Tests of Firestop Systems", has an FT rating not less than the *fire-resistance* rating of the *fire separation*. (See Note A-9.10.9.8.(1)).
(2) Except as provided in Sentence 9.10.9.6.(2), *noncombustible* outlet boxes that penetrate a *fire separation* or a membrane forming part of an assembly required to have a *fire-resistance rating* need not conform to Sentence (1), provided
(a) they do not exceed
  (i) 0.016m² in area, and
  (ii) an aggregate area of 0.065m² in any 9.3m² of surface area, and
(b) the annular space between the membrane and the *noncombustible* outlet boxes does not exceed 3mm.
(3) Except as provided in Sentence 9.10.9.6.(2), *combustible* outlet boxes that penetrate a *fire separation* or a membrane forming part of an assembly required to have a *fire-resistance* rating need not conform to Sentence (1), provided
(a) the outlet boxes are
  (i) separated from the remainder of the space within the assembly by an enclosure of not more than 0.3m² in area made of *fire block* material conforming to Article 9.10.16.3., or (See Note A-9.10.9.8.(3)(a)(i))
  (ii) located in a space within the assembly that is filled with preformed fibre insulation processed from rock or slab conforming to CAN/ULC-S702.1, "Standard for Mineral Fibre Thermal Insulation for Buildings, Part 1: Material Specification", and having a mass per unit area of not less than 1.22 kg/m² of wall surface such that the exposed sides and back of the outlet box are encapsulated by the *noncombustible* insulation, and
(b) the outlet boxes do not exceed an aggregate area of 0.016m² in any individual enclosure as described in Subclause *(a)(i)* or any individual insulated space as described in Subclause *(a)(ii)*.
(4) Noncombustible outlet boxes conforming to Sentence *(2)* are permitted to be located on opposite sides of a vertical fire separation having a fire-resistance rating and need not conform to Sentence (1), provided they are
(a) separated from each other by a horizontal distance of not less than 600mm,
(b) separated from each other and the remainder of the wall space by an enclosure conforming to Subclause *(3)(a)(i)*, or
(c) located in an insulated wall space in accordance with Subclause *(3)(a)(ii)*.
(5) *Combustible* outlet boxes conforming to Sentence *(3)* are permitted to be located on opposite sides of a vertical *fire separation* having a *fire-resistance rating* and need not conform to Sentence (1).
(6) Service equipment is permitted to penetrate a horizontal *fire separation* conforming to Sentence 9.10.9.12.*(2)*, provided the penetration is sealed by
(a) a *firestop* that, when subjected to the fire test method in CAN/ULC-S115, "Standard Method of Fire Tests of Firestop Systems", has an FT rating not less than the required *fire-resistance rating* for the *fire separation*,
(b) a *firestop* conforming to Clause 9.10.9.6.(1)(a), where the service equipment is located entirely within the cavity of a wall assembly above and below the horizontal *fire separation* having a required *fire-resistance rating*, or
(c) a *firestop* conforming to Clause 9.10.9.6.(1)(a), where the penetration is
  (i) contained within the concealed space of a floor or ceiling assembly having a *fire-resistance rating*,
  (ii) located above a ceiling membrane providing a horizontal *fire separation*, or
  (iii) contained within a horizontal service space conforming to Sentence 9.10.9.12.*(2)* that is directly above or below a floor or ceiling.

9.10.9.9. Penetrations by Raceways, Sprinklers and Fire Dampers

(1) *Combustible* totally enclosed raceways that are embedded in a concrete floor slab are permitted in an assembly required to have a *fire-resistance rating*, provided the concrete cover between the raceway and the bottom of the slab is not less than 50mm.
(2) Totally enclosed raceways are permitted to penetrate a *fire separation*, provided they are sealed at the penetration by a *firestop* conforming to Clause 9.10.9.6.(1)(a).
(3) Sprinkler piping is permitted to penetrate a *fire separation*, provided the *fire compartments* on each side of the *fire separation* are sprinklered.
(4) Sprinklers are permitted to penetrate a *fire separation* or a membrane forming part of an assembly required to have a *fire-resistance rating* without having the meet the *firestop* requirements of Article 9.10.9.6. and Clause 9.10.9.8.*(6)(a)*, provided the annular space created by the penetration of a fire sprinkler is covered by a metal escutcheon plate in accordance with NFPA 13, "Standard for the Installation of Sprinkler Systems".
(5) *Fire dampers* are permitted to penetrate a *fire separation* or a membrane forming part of an assembly required to have a *fire-resistance rating* without having to meet the *firestop* requirements of Sentence 9.10.9.6.(1), provided the *fire damper* is
(a) installed in conformance with NFPA 80, "Standard for Fire Doors and Other Opening Protectives",
(b) specifically designed with a *firestop*, or
(c) provided in conformance with Sentence 9.10.5.1.(3).
(See also Note A-3.1.9.2.(1))

LIFE SAFETY LEGEND

	90	90 MIN. (1.5 HR.) FIRE-RESISTANCE RATING
	120	120 MIN. (2 HR.) FIRE-RESISTANCE RATING
	←●	TRAVEL DISTANCE TO REQ.'D EGRESS / EXIT IN METERS (m)
	▲ BF	ENTRANCE / EXIT DOOR (BARRIER FREE OPERATOR)
	▲ SE	SERVICE ENTRANCE (BARRIER FREE OPERATOR NOT REQ'D PER 3.8.1.2.(1))
	▲ O/H	OVER HEAD VEHICULAR DOOR
	♿	POWER DOOR OPERATOR
CAMDEN CM-60/4	▬ BF	ROUND S/S RECESS / FLUSH MTD. PUSH BUTTON (U/N/O) FOR POWER DOOR OPERATOR - 610mm MIN. FROM THE DOOR SWING TOWARDS THE BUTTON TO 1500mm MAX. (925mm A/F/F TO CENTER OF BUTTON TYP.)
CAMDEN CX-WEC10	▬ EPB	EMERGENCY PUSH BUTTON (450mm A/F/F TO CENTER OF BUTTON IN UNIV. WR. TYP.)
CAMDEN CX-WC11	▬ PUSH TO LOCK	PUSH TO LOCK BUTTON (925mm A/F/F TO CENTER OF BUTTON TYP.)
	○ FE	SURFACE MTD. FIRE EXTINGUISHER (1500mm MAX. A/F/F TO TOP OF EXTINGUISHER FOR UNDER 18KG'S)

EXTENT OF FIRE STOPPING:
ALL PARTITIONS FORMING PART OF A FIRE SEPARATION SHALL BE COMPLETELY FIRE STOPPED & SMOKE SEALED. ALL OTHER FULL HEIGHT PARTITIONS NEED NOT BE FIRE STOPPED BUT SHALL HAVE MINERAL WOOL TIGHTLY PACKED TO FILL ALL REMAINING VOIDS.

NOTE:
THESE DWG.'S ARE TO BE REFERRED TO FOR LOCATIONS OF REQ.'D FIRE SEPARATIONS & COORD. W/ A400 SERIES DWG.'S FOR TYP. FIRE & SOUND STOPPING DETAILS. GENERAL CONTRACTOR TO COORD. W/ MECH. DWG.'S & ALLOW FOR ANY EXTRA REQ.'D FIRE DAMPERS NOT SHOWN FOR NOTED FIRE SEPARATION REQ.'S

GENERAL NOTES:

- 3.3.1.8 / 3.4.3.5 / 9.9.3.4.(1) - MIN. HEADRM. CLEARANCE 2100mm IN EVERY ACCESS TO EXIT REQ.'D
- COORD. ALL NEW EMERGENCY EXIT LIGHT LOCATIONS W/ ELEC. DWG.'S

OBC DATA MATRIX PART 9

Firm Name : G. DOUGLAS VALLEE LIMITED
Certificate of Practice No : 1338
Address : 2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
Contact Information : TEL. 1 (519) 426-6270
Individual who reviews and accepts responsibility for Design Activities : BEN BUCHWALD P.ENG
Name of Project : GRETZKY GOLF COURSE MAINTENANCE BUILDING
Location of Project : 320 BALMORAL DR.
BRANTFORD, ON N3V 1E6

STAMP (s)
ARCHITECTURAL
STRUCTURAL

Building Code Version:	O. Reg. 203/24 Last Amendment O. Reg. 163/24	OBC Section Reference
Project Type:	■ New ☐ Addition ☐ Renovation ☐ Addition and Renovation ☐ Change of use Description: ONE STOREY STORAGE GARAGE & WORKSHOP	DIV. A - 1.3.3.
Major Occupancy Classification:	Occupancy F2 INDUSTRIAL (STORAGE & REPAIR GARAGE)	DIV. B - 9.10.2.1.(1)
Superimposed Major Occupancies:	■ No ☐ Yes Description: a building in which one major occupancy is located entirely above another major occupancy	DIV. B - 9.10.2.3.(1)
Building Area (m²) (footprint)	Description: LEVEL 1 — Existing 0 — New 493 — Total 493 Total: 0 — 493 — 493 ***Building area* / Footprint** means the greatest horizontal area of a *building* above *grade*,	DIV. A - 1.3.3.4. DIV. A - 1.4.1.2.
Gross Area (m²) (total all floors above grade)	Description: LEVEL 1 — Existing 0 — New 493 — Total 493 Total: 0 — 493 — 493 ***Gross area*** means the total area of all floors above *grade* measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of *firewalls*, except that, in any *occupancy* other than a *residential occupancy*, where an access or a *building* service penetrates a *firewall*, measurements shall not be taken to the centre line of such *firewall*.	DIV. A - 1.3.3.4. DIV. A - 1.4.1.2.
Mezzanine Area (m²)	Description: N/A — Existing — New — Total Total:	DIV. A - 9.10.4.1.
Building Height	1 Storeys above grade 8 (m) above grade 0 Storeys below grade ***Building height*** means the number of *storeys* contained between the roof and the floor of the *first storey*.	DIV. A - 1.4.1.2. DIV. B - 9.10.4.
Number of Streets / Firefighter access	1 Streets	DIV. B - 9.10.20.3.
Sprinkler System Proposed	☐ Yes ■ No Proposed: ☐ Entire Building ☐ Selected Floor Areas ☐ Selected Compartments ☐ Basement ☐ In lieu of roof rating ■ Not required	DIV. B - 9.10.8.11. DIV. B - 9.10.8.2
Fire Alarm System	☐ Yes ■ No Proposed: ☐ Single Stage ☐ Two Stage ■ None	DIV. B - 9.10.18.
Water Service / Supply is Adequate	■ Yes ☐ N/A	
Permitted Const.	☐ Combustible ☐ Non-combustible ■ Both	DIV. B - 9.10.6.
Actual Const.	■ Combustible ☐ Non-combustible ☐ Both	
Heavy Timber Const.	☐ Yes ■ No	DIV. B - 9.10.6.2.
Importance Category	☐ Low ■ Normal ☐ High ☐ Low Human Occup. ☐ Post Disaster Shelter ☐ Minor Storage Building ☐ Explosive or Hazardous Substances ☐ Post Disaster	DIV. B - 4.1.2.1.(3), 5.2.2.1.(2), T4.1.2.1.B
Occupant load	Floor Level / Area: LEVEL 1 — Occupancy Type: F2 — Based On: ☐ m² / person ■ # of persons for which the area is designed — Occupant Load (Persons): 10 Total: 10	DIV. B - 9.9.1.3.(1)(b)(i)&(ii) DIV. B - 3.1.17 DIV. B - 3.7.4.9.(2)(a)
Plumbing Fixture Requirements (Water Closets)	Ratio: M/F = 1/1 Except as otherwise noted Floor Level / Area: LEVEL 1 — Occupancy Load: 10 — OBC Reference: — Fixtures Required: — Fixtures Provided: SEE BELOW 1 WATER CLOSET, 1 LAVATORY, 2 SINKS, 1 SHOWER	DIV. B - 9.31. DIV. B - 3.7.4.
Barrier Free Design	☐ Yes ■ OBC ☐ AODA ☐ NADG ☐ No (Explain)	DIV. B - 9.5.2.
Hazardous Substances	☐ Yes (Explain) ■ No	DIV. B - 9.10.1.3.
Travel Distance to Egress & Exit Doors (Coord. with Life Safety Plans)	EXIT DOORS: MAX. TRAVEL DISTANCE = 30m	DIV. B - 9.9.8.2.(1)(c)
Fire Extinguishers	■ Yes ☐ No	DIV. B - 9.10.20.4.(1)

Required Fire Resistance Rating (FRR)

Horizontal Assemblies Fire resistance Rating	Listed Design No. or Description (SB-2)	OBC Section Reference
Floors N/A Hours		DIV. B - 9.10.8.1.(1)
Roof N/A Hours		
Mezzanine N/A Hours		
FRR of Supporting Members	**Listed Design No. or Description (SB-2)**	DIV. B - 9.10.8.3
Floors N/A Hours		
Roof N/A Hours		
Mezzanine N/A Hours		
STORAGE GARAGE TO STAFF SPACE - 1.5 HR.		DIV. B - 9.10.9.18.
REPAIR GARAGE/STORAGE ROOM TO STAFF SPACE & STORAGE GARAGE - 2 HR.		DIV. B - 9.10.9.19.

Spatial Separation - Construction of Exterior Walls — DIV. B - 9.10.14.

1.4.1.2. Defined Terms
Exposing building face means that part of the exterior wall of a *building* that faces one direction and is located between ground level and the ceiling of its top *storey* or, where the *building* is divided into *fire compartments*, the exterior wall of a *fire compartment* that faces one direction.
(**finished ground level** means the ground surface (grade) of the site after all construction, leveling, grading, and development has been completed.)

9.10.14.2. Area and Location of Exposing Building Face
(1) The area of an *exposing building face* shall be,
(a) taken as the exterior wall area facing in one direction on any side of a *building*, and
(b) calculated as,
(i) the total area measured from the finished ground level to the uppermost ceiling, or
(ii) the area for each *fire compartment*, where a *building* is divided into *fire compartments* by *fire separations* with *fire-resistance ratings* not less than 45 min.

Wall	Area of EBF (m^2)	L.D. (m)	L / H or H / L	Permitted % of Openings	Proposed % of Openings	FRR (Min.'s)	Listed Design or Description	Type of Const.	Type of Cladding	
North	N/A	100+	N/A	100%	N/A	N/A	N/A	N/A	N/A	DIV. B - 9.10.14.
South	N/A	100+	N/A	100%	N/A	N/A	N/A	N/A	N/A	
East	N/A	100+	N/A	100%	N/A	N/A	N/A	N/A	N/A	
West	100+	28.75	N/A	100%	N/A	N/A	N/A	N/A	N/A	

Energy Efficiency	
Category:	
Non-Residential Compliance Option:	■ SB-10 Prescriptive (Div. 3)
Residential Compliance Option:	☐ SB-12 Prescriptive Packages ☐ SB-12 Performance ☐ Energy Star for New Homes ☐ EnerGuide for New Houses
Project Design Conditions:	
Climatic Zone (SB-1):	■ Zone 1 (<5000 degree days) ☐ Zone 2 (>5000 degree days)

Fenestration Description:	Gross Above Grade Wall or Roof Area (m²)	Gross Fenestration Area (m²)	Fenestration Ratio
Vertical (W+D)	405	10	2.5%
Skylights	N/A	N/A	N/A

OBC - SB-10 - Gross Area of Exterior Walls: SB-10, 1.1.1.1.(4)
The area of the wall measured from grade to the top of the uppermost ceiling
(**finished grade** means the ground surface (grade) of the site after all construction, leveling, grading, and development has been completed.)

Space Heating Fuel	☐ Natural Gas ☐ Oil ■ Elecricity ☐ Propane ☐ Solid Fuel ☐ Earth Energy
Heating Equipment Efficiency	☐ ≥92%AFUE ☐ ≥ 84% - ≤ 92% AFUE
Other Conditions	☐ ICF Basement ☐ ICF Above Grade ☐ Walk-Out Basement ■ Slab on Grade ☐ Log/Post & Beam ☐ Blown-in Insulation Above Grade Wall ☐ Spray Applied Foam Insulation Above Grade Wall ☐ Drain Water Heat Recovery Unit

If the contractor chooses to achieve compliance through one of the other accepted compliance methods then the design must be independently verified by a certified energy evaluator.

Indepentant verification by a certified energy evaluator prior to occupancy is recommended as the most effective way of ensureing compliance. These consultants specialize in performing this type of analysis / testing and will provide paperwork confirming the results of this testing to the building department at the point of substantial completion.

Compliance achieved through performance based solutions require the support of appropriate calculations not performed directly as part of this drawing package. These calculations need to be performed by a certified energy evaluator and the results certified by an NRCan Advisor.

IMPERIAL UNITS SHOWN IN CHARTS BELOW
U-VALUE IMPERIAL TO U-VALUE METRIC - TIMES BY 5.678
U-VALUE METRIC TO U-VALUE IMPERIAL - TIMES BY 0.1761

IMPERIAL UNITS SHOWN IN CHARTS BELOW
U-VALUE TO R-VALUE - R=1/U
R-VALUE TO U-VALUE - U=1/R

TABLE SB 5.5-7-2017 (See Appendix A)
(Supercedes table 5.5-7 in 2010 ANSI/ASHRAE/IES 90.1)
Building Envelope Requirements for Climate Zone 7 (i-P)

Opaque Elements	Nonresidential		Residential		Semiheated	
	Assembly Max. U-Value	Insulation Min. R-Value	Assembly Max. U-Value	Insulation Min. R-Value	Assembly Max. U-Value(1)	Insulation Min. R-Value
Roofs						
Insulation entirely Above Deck	U-0.028	R-35 ci	U-0.028	R-35 ci	U-0.063	R-15 ci
Metal Building	U-0.029	R-30 + R-11 Ls	U-0.029	R-30 + R-11 Ls	U-0.068	R-13 + R-19
Attic and Other	U-0.017	R-60	U-0.017	R-60	U-0.027	R-38
Walls, Above Grade						
Mass	U0.060	R-20 c.i	U-0.060	R-20 ci	U-0.090	R-11.4 ci
Metal Building	U0.052	R-13 + R-13 ci	U-0.039	R-13 + R-19.5 ci	U-0.079	R-13 + R-6.5 ci
Steel Framed	U0.055	R-13 + R-10 ci	U-0.037	R-13 + R-18.8 ci	U-0.084	R-13 + R-3.8 ci
Wood Framed and Other	U0.045	R-13 + R-10 ci	U-0.045	R-13 + R-10 ci	U-0.064	R-13 + R-3.8 ci
Walls, Below Grade						
Below Grade Wall	C-0.092	R-10 ci	C-0.075	R-12.5 ci	C-0.119	R-7.5 ci
Floors						
Mass	U-0.043	R-20 ci	U-0.043	R-20 ci	U-0.087	R-8.3 ci
Steel Joist [c]	U-0.032	R-38	U-0.023	R-38 + R-12.5 ci	U-0.038	R-30
Wood Framed and Other [c]	U-0.026	R-30 + R-7.5 ci	U-0.026	R-30 + R-7.5 ci	U-0.033	R-30
Slab-On-Grade Floors						
Unheated	F-0.300	R-15 for 24 in. + R-5 for ci below	F-0.300	R-15 for 24 in. + R-5 for ci below	F-0.540	R-10 for 24 in.
Heated	F-0.373	R-20 for 36 in. + R-5 for ci below	F-0.373	R-20 for 36 in. + R-5 for ci below	F-0.688	R-20 for 48 in.
Opaque Doors						
Swinging	U-0.400		U-0.400		U-0.600	
Nonswinging	U-0.400		U-0.400		U-0.500	
Fenestration	Assembly Max. U	Assembly Max. SHGC	Assembly Max. U	Assembly Max. SHGC	Assembly Max. U	Assembly Max. SHGC
Vertical Fenestration, 0% - 40% of Wall						
Nonmetal framing: all [a]	U-0.25	0.45	U-0.25	NR	U-0.45	NR
Metal framing: curtainwall / storefront [a]	U-0.30		U-0.30		U-0.50	
Metal framing: entrance door [b]	U-0.70		U-0.70		U-0.80	
Metal framing: all other [b]	U-0.35		U-0.35		U-0.55	
Skylight, with Curb, Glass, % of Roof 0%-5%	U-0.67	0.46	U-0.67	0.46	U-1.98	NR
Skylight, with Curb, Plastic, % of Roof 0%-5%	U-0.69	0.5	U-0.69	0.5	U-1.90	NR
Skylight, with Curb, Plastic, % of Roof 0%-5%	U-0.45	0.46	U-0.45	0.46	U-1.36	NR

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The following definitions apply: ci = continuous insulation, Ls = liner system, NR = no (insulaiton) requirement.
a Nonmetal framing includes framing materials other than metal with or without metal reinforcing or cladding.
b Metal framing includes metal framing with or without thermal break. The all other subcategory includes operable windows, fixed windows, and non-entrance doors.
c See Section 5.5.1.(7) under Sentence 1.1.1.3.(2) of Cahpter 2 of this Division.
d Alternative combinations of insulation R-values are permitted provided the combinations are designed in accordance with "Normative Appendix A" of 2010 ANSI/ASHRAE/IES 90.1

W1 WALL ASSEMBLY U-VALUE CALCULATION:

EXTERIOR AIR FILM	RSI 0.03
CONTINUOUS INSULATION (4")	RSI 2.81432
SHEATHING 1/2"	RSI 0.11049
STUDS (MIN. R-22 @ 16" O.C.)	RSI 2.55
INTERIOR AIR FILM	RSI 0.12
	RSI 5.62m²K/W
EFFECTIVE U-VALUE OF ASSEMBLY (NZE READY)	0.178 W/(m²K)

W2 WALL ASSEMBLY U-VALUE CALCULATION:

EXTERIOR AIR FILM	RSI 0.03
CONTINUOUS INSULATION (4")	RSI 2.81432
SHEATHING 1/2"	RSI 0.11049
STUDS (MIN. R-22 @ 16" O.C.)	RSI 2.55
GYPSUM BOARD 1/2"	RSI 0.08001
INTERIOR AIR FILM	RSI 0.12
	RSI 5.70m²K/W
EFFECTIVE U-VALUE OF ASSEMBLY (NZE READY)	0.175 W/(m²K)

W4 WALL ASSEMBLY U-VALUE CALCULATION:

EXTERIOR AIR FILM	RSI 0.03
GYPSUM BOARD (2 x 5/8")	RSI 0.20
CONTINUOUS INSULATION (4")	RSI 2.81432
STUDS (MIN. R-22 @ 16" O.C.)	RSI 2.55
GYPSUM BOARD (2 x 5/8")	RSI 0.20
INTERIOR AIR FILM	RSI 0.12
	RSI 6.02m²K/W
EFFECTIVE U-VALUE OF ASSEMBLY (NZE READY)	0.166 W/(m²K)

W4a WALL ASSEMBLY U-VALUE CALCULATION:

EXTERIOR AIR FILM	RSI 0.03
CONTINUOUS INSULATION (4")	RSI 2.81432
GYPSUM BOARD (2 x 5/8")	RSI 0.20
STUDS (MIN. R-22 @ 16" O.C.)	RSI 2.55
GYPSUM BOARD (2 x 5/8")	RSI 0.20
INTERIOR AIR FILM	RSI 0.12
	RSI 5.91m²K/W
EFFECTIVE U-VALUE OF ASSEMBLY (NZE READY)	0.169 W/(m²K)

NO.	DATE	ISSUANCE
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.09	ISSUED FOR CLIENT REVIEW
4	2025.05.07	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

ISSUED FOR BUILDING PERMIT ONLY NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS, CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED, FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DWG.'S ARE TO BE READ IN COLOUR

ORIGINAL PAGE SIZE ARCH 'D' - 24" x 36"

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APRIL 7TH/2026
B.D. BUCHWALD
100200580
23-151

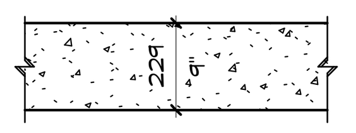
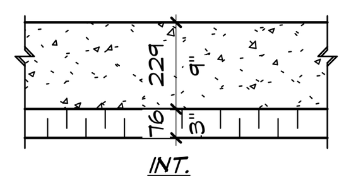
PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
OBC MATRIX, AREA PLANS, LIFE SAFETY PLANS

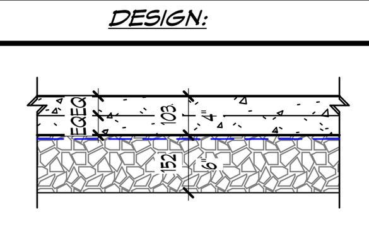
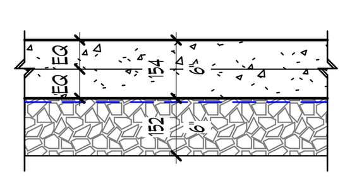
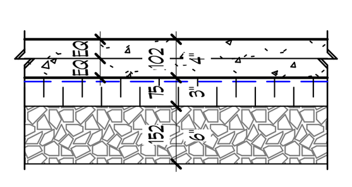
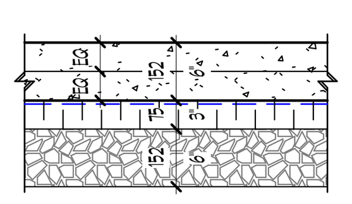
CHECKED BY: LHR/BB
DRAWN BY: BM/KA
DRAWING SCALE: As indicated
DRAWING NO.: A002
PROJECT NO.: 23-151

FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt
PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE
DATE PLOTTED 4/2/2026 6:10:23 PM

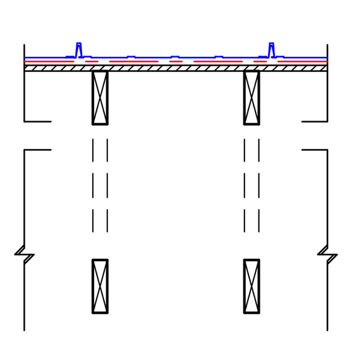
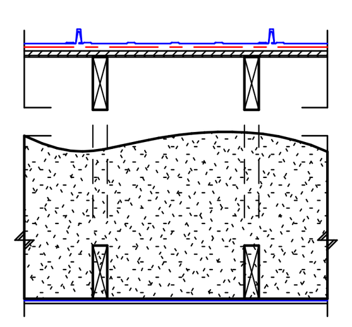
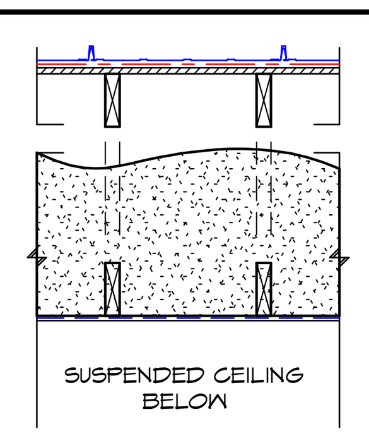
FDTN. WALL TYPE SCHEDULE

TYPE:	DESIGN:	DESCRIPTION:
FW1		EXTERIOR & INT. FDTN. / PARTITION WALL: 229mm (9") P/I/P REIN. CONC. FDTN. WALL
FW1a		EXTERIOR FDTN. WALL: BELOW GRADE WALL 229mm (9") P/I/P REIN. CONC. FDTN. WALL, 75mm (3") (R-15) RIGID INSULATION INTERIOR SIDE (DOWN TO TOP OF FTG.'S - 1220mm MIN.)

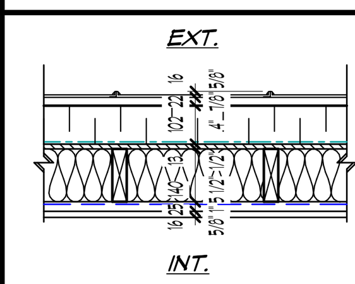
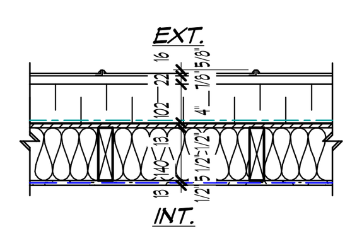
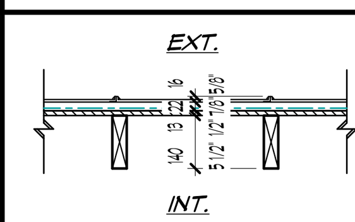
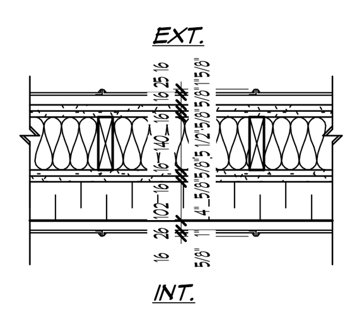
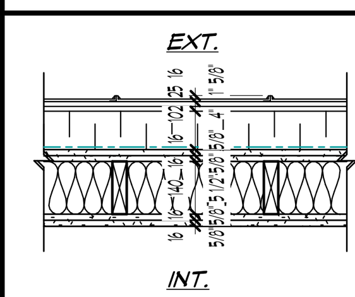
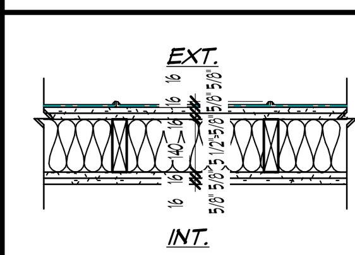
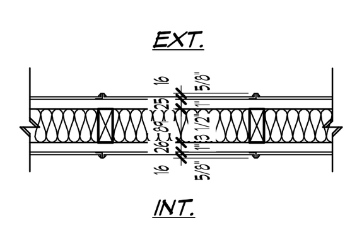
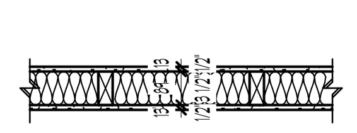
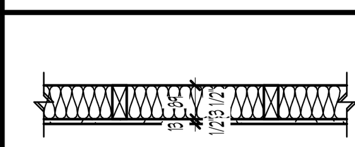
FLR. TYPE SCHEDULE

TYPE:	DESIGN:	DESCRIPTION:
CS1		INTERIOR FLR. FIN. FLR. 102mm (4") P/I/P REIN. CONC. SLAB (152x152x18.7mm/18.7mm WIRE MESH), 15 MIL. VAP. BARRIER, 150mm (6") COMPACTED GRANULAR 'A' FILL (100% SPMDD), ENG.'D FILL / UNDISTURBED SOIL
CS1a		INTERIOR FLR. FIN. FLR. 152mm (6") P/I/P REIN. CONC. SLAB (152x152x18.7mm/18.7mm WIRE MESH), 15 MIL. VAP. BARRIER, 150mm (6") COMPACTED GRANULAR 'A' FILL (100% SPMDD), ENG.'D FILL / UNDISTURBED SOIL
CS2		INTERIOR FLR. FIN. FLR. 100mm (4") P/I/P REIN. CONC. SLAB (152x152x18.7mm/18.7mm WIRE MESH), 15 MIL. VAP. BARRIER, 75mm (3") (R-15) RIGID INSUL., 150mm (6") COMPACTED GRANULAR 'A' FILL (100% SPMDD), ENG.'D FILL / UNDISTURBED SOIL
CS2a		INTERIOR FLR. FIN. FLR. 152mm (6") P/I/P REIN. CONC. SLAB (152x152x18.7mm/18.7mm WIRE MESH) 15 MIL. VAP. BARRIER, 75mm (3") (R-15) RIGID INSUL. 48" @ PERIMETER 150mm (6") COMPACTED GRANULAR 'A' FILL (100% SPMDD), ENG.'D FILL / UNDISTURBED SOIL

ROOF TYPE SCHEDULE

TYPE:	DESIGN:	DESCRIPTION:
R1		OVER STORAGE GARAGE: PRE-FIN. PTD. METAL ROOF, CONT. BREATHABLE ICE & WATER SHIELD, CONT. GALV. EAVE DRIP, 16mm (5/8") T&G PLYWD. ROOF SHEATHING SCREWED & GLUED, ENG.'D WD. TRUSS SYSTEM @600mm o/c MAX. ALT: ASPHALT SINGLES TO BE PRICED AS PROVISIONAL
R2		OVER SEMI-HEATED WORKSHOP & STORAGE ROOM: PRE-FIN. PTD. METAL ROOF, CONT. BREATHABLE ICE & WATER SHIELD, CONT. GALV. EAVE DRIP, 16mm (5/8") T&G PLYWD. ROOF SHEATHING SCREWED & GLUED, ENG.'D WD. TRUSS SYSTEM @600mm o/c MAX., BLOWN IN INSUL. (NZE READY - R-80), CONT. 6 MIL. AIR/VAP. BARRIER, 13mm (1/2") PRE-FINISHED METAL LINER PANEL INT. FIN. ALT: ASPHALT SINGLES TO BE PRICED AS PROVISIONAL
R3		OVER CONDITIONED OFFICE AREA: PRE-FIN. PTD. METAL ROOF, CONT. BREATHABLE ICE & WATER SHIELD, CONT. GALV. EAVE DRIP, 16mm (5/8") T&G PLYWD. ROOF SHEATHING SCREWED & GLUED, ENG.'D WD. TRUSS SYSTEM @600mm o/c MAX., BLOWN IN INSUL. (NZE READY - R-80), CONT. 6 MIL. AIR/VAP. BARRIER, 13mm (1/2") GYP. BD. OR PLYWD. SHEATHING, 2'x4' SUSPENDED ACOUSTICAL CEILING TILES INSTALLED @ 8'-0" AFF INT. FIN. NOTE: IN UNIVERSAL W/R & SHOWER, PROVIDE 2"x4" FRAMING @ 16" O/C W/ 1/2" GYP. BD., PAINTED, IN LIEU OF ACT @ 8'-0" AFF ALT: ASPHALT SINGLES TO BE PRICED AS PROVISIONAL

WALL TYPE SCHEDULE

TYPE:	DESIGN:	DESCRIPTION:
W1		EXTERIOR SEMI-CONDITIONED SPACE WALL: 16mm (5/8") VERT. PRE-FIN. METAL SIDING, 21mm (7/8") HORIZ. HAT CHANNEL ON THERMAL CLIPS, 102mm (4") SEMI-RIGID CONTINUOUS INSUL., AIR BARRIER, 11.1mm (7/16") OSB SHEATHING, 38x140mm (2"x6") WD. STUD @406mm (16") o/c MAX., 140mm (5 1/2") (R-22) BATT INSUL., 6 MIL. VAP. BARRIER, 25mm (1") WD. FURRING, 16mm (5/8") VERTICAL METAL LINER PANEL
W2		EXTERIOR CONDITIONED SPACE WALL: 16mm (5/8") VERT. PRE-FIN. METAL SIDING, 21mm (7/8") HORIZ. HAT CHANNEL ON THERMAL CLIPS, 102mm (4") SEMI-RIGID CONTINUOUS INSUL., AIR BARRIER, 11.1mm (7/16") OSB SHEATHING, 38x140mm (2"x6") WD. STUD @406mm (16") o/c MAX., 140mm (5 1/2") (R-22) BATT INSUL., 6 MIL. VAP. BARRIER, 12.7mm (1/2") GYP. BD., INT. FIN.
W3		EXTERIOR UNCONDITIONED STORAGE GARAGE WALL: 16mm (5/8") VERT. PRE-FIN. METAL SIDING, 21mm (7/8") HORIZ. HAT CHANNEL ON THERMAL CLIPS, AIR BARRIER, 11.1mm (7/16") OSB SHEATHING, 38x140mm (2"x6") WD. STUD @406mm (16") o/c MAX.,
W4		INTERIOR FIRE SEPARATION (STORAGE GARAGE TO REPAIR GARAGE): (120 min FRR similar to ULC BXUV7 Design U301) 16mm (5/8") VERT. METAL LINER PANEL, 25mm (1") HORIZ. WD. FURRING, 16mm (5/8") (2) LAYERS TYPE-X GYP. BD., AIR BARRIER, 38x140mm (2"x6") WD. STUD @406mm (16") o/c MAX., 140mm (5 1/2") (R-22) BATT INSUL., 6 MIL. VAP BARRIER, 16mm (5/8") (2) LAYERS TYPE-X GYP. BD., 102mm (4") SEMI-RIGID CONTINUOUS INSUL., 25mm (1") HORIZ. WD. FURRING, 16mm (5/8") VERT. METAL LINER PANEL
W4a		INTERIOR FIRE SEPARATION (STORAGE GARAGE TO STAFF SPACE): (90 min FRR similar to SB-3 W2a) 16mm (5/8") VERT. METAL LINER PANEL, 25mm (1") HORIZ. WD. FURRING, 102mm (4") SEMI-RIGID CONTINUOUS INSUL., 16mm (5/8") (2) LAYERS TYPE-X GYP. BD., AIR BARRIER, 38x140mm (2"x6") WD. STUD @406mm (16") o/c MAX., 140mm (5 1/2") (R-22) BATT INSUL., 6 MIL. VAP. BARRIER, 16mm (5/8") (2) LAYERS TYPE-X GYP. BD.
W4b		INTERIOR FIRE SEPARATION (REPAIR GARAGE TO STAFF SPACE): (120 min FRR similar to ULC BXUV7 Design U301) 16mm (5/8") VERT. METAL LINER PANEL, 16mm (5/8") (2) LAYERS TYPE-X GYP. BD., AIR BARRIER, 38x140mm (2"x6") WD. STUD @406mm (16") o/c MAX., 140mm (5 1/2") (R-22) BATT INSUL., 6 MIL. VAP. BARRIER, 16mm (5/8") (2) LAYERS TYPE-X GYP. BD.
W5		INTERIOR WALL (REPAIR GARAGE TO REPAIR GARAGE STORAGE): 16mm (5/8") VERT. METAL LINER PANEL, 25mm (1") HORIZ. WD. FURRING, 38x89mm (2"x4") WD. STUD @406mm (16") o/c MAX., 89mm (3 1/2") SOUND ATTENUATION BATTS, 25mm (1") HORIZ. WD. FURRING, 16mm (5/8") VERT. METAL LINER PANEL
W6		INTERIOR WALL (PARTITION): INT. FIN., 13mm (1/2") GYP. BD., 38x89mm (2"x4") WD. STUD @406mm (16") o/c MAX., 89mm (3 1/2") SOUND ATTENUATION BATTS, 13mm (1/2") GYP. BD., INT. FIN.
W6a		INTERIOR WALL (INTERIOR STRAPPING): 38x89mm (2"x4") WD. STUD @406mm (16") o/c MAX., 89mm (3 1/2") SOUND ATTENUATION BATTS, 13mm (1/2") GYP. BD., INT. FIN.

SB-3 TABLE 2 NOTES - FIRE & SOUND RESISTANCE OF FLR.'S, CEILINGS & ROOFS

NOTE 5: Sound absorptive material includes
(i) fibre processed from rock, slag or glass, and
(ii) loose-fill or spray -applied cellulose fibre.

NOTE 6: The fire-resistance rating and sound transmission class values are based on the spacing of the ceiling supports as noted. [See also Table Note (10)]. A narrower spacing will be detrimental to the sound transmission class rating, but not to the fire-resistance rating.

NOTE 7: To obtain the listed rating, the type and spacing of fasteners are as described in and installed in accordance with Subsection 9.29.5. of Division B or CSA A82.31-M1980, "Gypsum Board Application".
(i) fastener distance to board edges and butt ends shall be no less than 38mm, except for fasteners on the butt ends of the base layer in ceilings with two layers (see Figure 2), and
(ii) fasteners are spaced not more than 305mm o.c.

NOTE 8: See Sentence 1.2.1.(2) in MMAH Supplementary Standard SB-2, "Fire Performance Ratings" for the significance of fire-resistance ratings.

NOTE 9: The sound transmission class values given in the Table are for the minimum depth of structural member noted in the description and applicable Table notes. To obtain sound transmission class values for structural members deeper than that minimum, add 1 to the sound transmission class value in the Table for each 170mm increase in structural member depth.

NOTE 10: The sound transmission class values given in the Table are for the minimum depth of structural member noted in the description and applicable Table notes. To obtain sound transmission class values for structural members deeper than that minimum, add 1 to the sound transmission class value in the Table for each 170mm increase in structural member depth.

NOTE 11: The impact insulation class values given are for floor assemblies tested with no finished flooring.

NOTE 12: Wood floor joists are:
(i) wood joists with a minimum member size of 38mm (widht) x 235mm (depth), except as otherwise noted [See Table Note (15)], or
(ii) wood I-joists with a minimum flange size of 38mm x 38mm, a minimum OSB or plywood web thickness of 9.5mm, and a minimum joist depth of 241mm.

NOTE 13: Except where assemblies with wood I-joists are tested according to CAN/ULC-S101-14, "Fire Endurance Tests of Building Construction and Materials", the fire-resistance rating values apply only to I-joists that have been fabricated with a phenolic-based structural wood adhesive complying with CSA O112.10-08, "Evaluation of Adhesives for Structural Wood Products (Limited Moisture Exposure)". For I-joists with flanges made of laminated veneer lumber (LVL), the fire-resistance rating values apply only where the adhesive used in the LVL fabrication is a phenolic-based structural wood adhesive complying with CSA O112.9-10, "Evaluation of Adhesives for Structrual Wood Products (Exterior Exposure)".

NOTE 15: The fire-resistance rating value within square brackets only applies to assemblies with solid wood joists and is achieved only where absorptive material includes:
(i) fibre processed from rock or slag with a minimum thickness of 90mm and a minimum surface area mass of 2.8kg/m², or
(ii) spray-applied cellulose fibre with a minimum density of 50 kg/m³ and a minimum depth of 90mm on the underside off the subfloor and of 90mm on the sides of the floor joists

NOTE 16: The fire-resistance rating, sound transmission class and impact insulation class values given are also appicable to assemblies with 38mm (width) x 184mm (depth) solid wood joists.

TYPICAL NOTES:

GENERAL NOTES / FRAMING:

- COORD. W/ FLOOR PLANS FOR PARTITION WYTHE DIMENSIONS - DIM.'S ARE TO OUTSIDE OF WALL SYSTEMS TYP.
- COORD. W/ OWNER FOR FINISHES (WHERE RM. FIN. SCH. IS NOTED, COORD. W/ OWNER)
- PROVIDE REINF.'G & LATERAL BRACING @ TOP OF ALL WALLS & AT TOP OF ALL WALLS W/ LARGE OPENINGS IN THEM (WIDTH & HEIGHT) 1. WD. WALLS TO BE FASTENED TO STRUCT.
- ALL OPENINGS IN INT. & EXT. WALL SYSTEMS TO HAVE RESPECTIVE WALL SYSTEM ABOVE THE OPENING U/N/O (PROVIDE REINF.'G, BRACING, LINTELS & LATERAL BRACING WHERE REQ.'D)

BLOCKING / BRACING / BRIDGING / LATERAL SUPPORT:

- PROVIDE BLOCKING AS REQ.'D FOR INSTALLATION OF WALL / ROOF/ FLOOR MOUNTED ITEMS (WD. BLOCKING IN WD. FRAMED SYSTEMS (38mm MIN. THICKNESS)) ALL CONFORMING TO OBC FORCES
- ENSURE BLOCKING IN WALLS / DEMISING WALLS ARE NOT STUD DEPTH (OR TOUCHING GYP. BD. ON ONE SIDE TO THE OTHER SIDE) FOR NOISE / VIBRATION TRANSFER TYP.
- BRACING & LATERAL SUPPORT TO BE INSTALLED IN ALL WALL SYSTEMS WHERE REQ.'D & AS NOTED, OBC 9.23.10.2
- STRAPPING & BRIDGING TO BE INSTALLED IN ALL ENG.'D ROOF JOISTS WHERE REQ.'D AS PER MANUF. DWG.'S & INSTALLATION INSTRUCTIONS

RESILIENT CHANNEL:

- RESILIENT CHANNELING TO BE INSTALLED ON RM. W/ STC RATING (UNLESS WALL TYPE CALLS FOR BOTH SIDES) (CONFIRM W/ ARCHITECT) BAILEY RC PLUS RESILIENT CHANNELING

WD. FRAMING:

- EXT. & INT. WALL SILL PLATES WD. FRAMING MEMBERS ARE P/T NO.1 OR NO.2 SPF MIN. TYP.
- EXT. & INT. WD. FRAMING MEMBERS ARE NO.1 OR NO.2 SPF MIN. TYP.

FIRESTOPPING / FIREPROOFING / ACOUSTICAL

- FIRE STOP & SMOKE SEAL ALL WALLS REQ.'D TO MAINTAIN A F/R/R, FULL HEIGHT OF ASSEMBLY (COORD. W/ LIFE SAFETY DWG.'S FOR LOCATIONS) (COORD. W/ TYP. FIRESTOPPING / SOUND PROOFING / FRAMING DETAILS)
- ACOUSTICAL CAULKING TO BE FIRE RATED @ ALL FIRE RATED ASSEMBLIES TYP.
- ACOUSTICAL CAULK & SOUND SEAL ALL OTHER WALLS THAT DO NOT HAVE F/R/R, FULL HEIGHT OF ASSEMBLY (COORD. W/ TYP. FIRESTOPPING / SOUND PROOFING / FRAMING DETAILS)
- ACOUSTICAL CAULK ALL GYP. BD. CEILING PER.'S (CONTROL JT.), WALL PER.'S BOTH SIDES, U/S ALL SILL PLATES; ALL TO BE A CONT. BEAD TYP.

GYPSUM BOARD / TILE BACKER BD.:

- ALL GYP. BD. ASSEMBLIES / FIRE SEPARATION ASSEMBLIES (WITH RATINGS) TO BE TYPE "X" OR "C" FIRE RATED 12.7mm / 15.9mm GYPSUM BD. (PROVIDE PAPERLESS IN ALL "WET" AREAS)
- ALL GYP. BD. ASSEMBLIES (WITHOUT RATINGS) TO BE 12.7mm GYP. BD. UNLESS NOTED OTHERWISE (PROVIDE PAPERLESS IN ALL "WET" AREAS)
- GYP. BD. WALL / PARTITION JOINTS ARE TO BE TAPED & MUDDED FULL HEIGHT OF ASSEMBLY INCLUDING ABOVE ALL FIN. CEILING SYSTEMS, SANDING IS NOT REQ.'D ABOVE CEILINGS TYP.
- THERE ARE TO BE NO HOLES / VOIDS IN ANY FINISHED / UNFINISHED WALL SYSTEMS INCLUDING AROUND ALL PENETRATIONS, ETC.; FULL HEIGHT OF ASSEMBLY, ABOVE OR BELOW FINISHED CEILINGS
- TILE BACKER BD. WALL SUBSTRATE @ ALL SHOWER LOCATIONS

PRODUCT MANUFACTURERS

INSTALL ALL PRE-MANUF. PRODUCTS AS PER MANUF.'S INSTALL INSTRUCTIONS & FASTENING PATTERNS

BATT INSUL.

- THERMAL BATT INSUL. & SOUND ATTENUATION: TO BE INSTALLED W/MANUFACTURER RECOMMENDED FASTENERS & FASTENING PATTERNS. THICKNESS AS SHOWN ON WALL TYPES OR OTHERWISE INDICATED ON DWG.'S. R-VALUE LISTED ASSEMBLIES ARE BASED ON THE FOLLOWING PRODUCTS:
- THERMAL – C.I. (CONT. INSUL.) - ABOVE GRADE CAVITY WALL LOCATIONS (OVER EXT. SHEATHING, OVER MASONRY OR CONC. SUBSTRATE & ON FRAMED SUBSTRATE SYSTEMS WHERE THERE IS AN AIR SPACE BETWEEN THE INSUL. & EXT. CLADDING): ROCKWOOL CAVITYROCK SEMI-RIGID STONE WOOL / MINERAL FIBRE INSUL. W/ 'R' VALUE OF 4.2 PER INCH
- THERMAL – STUD CAVITY WALL LOCATIONS (EXT. METAL / STEEL & WD. FRAMED WALL SYSTEMS, BETWEEN STUD FRAMING): ROCKWOOL COMFORTBATT SEMI-RIGID STONE WOOL / MINERAL FIBRE BATT INSUL. W/ FLEXIBLE EDGE

TYP. THICKNESSES OF 89mm WOOD STUD – R14, 140mm WOOD STUD - R22

- ACOUSTIC SOUND / SOUND ATTENUATION BATT INSUL. (INT. WD. FRAMED WALL SYSTEMS, BETWEEN STUD FRAMING & SOUND PROOFING ABOVE CEILINGS): ROCKWOOL ACOUSTICAL FIRE BATT (AFB) (ROCKWOOL SAFE 'N' SOUND (WD. STUDS) SEMI-RIGID STONE WOOL / MINERAL FIBRE BATT INSUL.

SB-2, 2.3.5.(2)
When an exterior wall assembly is required to be rated from the interior side only, such wall assemblies shall have an outer membrane consisting of sheathing and exterior cladding with spaces between the studs filled with insulation conforming to CAN/ULC-S702, "Mineral Fibre Thermal Insulation for Buildings", and having a mass of not less than 1.22 kg/m² of wall surface.

RIGID INSUL.

- THERMAL RIGID INSUL.
- R-VALUE LISTED ASSEMBLIES ARE BASED ON THE FOLLOWING PRODUCTS:
  - BELOW GRADE FDTN. LOCATIONS DUPONT DOW STYROFOAM BRAND SM W/ 'R' VALUE OF 5 PER INCH.
  - BELOW GRADE - S/O/G, FROST SLAB, INSUL. SIDEWALKS, DOOR THRESHOLD, EXT. PAD, EXT. RAMP LOCATIONS DUPONT DOW STYROFOAM BRAND SM W/ 'R' VALUE OF 5 PER INCH
- IF THE OWNER / CONTRACTOR INSTALLS DIFFERENT PRODUCTS THAN LISTED, THEY ARE TO CONFIRM THE R-VALUE MEETS THE OBC REQ.'S

THRU WALL FLASHING / AIR/VAP. BARRIER / AIR/VAP. BARRIER TRANSITION MEMEBRANE

- ALL TWF (THRU WALL FLASHING) & CMU DAMPROOFING COURSES TO BE HENRY BAKOR BLUESKIN TWF SA (SELF-ADHERING)
- ALL AIR/VAP. BARRIER MEMBRANE & AIR/VAP. BARRIER TRANSITION MEMBRANE TO BE HENRY BAKOR BLUESKIN SA (SELF-ADHERING)

AIR BARRIER

- ALL AIR BARRIERS TO BE W.R.MEADOWS SEALTIGHT AIR-SHIELD SMP SELF-ADHERED SHEET MEMBRANE VAPOUR PERMEABLE AIR BARRIER
- ALL AIR BARRIER TRANSITION PIECES TO BE W.R.MEADOWS SEALTIGHT AIR-SHIELD SMP SELF-ADHERED SHEET MEMBRANE VAPOUR PERMEABLE AIR BARRIER

VAPOUR BARRIER

- ALL VAP. BARRIERS ABOVE GRADE TO BE 6MIL. POLY MIN.
- ALL VAP. BARRIER TRANSITION PIECES TO BE 6MIL. POLY MIN.
- ALL VAP. BARRIERS / RETARDERS IN CONTACT W/ THE GROUND / SOIL / UNDER SLABS TO BE 15MIL. (STEGO WRAP / W.R.MEADOWS PERMINATOR VAPOUR BARRIER)

SILL DAMP PROOFING

- ALL METAL & WD. STUD INT. WALL DAMP PROOFING (U/S SILL PLATES) TO INCLUDE A 6 MIL. VAP. BARRIER SEPARATION SHEET TYP. (COORD. W/ WALL DETAILS - WD. / METAL STUD)
- ALL METAL & WD. STUD EXT. WALL DAMP PROOFING (U/S SILL PLATES) TO INCLUDE A COMPRESSIBLE SILL GASKET BASE & 6 MIL. VAP. BARRIER SEPARATION SHEET ABOVE TYP.

ROOFING BREATHABLE MEMBRANE

- ALL CONT. ROOFING ICE & WATER SHIELD TO BE CONT. BREATHABLE SRP ICE & WATER SHIELD

PRE-FIN. PTD. METAL ROOFING

- COORD. W/ OWNER FOR PROFILE & COLOUR

CONC. FLR. SAW CUT JT. FILLER

- CONC. SAW CUT FILLER TO BE W.R.MEADOWS SEALTIGHT REZI-WELD FLEX SEMI-RIGID EPOXY JOINT FILLER

STRUCTURAL

COMPRESSIVE STRENGTH, EXPOSURE CLASSIFICATION & REIN. OF CONC.

- 28 DAY COMPRESSIVE STRENGTH TYP.
- EXPOSURE CLASSIFICATIONS:
  - C-1 REINFORCED WALLS
  - C-2 EXTERIOR SIDEWALKS & GARAGE / CARPORT SLABS
  - F-2 FOUNDATIONS & FTG.'S
  - N INTERIOR FLOOR SLABS, 20MPa, NO AIR
- REIN. SLABS W/ 152x152- MW18.7/MW18.7 FLAT SHEETS WHERE NOTED - COORD. W/ FLR. TYPES
- COORD. W/ CSA A23.1 - TABLE 2

CONC. COVER OF REIN. REBAR

- 75mm (3") WHERE EXP.'D TO WEATHER,
- 50mm (2") ALL OTHER CONDITIONS

NO.	DATE	ISSUANCE
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.09	ISSUED FOR CLIENT REVIEW
4	2025.05.07	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

ISSUED FOR BUILDING PERMIT ONLY NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS, CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED, FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DWG.'S ARE TO BE READ IN COLOUR

ORIGINAL PAGE SIZE ARCH 'D' - 24" x 36"

CITY OF BRANTFORD

vallee
Consulting Engineers, Architects & Planners
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE ONTARIO N3Y 3W4
(519) 426-6270

STAMP ARCH.

STAMP STRUCT.
LICENSED PROFESSIONAL ENGINEER
APRIL 7TH/2026
B.D. BUCHWALD
100200380
23-151
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
FDTN. / WALL / FLR. / CEILING / ROOF TYPES & TYP. NOTES

CHECKED BY:	DRAWN BY:
LHR/BB	BM/KA
DRAWING SCALE: 1 : 20	DRAWING NO.: A003
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:24 PM
PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE
FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt

GENERAL STRUCTURAL NOTES

1. THIS DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE LATEST EDITION.

2. ALL PRE-ENGINEERED, PREFABRICATED BUILDING SYSTEMS AND COMPONENTS SHALL BE DESIGNED BY P.ENG. (PEO) AND CONFIRMED ON SEALED SHOP DRAWINGS TO BE SUBMITTED TO CONSULTANT FOR REVIEW. THE CONSULTANT SHALL NOT ASSUME RESPONSIBILITY FOR SUCH COMPONENTS OR SYSTEMS THAT ARE DESIGNED BY OTHERS.

3. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR TEMPORARY CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR THE STRESSES & INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR ALL SUCH MEASURES. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR STRUCTURES AFFECTED BY THIS WORK.

4. REFER TO PROJECT SPECIFICATIONS FOR FURTHER DETAIL ON ALL ASPECTS OF CONSTRUCTION.

5. DIMENSIONS PROVIDED ON DRAWINGS MUST BE CHECKED AND VERIFIED WITH ALL OTHER DRAWINGS. WHERE DISCREPANCIES ARE DISCOVERED, THESE SHALL BE REPORTED TO THE PROJECT CONSULTANT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

6. THESE DRAWINGS ARE TO BE COORDINATED AND READ IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

7. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS - O.REG.213.

8. WHERE THERE IS A CONFLICT IN THE SPECIFICATIONS AND/OR DRAWINGS THE MORE STRINGENT SHALL APPLY UNLESS APPROVED OTHERWISE IN WRITING BY THE PROJECT ENGINEER.

9. DO NOT SCALE THE DRAWINGS.

DESIGN LOADS

1. LOCATION

BRANTFORD, ONTARIO

2. ROOF DEAD LOADS

ITEM	SPECIFIED LOAD (kPa)
METAL ROOFING	0.10
INSULATION	0.10
WOOD SHEATHING	0.10
WOOD BOX TRUSSES	0.30
MECH/ELEC. ALLOWANCE	0.30
SOLAR PANEL ALLOWANCE	0.40
CEILING	0.20
TOTAL	1.50 kPa

6.LIVE (OCCUPANCY-OBC TABLE 4.1.5.3)

LOCATION	SPECIFIED LOAD (kPa)
ROOF	1.0
MAIN FLOOR (MAINTENANCE/ OFFICE)	4.8

7.SNOW (OBC CL. 4.1.6)

S_R = 0.4kPa
S_S = 1.3kPa
I_S = 1.00 (NORMAL)
C_B = 0.8
C_W = 1.0
C_A = 0.9
C_S = 1.0 FOR FLAT ROOF
$S = I_S [S_S (C_B C_W C_S C_A) + S_R]$ = 1.36 kPa

8.WIND (OBC CL. 4.1.7)

$p = Iw\ q\ Ce\ Cp\ Cg\ Ct$
q 1/10 = 0.33 kPa
q 1/50 = 0.42 kPa
Iw = 1.00 (NORMAL)
Ce = 0.90
CpCg = VARIES
Ct = 1.0

9.SEISMIC (OBC CL. 4.1.8)

EQUIVALENT STATIC FORCE PROCEDURE

$V = S(Ta)\ Mv\ Ie\ W\ /\ (R_d R_o)$ but not less than $S(2.0)\ Mv\ Ie\ W\ /\ (R_d R_o)$ AND NOT GREATER THAN $(2/3)S(0.2)\ Ie W) / R_d R_o$
$S_a(0.2)$ = 0.302
$S_a(0.5)$ = 0.272
$S_a(1.0)$ = 0.153
$S_a(2.0)$ = 0.074
$S_a(5.0)$ = 0.0182
$S_a(10.0)$ =0.00601
PGA = 0.185
PGV = 0.172
I_E = 1.0 (NORMAL)

LATERAL FORCE RESISTING SYSTEM (LFRS) : TIMBER MODERATELY DUCTILE BRACED FRAMES
R_d = 2.0
R_O = 1.5
M_v = 1.0

SITE CLASS (OBC) : SITE CLASS 'D'

FOUNDATIONS

1. GEOTECHNICAL REPORT PREPARED BY ENGLOBE (04-02205128.000-GS-R-0001-00). PROVIDED.

2. SOIL BEARING CAPACITY OF q_{ULS}=75kPa q_{SLS}=112kPa REFER TO GEOTECHNICAL REPORT

3. ALL FOUNDATION DESIGNS MAY BE SUBJECT TO CHANGE BASED ON UNFORSEEN SOIL CONDITIONS. ALL FOUNDING SOILS SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION INSTALLATION.

4. GEOTECHNICAL ENGINEER / TESTING & INSPECTION AGENCY MUST BE PRESENT DURING EXCAVATION AND ENGINEERED FILL CONSTRUCTION IN ORDER TO VERIFY COMPACTION AND SOIL BEARING CAPACITY.

5. REFER TO GEOTECHNICAL REPORT FOR CONSTRUCTION GUIDANCE REGARDING ENGINEERED FILL AND DEWATERING.

6. ALL DEWATERING TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

7. SOIL CONDITIONS, REINFORCING STEEL AND FORMWORK SHALL BE INSPECTED BY THE ENGINEER BEFORE POURING CONCRETE. CONTRACTOR SHALL GIVE ENGINEER A MINIMUM 24 HOURS NOTICE TO CARRY OUT INSPECTION.

8. THE LINE OF SLOPE BETWEEN ADJACENT FOOTING OR EXCAVATIONS SHALL NOT EXCEED A RISE OF 1 IN A RUN OF 10 UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER.

9. DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL LATERAL SUPPORTING FLOORS HAVE BEEN CONSTRUCTED, UNLESS BRACING DETAILS ARE SUBMITTED. WHERE POSSIBLE BACKFILL BOTH SIDES OF WALLS SIMULTANEOUSLY FOR BURIED FOUNDATIONS.

10. FOOTINGS SUBJECT TO FROST ACTION SHOULD BE PROVIDED WITH 1200mm OF EARTH COVER OR EQUIVALENT THERMAL INSULATION. A 25mm THICK LAYER OF POLYESTERENE INSULATION IS THERMALLY EQUIVALENT TO 600mm OF SOIL COVER.

CONCRETE

1. DESIGN & CONSTRUCTION CODES/STANDARDS

CAN/CSA A23.1	CONCRETE MATERIALS & METHODS OF CONCRETE CONSTRUCTION
CAN/CSA A23.2	METHODS OF TEST & STANDARD PRACTICES FOR CONCRETE
CAN/CSA A23.3	DESIGN OF CONCRETE STRUCTURES
CAN/CSA A23.4	PRE-CAST CONCRETE

2. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 25 MPa MINIMUM AND EXPOSURE CLASS OF TYPE 'N' UNLESS OTHERWISE SPECIFIED. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

3. THE CONCRETE EXPOSURE CLASS AND 28-DAY COMPRESSIVE STRENGTH FOR EACH STRUCTURAL ELEMENT SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

	EXPOSURE CLASS	28-DAY COMPRESSIVE STRENGTH	AIR CONTENT
FOOTINGS	N	25 MPa	--
FOUNDATION WALLS AND COLUMNS (EXTERIOR)	F-2	25 MPa	4-7%
FOUNDATION WALLS AND COLUMNS (INTERIOR)	N	25 MPa	--
SLAB ON GRADE FLOORS (INTERIOR)	N	25 MPa	--
STRUCTURAL WALLS AND SUSPENDED FLOORS	C-1	35 MPa	5-8%
SLAB ON GRADE FLOORS & FROST SLABS (EXTERIOR)	C-2	32 MPa	5-8%

*INFORMATION ABOVE IS BASED ON ASSUMED MAXIMUM 14-20mm COARSE AGGREGATE

4. REINFORCEMENT SHALL BE DEFORMED BARS AND CONFORM TO CAN/CSA G30.18, GRADE 400MPa.

5. REINFORCING STEEL SHALL BE DETAILED, BENT, PLACED AND SUPPORTED TO CONFORM TO ACI STANDARDS 315 AND THE MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE OF ONTARIO.

6. WELDED LAPS AND SPLICES OF REINFORCING STEEL SHALL NOT BE PERMITTED.

7. MINIMUM REINFORCEMENT LAP LENGTHS

BAR SIZE	MIN. SPLICE LAP LENGTH
10M	400mm
15M	600mm
20M	900mm
25M	1300mm

8. ALL REINFORCEMENT LAPS TO BE "CLASS B" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

9. CONCRETE SLABS ON GRADE TO BE REINFORCED WITH WELDED WIRE MESH REINFORCING IN ADDITION TO THE SPECIFIED REINFORCEMENT, UNLESS OTHERWISE NOTED.

10. REINFORCEMENT SPACING SHOWN ON DRAWINGS TO BE A MAXIMUM. ENSURE MINIMUM 1-15M TOP AND BOTTOM CONTINUOUS AT ALL SLAB EDGES BY ADJUSTING BAR LENGTH OR PROVIDING ADDITIONAL TOP/BOTTOM EDGE BARS AS REQUIRED.

11. PROVIDE CHAIRS, SPACER BARS, SUPPORT BARS AND OTHER ACCESSORIES TO SUPPORT REINFORCING IN ACCORDANCE WITH THE LATEST EDITIONS OF CSA A23.1 AND A23.3. CHAIRS TO BE PLASTIC, PLASTIC TIPPED OR CONCRETE. ALL TIE WIRE, CHAIRS AND BAR SUPPORTS USED FOR COATED REINFORCING SHALL BE NON-METALLIC OR PROTECTED WITH AN ACCEPTABLE COATING. CHAIRS SHALL BE SPACED AT 1200mm O.C. MAXIMUM.

12. ALL REINFORCING STEEL FABRICATION AND PLACEMENT DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION.

13. CONCRETE COVER FOR REINFORCEMENT SHALL CONFORM TO CSA STANDARD A23.1, AS FOLLOWS, UNLESS OTHERWISE NOTED.

	EXPOSED TO WEATHER	NOT EXPOSED TO WEATHER
CAST AGAINST EARTH	75 mm +/- 12mm (3" +/- 1/2")	75 mm +/- 12mm (3" +/- 1/2")
BEAMS, SLABS, WALLS, AND COLUMNS	50 mm +/- 12mm (2" +/- 1/2")	40 mm +/- 12mm (1-1/2" +/- 1/2")

14. SLAB ON GRADE TO BE PLACED ON COMPACT GRANULAR MATERIAL. COMPACTION TESTS ON FILL MATERIAL TO BE CARRIED OUT PRIOR TO SLAB ON GRADE PLACEMENT.

15. PROVIDE CHAMFERS, REGLETS, RIVETS, REVEALS, RECESSES AND THE LIKE AS SHOWN ON THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.

16. ALL CONCRETE FORMS TO BE WETTED THOROUGHLY BEFORE POURING CONCRETE.

17. MAINTAIN MINIMUM SPECIFIED THICKNESS AT ALL DEPRESSIONS AND CHANGES IN ELEVATIONS. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXTENT AND LOCATIONS OF ALL FINISHES AND DEPRESSIONS.

18. DO NOT ADD WATER TO CONCRETE ON SITE UNLESS WRITTEN APPROVAL IS GIVEN BY THE ENGINEER. IF HIGHER SLUMP CONCRETE IS DESIRED, CONCRETE SUPPLIER SHALL DESIGN AND SUPPLY ACCORDINGLY.

19. SLOPE ALL FLOORS AS SHOWN ON ARCHITECTURAL OR MECHANICAL DRAWINGS. FLOOR DRAINS TO SLOPE 1% MIN. IN THE DIRECTION OF ALL FLOOR DRAINS TYP.

20. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIRED FINISH TO EXPOSED CONCRETE. FLOOR FINISHES SHALL CONFORM TO CSA STANDARD A23.1 CLASS A FINISH UNLESS OTHERWISE NOTED.

21. ALL REQUIRED OPENINGS SHALL BE SLEEVED OR FORMED PRIOR TO PLACING CONCRETE. CORING OR SAW CUTTING FOR OPENINGS AFTER CASTING SHALL NOT BE PERMITTED AS AN ALTERNATE METHOD OF PROVIDING OPENINGS. ALL DRAINS SHALL BE SET PRIOR TO CONCRETE PLACING.

22. FOR OPENINGS GREATER THAN 300mmX300mm (12"X12") REINFORCE AROUND THE OPENING IN ACCORDANCE WITH THE TYPICAL DETAILS UNLESS OTHERWISE NOTED.

23. CURING

REINFORCED CONCRETE ELEMENTS TO BE WET-CURED AS PER ACI 308 AND THE DURATIONS SPECIFIED BELOW UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

CONCRETE SLABS: 7 DAYS MINIMUM
EXPOSED CONCRETE WALLS: 4 DAYS MINIMUM

24. ALL HONEYCOMBING SHALL BE CUT OUT AND FILLED TO THE SATISFACTION OF THE ENGINEER.

25. PROVIDE SAWCUTS WITHIN 24 HOURS OF FINISHING AT LOCATIONS SHOWN ON DRAWINGS. SAWCUT DEPTH TO BE 1/4 OF SLAB THICKNESS & AS SHOWN ON THE STANDARD SLAB ON GRADE CONTROL JOINT SAWCUT DETAILS. SAWCUT AS CLOSE TO COLUMNS OR WALLS AS PRACTICAL. FILL SAWCUTS COMPLETE W/ W.R.MEADOWS REZI-WELD FLEX SEMI-RIGID FLEXIBLE EPOXY JOINT FILLER TYP.

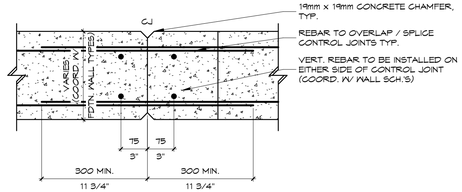
26. SPACING OF SAW-CUT CONTROL JOINTS IN CONCRETE SLABS SHALL NOT EXCEED 4.5m (14'-6") O.C.

27. SUBMIT PROPOSED SAW-CUT CONTROL JOINT LOCATION TO THE ENGINEER FOR APPROVAL UNLESS SHOWN ON DRAWINGS.

28. OPENINGS AND DRIVEN FASTENERS REQUIRED IN THE CONCRETE AFTER THE CONCRETE IS PLACED, SHALL BE APPROVED BY THE ENGINEER BEFORE PROCEEDING.

29. NON-SHRINK GROUT SHALL BE AN APPROVED PREMIXED PROPRIETARY PRODUCT.

30. DRY-PACKED GROUT SHALL BE 1 PART PORTLAND CEMENT TO 1.5 PARTS OF SAND TO 2 PARTS OF 9mm PEA GRAVEL WITH ONLY SUFFICIENT WATER TO DAMPEN THE MIXTURE. COMPRESSIVE STRENGTH SHALL BE 50MPa AT 28 DAYS.



NOTE: CONTROL JOINTS TO BE SPACED AT 15m O.C. MAX (COORD. W/ ARCH.)

5 / A004 FOUNDATION WALL CONTROL JOINT
SCALE 1 : 5

WOOD

1. DESIGN & CONSTRUCTION CODES/STANDARDS
CAN/CSA 086 ENGINEERING DESIGN IN WOOD

2. MIN. GRADE REQUIREMENTS

3. SAWN LUMBER:

ALL STANDARD SIZE SOLID SAWN WOOD LUMBER SHALL BE A MINIMUM GRADE S-P-F #2 UNLESS OTHERWISE NOTED.

4. ENGINEERED LUMBER:

ALL ENGINEERED WOOD PRODUCTS MANUFACTURED BY ILEVEL (WEYERHAUSER) AS FOLLOWS:

TIMBERSTRAND LSL: 1.55E GRADE
MICRO.LLAM LVL: 2.0E GRADE
PARALLAM PSL: 2.0E GRADE
TRUS JOIST TJI: AS SPECIFIED ON DRAWINGS

5. EQUIVALENT ENGINEERED LUMBER PRODUCTS ONLY TO BE USED IF APPROVED IN WRITING BY THE ENGINEER.

6. ALL WOOD MEMBER SIZES & DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS.

7. INSTALLATION SHALL COMPLY WITH MANUFACTURERS GUIDELINES AND REQUIREMENTS.

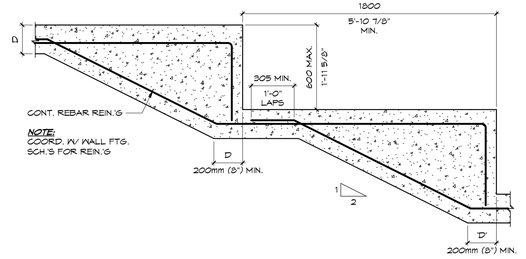
8. PRE-ENGINEERED WOOD ROOF TRUSSES & GIRDERS SHALL BE DESIGNED BY P.ENG. (PEO) AND CONFIRMED ON SEALED SHOP DRAWINGS TO BE SUBMITTED TO CONSULTANT FOR REVIEW. THE CONSULTANT SHALL NOT ASSUME RESPONSIBILITY FOR SUCH COMPONENTS OR SYSTEMS THAT ARE DESIGNED BY OTHERS.

9. ALL ROOF TRUSS CONNECTORS ARE ASSUMED TO BE DESIGNED BY ROOF TRUSS DESIGNER. OTHERWISE, ROOF SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW AND TRUSS CONNECTOR DESIGN PRIOR TO FABRICATION.

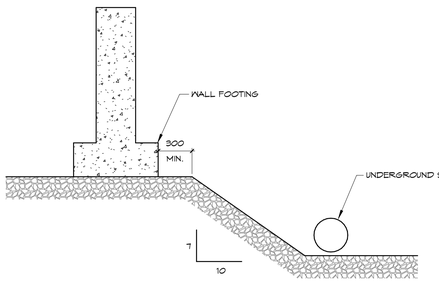
10. LATERAL WOOD BRACING TO BE DESIGNED AND SPECIFIED BY THE ROOF TRUSS DESIGNER AND CONFIRMED BY SHOP DRAWINGS.

11. ALL BUILT-UP ENGINEERED WOOD LINTELS TO BE FASTENED TOGETHER AS PER MANUFACTURER'S SPECIFIATIONS.

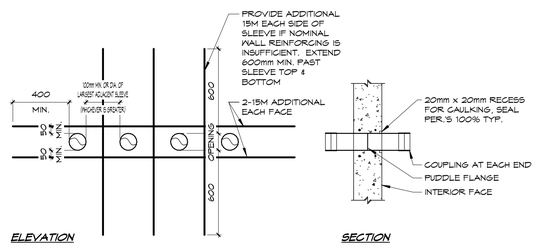
12. ALL MASS TIMBER AND GLULAM TIMBER CONNECTIONS ARE SHOWN ON STRUCTURAL DRAWINGS FOR CONCEPT ONLY. ALL MASS TIMBER AND GLULAM TIMBER CONNECTIONS TO BE DESIGNED BY THE MASS TIMBER FABRICATOR AND SHOWN ON SHOP DRAWINGS SEALED BY A PROFFESSIONAL ENGINEER (PEO). THE CONSULTANT SHALL NOT ASSUME RESPONSIBILITY FOR SUCH COMPONENTS OR SYSTEMS THAT ARE DESIGNED BY OTHERS.



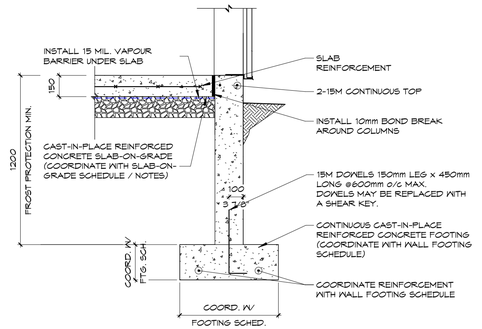
1 / A004 STEP FOOTING DETAIL
SCALE 1 : 20



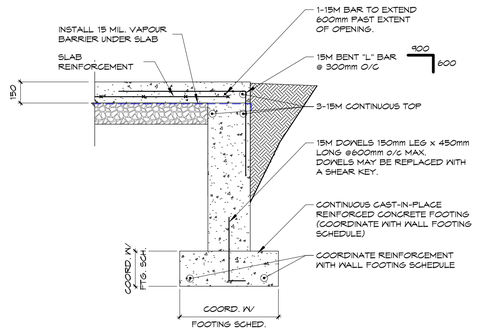
2 / A004 TYPICAL FOOTING BEARING DETAIL AT SERVICE LINES
SCALE 1 : 25



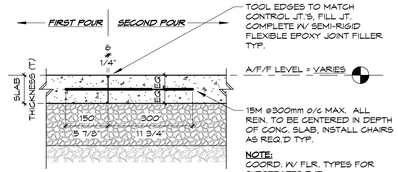
3 / A004 CONDUIT THROUGH WALL SLEEVE DETAIL
SCALE 1 : 20



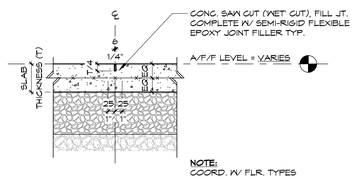
4 / A004 TYPICAL WALL BASE SECTION DETAIL
SCALE 1 : 20



5 / A004 WALL BASE SECTION DETAIL - AT DOOR OPENINGS
SCALE 1 : 20



6 / A004 SLAB-ON-GRADE CONSTRUCTION JOINT
SCALE 1 : 10



7 / A004 SLAB-ON-GRADE CONTROL JOINT
SCALE 1 : 10

NO.	DATE	ISSUANCE
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7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
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LICENSED PROFESSIONAL ENGINEER
APRIL 7TH, 2026
B.D. BUCHWALD
100200154
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
STRUCTURAL GENERAL NOTES

CHECKED BY:	DRAWN BY:
LHR/BB	BM/KA
DRAWING SCALE: As indicated	DRAWING NO.: A004
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:24 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt

SOG SAWCUT / LEGEND - EXTERIOR

— — — S/O/G SAW CUT LINES (SC)

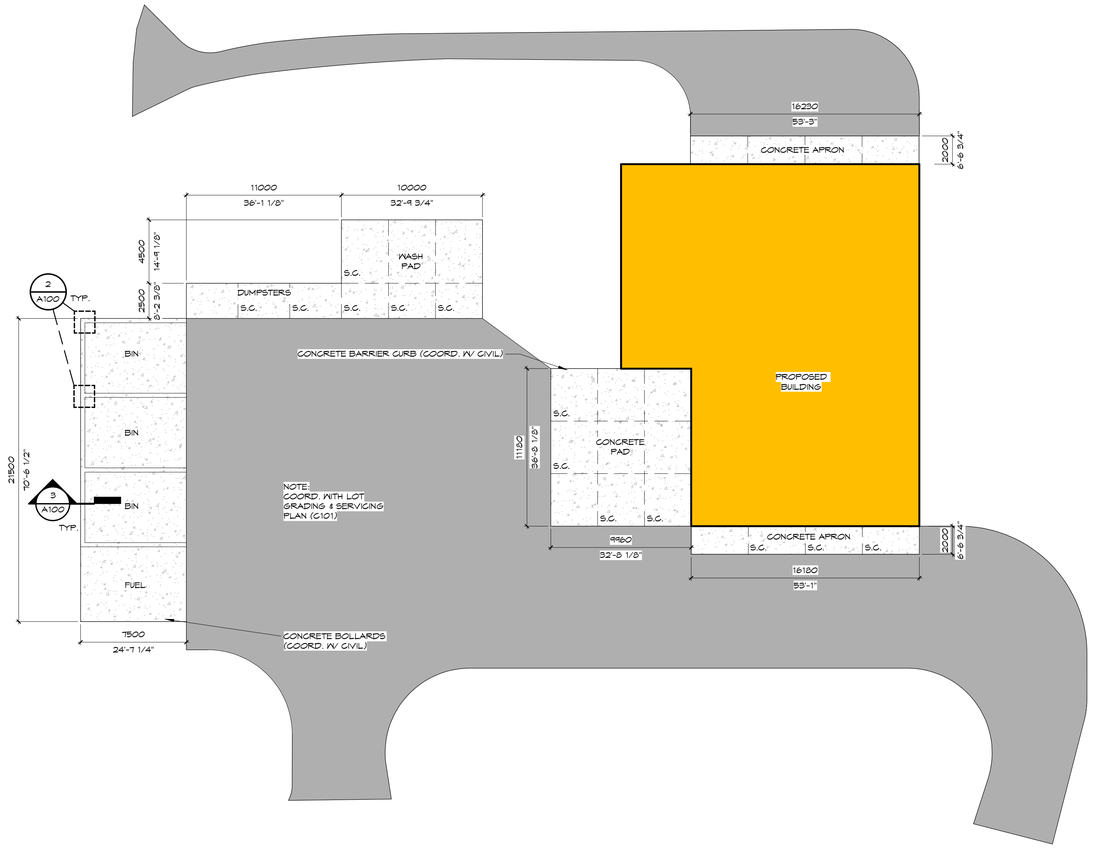
GENERAL NOTES:

• REFERENCE - FIN. FLR. ELEV. OF LEVEL 1 IS **0000**

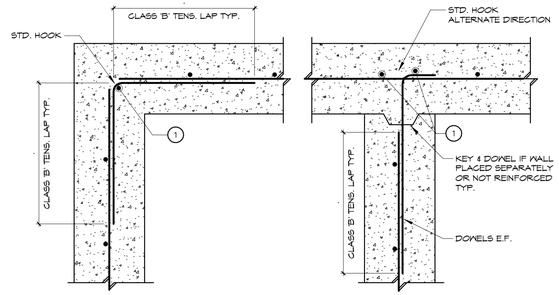
TYP. EXTERIOR S/O/G:
REIN. P/I/P 150mm CONC. SLAB
('C1' CLASS 35MPa W/ AIR)
(10M @ 300 O.C.)
GRANULAR 'A' 200mm THICK COMPACTED TO 100% SPMDD;
GRANULAR 'B' BACKFILL @ ALL HARD SURFACES COMPACTED TO 100% SPMDD;
UNDISTURBED NATIVE SOIL / ENGINEERED FILL - COORDINATE GEOTECHNICAL REPORT

• INSTALL SAWCUT CONTROL JOINTS IN CONC. S/O/G @4500mm MAX. SPACING U.N/O; COORD. W/ TYP. SAW CUT CONTROL JOINT DETAIL; SAW CUTS TO BE PROVIDED @ ALL DOOR OPENINGS
• COORDINATE CONTROL JOINTS AND CONSTRUCTION JOINTS W/ PROVIDED DETAILS, TYP.

NOTE: CONTRACTOR TO CONFIRM AND COORDINATE ALL SLAB DIMENSIONS, LOCATIONS, AND LAYOUT WITH ALL DISCIPLINES PRIOR TO CONSTRUCTION.



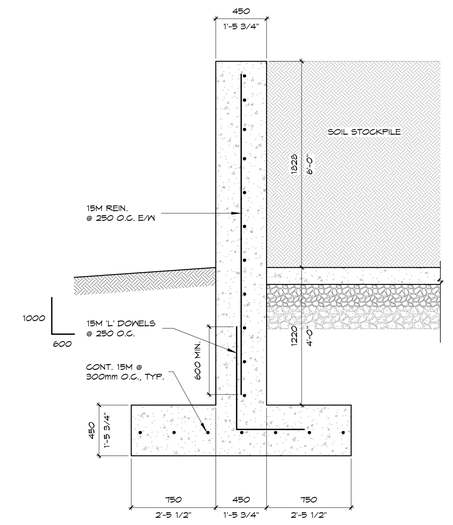
1 A100 EXTERIOR CONCRETE SLAB-ON-GRADE PLAN
SCALE 1 : 200



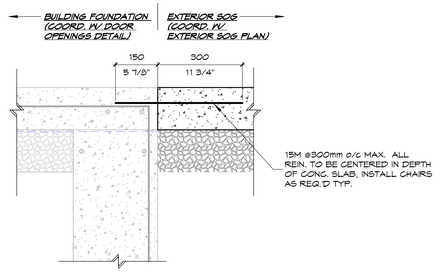
ONE LAYER OF REINFORCING

NOTES:
1. DENOTES 2 CORNER BARS SAME SIZE AND SPACING AS LARGEST VERTICAL REINFORCING. ELSEWHERE PROVIDE 2-20M CORNER BARS UNLESS NOTED
2. DOWELS TO BE SAME SIZE AND SPACING AS HORIZONTAL REINFORCING
3. PROVIDE STANDARD HOOKS AS SHOWN

2 A100 CONCRETE WALL REIN. - SOIL BINS
SCALE 1 : 10



3 A100 SOIL BIN CONCRETE RETAINING WALL SECTION
SCALE 1 : 25



4 A100 EXTERIOR SOG DETAIL - AT DOOR OPENINGS
SCALE 1 : 10

NO.	DATE	ISSUANCE
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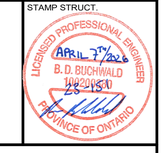

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
EXTERIOR CONCRETE SLAB-ON-GRADE PLAN

CHECKED BY:	DRAWN BY:
BB	AV
DRAWING SCALE: As indicated	DRAWING NO.: A100
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:28 PM
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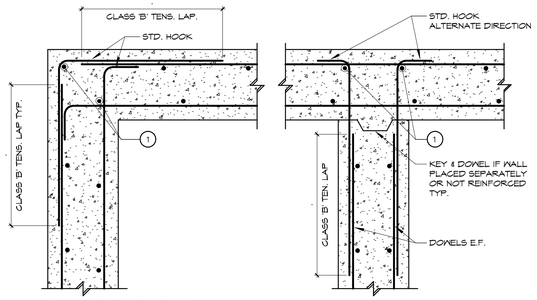


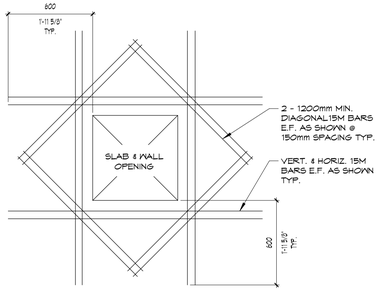
TWO LAYERS OF REINFORCING

NOTES:

1. (1) DENOTES 2 CORNER BARS SAME SIZE AND SPACING AS LARGEST VERTICAL REINFORCING. ELSEWHERE PROVIDE 2-20M CORNER BARS UNLESS NOTED
2. DOWELS TO BE SAME SIZE AND SPACING AS HORIZONTAL REINFORCING
3. PROVIDE STANDARD HOOKS AS SHOWN

2 A200 CONCRETE WALL REIN. TYP.

SCALE 1 : 10



NOTE:
APPLICABLE FOR OPENINGS 300mm OR GREATER IN DIAMETER. DETAIL DOES NOT APPLY TO PRECAST CONCRETE SLABS AND SLABS ON GRADE.

3 A200 REIN. @ OPENINGS IN CONC. WALLS & SLABS

SCALE 1 : 20

FOOTING, FOUNDATION LEGEND

WF# — WALL FOOTING TAG & IDENTIFICATION (COORD. W/ WALL FTG. SCH.)

— FOUNDATION WALL TAG & IDENTIFICATION (COORD. W/ FDTN. SCH.)

CONC. FDTN. OPENING VOID LOCATION FOR FLR. SLAB TO BE POURED INTO OR FDTN. WALL TOP SURFACE -150 A/F/F

GENERAL NOTES:

- REFERENCE - FIN. FLR. ELEV. OF LEVEL 1 IS **0000**
- TOP OF ALL EXT. FTG.'S ARE 1200mm MIN. BELOW FIN. GRADE
- FTG. THICKNESS(ES) SHOWN ARE MIN. ALL SIDES OF FTG.'S ARE TO BE PROPERLY FORMED TO PREVENT OUTWARD FLOW OF CONC. BELOW FORMWORK
- INSTALL SLEEVES IN ALL WALLS FOR STORM & SANITARY LINES
- CORNER & INTERSECTION SPLICE BARS SHALL BE PROVIDED IN CONC. WALLS IN ACCORDANCE W/ MANUAL OF STD. PRACTICE FOR REIN. STEEL. DETAILS TO BE SUBMITTED W/ SHOP DWG.'S (COORD. W/ 2/A200)
- APPROVED GRANULAR FILL UNDER ALL NEW FTG.'S SHALL BE COMPACTED IN 150mm LAYERS TO 100% SPMDD.
- INSTALL CONTROL JOINTS IN CONC. FDTN.'S MORE THAN 25m LONG @ 15m MAX. INERAVALS - CJ ABBR.; COORD. W/ TYP. FDTN. CONTROL JOINT DETAIL (COORD. W/ 5/A200)

SOG / SAWCUT LEGEND

— — — S/O/G SAW CUT LINES (SC) (4.5m (14'-6") O/C MAX.)

GENERAL NOTES:

- ALL SLABS ON GRADE SHALL BE AS PER. FLR. TYPES ON: GRANULAR 'A' 150mm THICK COMPACTED TO 100% SPMDD, GRANULAR 'B' BACKFILL @ ALL HARD SURFACES COMPACTED TO 100% SPMDD, ON UNDISTURBED NATIVE SOIL / ENG.'D FILL (COORD. W/ ARCH. FOR UNDER SLAB INSUL. LOCATIONS)
- INSTALL SAWCUT CONTROL JOINTS IN CONC. S/O/G @4500mm MAX. SPACING U/N/O; COORD. W/ TYP. SAW CUT CONTROL JOINT DETAIL; SAW CUTS TO BE PROVIDED @ ALL DOOR OPENINGS
- ALL FTG.'S SHALL BEAR ON UNDISTURBED SOIL OR APPROVED ENG.'D FILL W/ A MIN. SOIL BEARING CAPACITY AS DETAILED IN STRUCTURAL GENERAL NOTES. (COORD. W/ GEOTECHNICAL ENG. / SOILS REPORT)
- APPROVED GRANULAR FILL UNDER ALL NEW FTG.'S SHALL BE COMPACTED IN 150mm LAYERS TO 100% SPMDD. TO BE CONFIRMED BY GEO. ENG. / TESTING & INSPECTION COMPANY PRIOR TO POURING FTG.'S

CONCRETE WALL REINFORCING SCHEDULE

WALL TYPE	WALL TYPE	HORIZONTAL	VERTICAL
FW1	228.6mm (9") CONCRETE WALL	2-15M CONT. AT TOP & BOTTOM OF WALL	N/A
FW1a	228.6mm (9") CONCRETE WALL	2-15M CONT. AT TOP & BOTTOM OF WALL	N/A

NOTES:

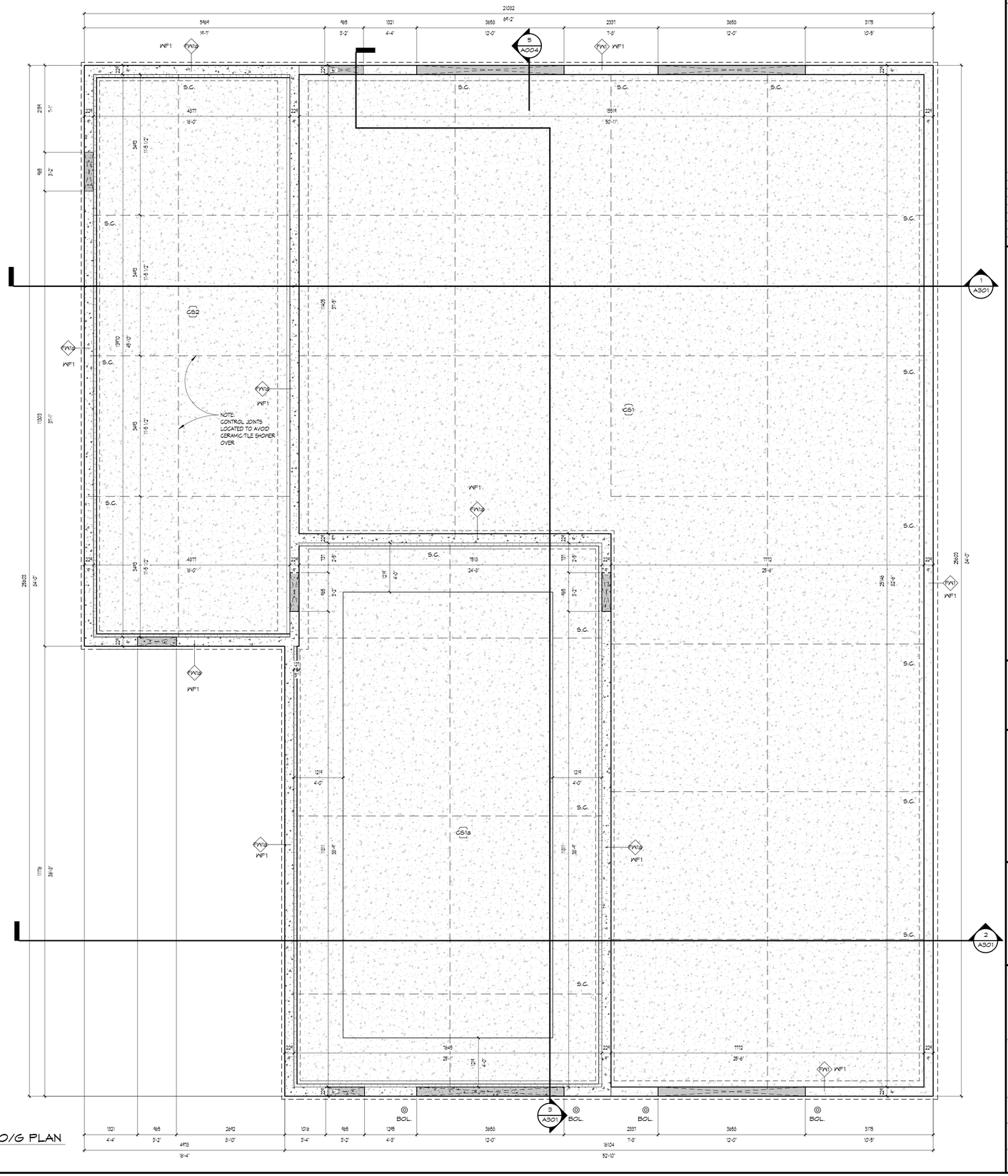
- WHERE THERE IS A CONFLICT IN THE SCHEDULES AND/OR DETAILS THE MORE STRINGENT SHALL APPLY UNLESS APPROVED OTHERWISE IN WRITING BY THE ENGINEER.
- 75mm (3") COVER @ EXTERIOR CONDITIONS, 50mm (2") COVER @ INTERIOR CONDITIONS
- REFER TO ARCHITECTURAL FOR FOUNDATION WALL INSULATION DETAIL

WALL FOOTING SCHEDULE

MARK	DESCRIPTION
WF1	457mm (18") WIDE x 200mm (8") DEEP C/W 2-15M BOTTOM CONTINUOUS

NOTES:

- TYPICAL VERTICAL DOWELS ARE 15M 150mm (6") LEG & 450mm (18").
- ALL STRIP FOOTING'S SHALL BE CENTERED UNDER CONCRETE FOUNDATION WALLS & INT. LOADBEARING STUD WALLS. CONTRACTOR SHALL COORDINATE FOOINGTS. & WALL DIMENSIONS ON PLANS & REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION
- WHERE REINFORCEMENT OF THE FOUNDATION WALLS IS REQUIRED, ALL RE-BAR SHALL BE DOWELED INTO FOOTING.'S 50mm (2") MIN. EMBEDMENT (600mm (2') LAP LENGTH FOR TIE-IN DOWELS)



1 A200 LEVEL 1 FTG., FDTN., S/O/G PLAN

SCALE 1 : 50

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LICENSED PROFESSIONAL ENGINEER
APRIL 7/2026
B.D. BUCHWALD
100209510
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
FOUNDATION PLAN & DETAILS

CHECKED BY:	DRAWN BY:
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PROJECT NO.: 23-151	

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LINTEL SCHEDULE

MARK	DESCRIPTION	DETAIL	WALL TYPE
L1	2-PLY 38mm x 235mm (2"x10") SPF NO. 2		89mm & 140mm (4" & 6") ND. STUD
L2	3-PLY 38mm x 235mm (2"x10") SPF NO. 2		140mm (6") ND. STUD
L3	2-PLY 44mm x 235mm (2"x10") LVL 2.0E		140mm (6") ND. STUD

LINTEL NOTES: (LR)

- STRUCT. LINTEL (LR)
- 2-PLY ND. LINTELS W/ SPANS LESS THAN 3m (9'-10") REQ. 38mm (1.5") MIN. BEARING LENGTH @ EACH END. SPANS GREATER THAN 3m (9'-10") REQ. 76mm (3") MIN. BEARING LENGTH. INSTALL BUILT UP COLUMNS TO MATCH WALL STUD WIDTH AS REQ.'D
- 3-PLY ND. LINTELS / BEAMS W/ SUPPORTED LENGTHS GREATER THAN 4.2m REQ. MIN. BEARING LENGTH OF 114mm (4.5"). ALL OTHER BEAMS REQ. MIN. BEARING LENGTH OF 76mm (3"). INSTALL BUILT UP COLUMNS TO MATCH WALL STUD WIDTH AS REQ.'D
- 4 & 5-PLY ND. LINTELS / BEAMS W/ SUPPORTED LENGTHS GREATER THAN 5m REQ. BEARING LENGTH OF 114mm (4.5") MIN. ALL OTHER BEAMS REQ. BEARING LENGTH OF 76mm (3") MIN. INSTALL BUILT UP COLUMNS TO MATCH WALL STUD WIDTH AS REQ.'D
- WHERE NOTED, LINTELS MUST BEAR UPON ENTIRE WIDTH OF BUILT-UP COLUMNS INDICATED W/ ADDITIONAL TRIMMER STUD FASTENED TO COLUMN AS PER TYP. ROUGH OPENING FRAMING
- ALL LINTELS THAT REQ. SPACERS ARE TO BE SPACED THE SAME AS THE WALL TYPE THEY ARE LOCATED IN. SPACERS ARE TO BE INSTALLED BETWEEN THE PLY'S

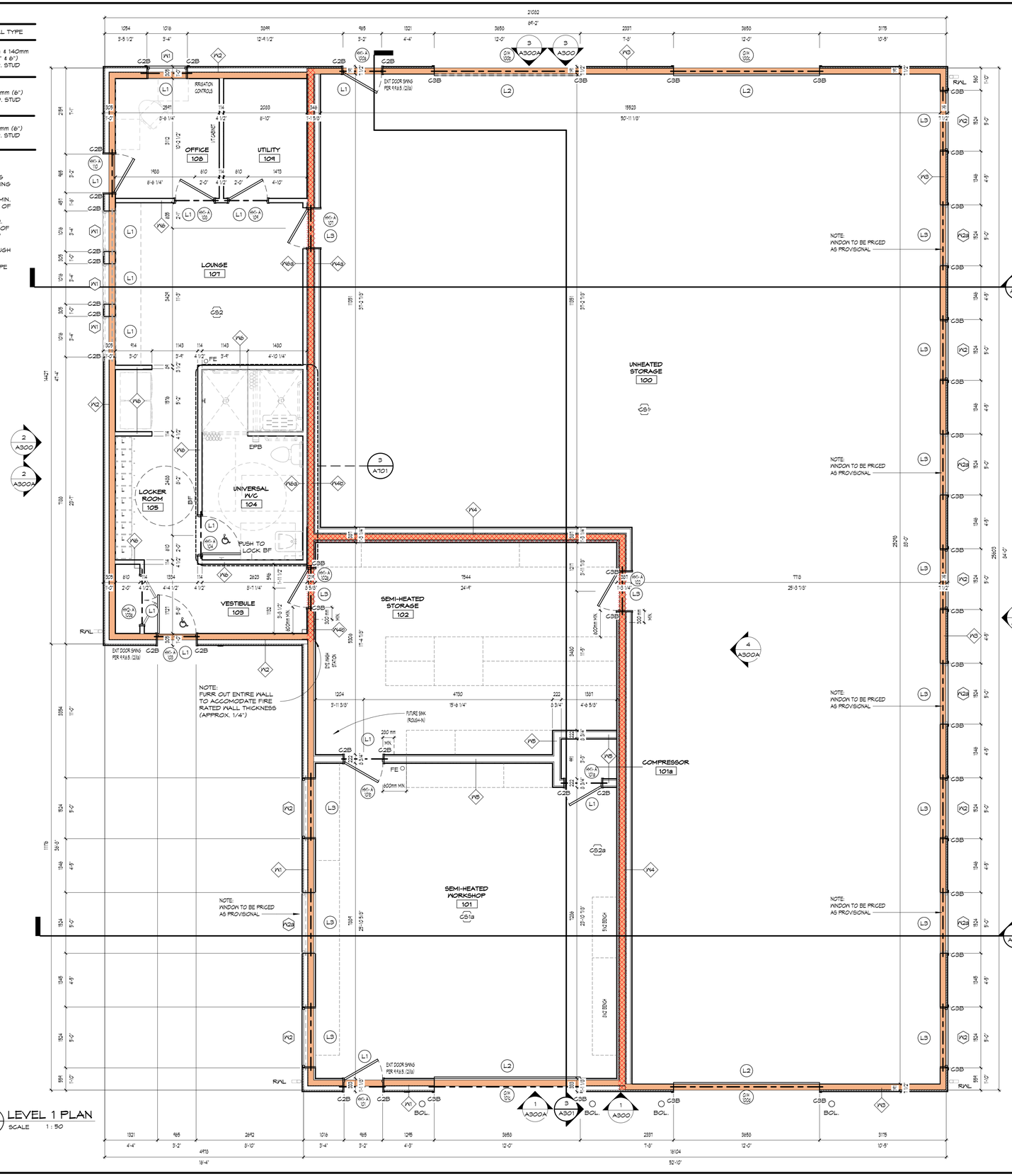
COLUMN / POST SCHEDULE - WOOD

MARK	DESCRIPTION
C2B	2-PLY 38x140 (2"x6") JACK + 38X140 KING
C3B	3-PLY 38x140 (2"x6") JACK + 38X140 KING

NOTES:

- CP - BUILT UP COLUMN
- VERIFY ANY GIRDER TRUSS PLY W/ TRUSS MANUF. & INSTALL BUILT UP COLUMNS TO MATCH THE NUMBER OF GIRDER PLYS
- VERIFY ANY ROOF FRAMING POINT LOADS W/ FLR. / ROOF MANUF. & INSTALL BUILT UP COLUMNS TO MATCH THE NUMBER OF FRAMING PLYS
- INSTALL BUILT UP COLUMNS TO MATCH WIDTH OF BEAM OR NUMBER OF PLYS OF BUILT UP BEAM FOR BEARING TRANSFER TO BELOW TYP.
- ALL BUILT UP COLUMNS TO BE TRANSFERED TO FDTN. SYSTEMS. INSTALL BUILT UP COLUMNS IN WALL / FLR. SYSTEM(S) SO LOADS ARE TRANSFERED TO FDTN. SYSTEM BELOW WHETHER SHOWN OR NOT TYP.

REFER TO DRAWING A300A FOR WOOD BRACED FRAME LOCATIONS



1 A201 LEVEL 1 PLAN
SCALE 1 : 50

LEVEL PLAN LEGEND

- ROOM NAME / ### — ROOM TAG, NUMBERING & IDENTIFICAITON (COORD. W/ RM. FIN. SCH.)
- DOOR TAG & IDENTIFICATION (COORD. W/ SCH.'S)
- NEW DOOR
- WALL TAG & IDENTIFICATION
- CURTAIN WALL / WINDOW TAG & IDENTIFICATION
- FLOOR TAG & IDENTIFICATION
- TYP. BF TURNING CIRCLE RADIUS
- L — LOCKERS
- POWER DOOR OPERATOR
- BF — ROUND S/S RECESS / FLUSH MTD. PUSH BUTTON (U/N/O) FOR POWER DOOR OPERATOR - 610mm MIN. FROM THE DOOR SWING TOWARDS THE BUTTON TO 1500mm MAX. (925mm A/F/F TO CENTER OF BUTTON TYP.)
- EPB — EMERGENCY PUSH BUTTON (925mm A/F/F TO CENTER OF BUTTON TYP.) (450mm A/F/F TO CENTER OF BUTTON IN UNIV. AR. TYP.)
- PUSH TO LOCK — PUSH TO LOCK BUTTON (925mm A/F/F TO CENTER OF BUTTON TYP.)
- FE — SURFACE MTD. FIRE EXTINGUISHER
- RWL — RAIN WATER LEADER
- LAVATORIES — TRIPLE, DOUBLE, SINGLE
- LAVATORY, WALL HUNG, BARRIER FREE
- FLR. — WATER CLOSET

LEVEL FLR. FRAMING & LINTEL PLAN LEGEND

- STRUCT. LINTEL (LR)

HATCH LEGEND

- FIRE RATED WALL ASSEMBLY
- LOAD BEARING WALL ASSEMBLY

LEVEL FRAMING & LINTEL NOTES:

- LEVEL PLANS ASSOCIATED ABOVE / BELOW THE TRUSS SYSTEM ARE TO BE SHOWN ON THE SHOP DRAWINGS FOR COORDINATION OF THE LOCATIONS OF OPENINGS THROUGH THE SYSTEM (IE. MECHANICAL DUCTING, SHAFTS, ETC.)
- TRUSSES/JOISTS SHOP DRAWINGS MUST BE SEALED BY P.ENG (PEO) AND SUBMITTED TO ARCHITECT & STRUCT. ENG. FOR REVIEW OF ANY POINT LOADING / LOADING ON STRUCT. PRIOR TO CONSTRUCTION

GENERAL NOTES:

- SHOP DWG.'S ARE TO BE DIMENSIONED IN METRIC UNITS (IMPERIAL & METRIC BOTH SHOWN IS ACCEPTABLE)
- ALL DIM.'S ARE OUTSIDE OF WALL SYSTEMS

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LICENSED PROFESSIONAL ENGINEER — APRIL 7TH 2026 — B.D. BUCHWALD — 100200540 — PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
LEVEL 1 PLAN, WALL & FLOOR TYPES & DIMENSIONS

CHECKED BY:	DRAWN BY:
LHR/BB	BM/KA
DRAWING SCALE: As indicated	DRAWING NO.: A201
PROJECT NO.: 23-151	

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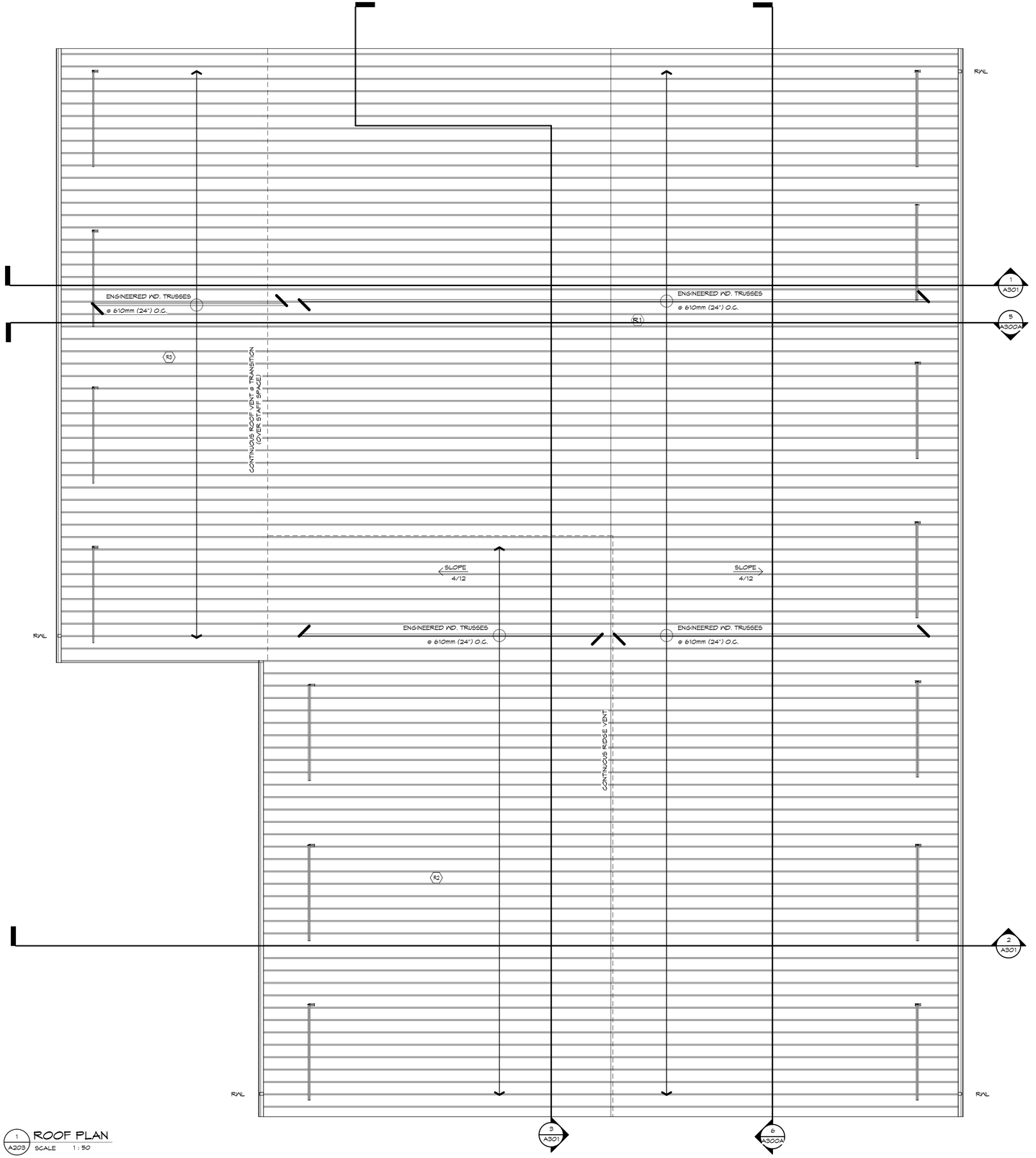

1 A203 ROOF PLAN
SCALE 1 : 50

ROOF VENTING LEGEND

6.3.1.2. Crawl Spaces and Attic or Roof Spaces
(1) Every *crawl space* and every *attic or roof space* shall be ventilated by natural or mechanical means.

(Updated January 1, 2025)
9.19.1. Venting
9.19.1.1. Required Venting
(1) Except where it can be shown to be unnecessary, where insulation is installed between a ceiling and the underside of the roof sheathing, a space shall be provided between the insulation and the sheathing, and vents shall be installed to permit the movement of air from the space to the exterior.

9.19.1.2. Vent Requirements
(1) Except as provided in Sentence (2), the unobstructed vent area shall be not less than 1/300 of the insulated ceiling area.
(2) Where the roof slope is less than 1 in 6 or in roofs that are constructed with roof joists, the unobstructed vent area shall be not less than 1/150 of the insulated ceiling area.
(3) Required vents are permitted to be roof type, eave type, gable-end type or any combination of them, and shall be distributed,
(a) uniformly on opposite sides of the *building*,
(b) with not less than 25% of the required openings located at the top of the space, and
(c) with not less than 25% of the required openings located at the bottom of the space.
(4) Except where each roof joist space referred to in Sentence (2) is separately vented, roof joist spaces shall be interconnected by installing purlins not less than 38 mm by 38 mm on the top of the roof joists.
(5) Vents shall comply with CAN3-A93-M, "Natural Airflow Ventilators for Buildings".

9.19.1.3. Clearances
(1) Except as provided in Sentence (2), where venting is provided to a roof joist space, not less than 63 mm of space shall be provided between the top of the insulation and the underside of the roof sheathing.
(2) Where venting is provided at the junction of sloped roofs and exterior walls and where preformed baffles are used to contain the insulation, the baffles shall,
(a) provide an unobstructed air space between the insulation and the underside of the roof sheathing, that is,
(i) not less than 25 mm in dimension, and
(ii) of sufficient cross area to meet the *attic or roof space* venting requirements of Article 9.19.1.2., and
(b) extend vertically not less than 50 mm above the top of the insulation.
(3) Ceiling insulation shall be installed in a manner that will not restrict a free flow of air through roof vents or through any portion of the *attic or roof space*.

ROOF PLAN LEGEND

R# — ROOF TYPE (COORD. W/ ROOF TYPE SCH.)

SLOPE — DIRECTION OF ROOF DRAINAGE / SLOPES PROVIDE POSITIVE ROOF SLOPES TOWARD ROOF DRAIN. SLOPE TO BE MIN. 1.5-2%

R/AL — RAIN WATER LEADERS & EAVESTROUGHS (GUTTER) & PROVIDE OUT TURNS TO SPILL ONTO GRADE W/ SPLASH PADS

SNOW GUARDS

HATCH IDENTIFICATION LEGEND

PRE-FIN. PTD. METAL ROOF SYSTEM (COORD. W/ OWNER FOR PROFILE & COLOUR)

GENERAL NOTES:

- SHOP DWG.'S ARE TO BE DIMENSIONED IN METRIC UNITS (IMPERIAL & METRIC BOTH SHOWN IS ACCEPTABLE)
- COORD. W/ MECH. & ELEC. DWG.'S FOR LOCATIONS OF ALL ROOF TOP MECH. & ELEC. EQUIP. EQUIP. SHOWN ON ARCH. ROOF PLAN IS FOR GENERAL REFERENCE ONLY

NO.	DATE	ISSUANCE
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
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1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

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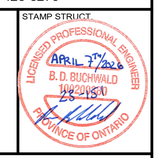
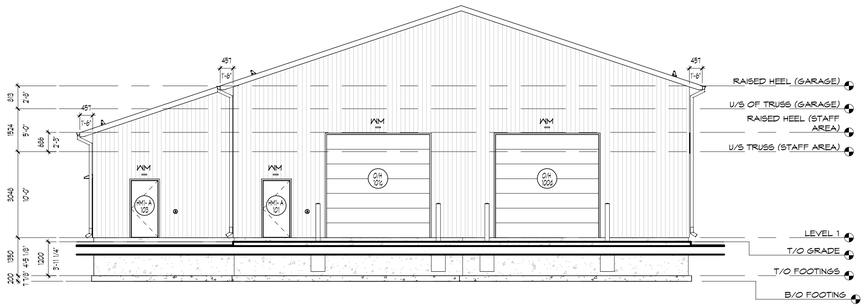


PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

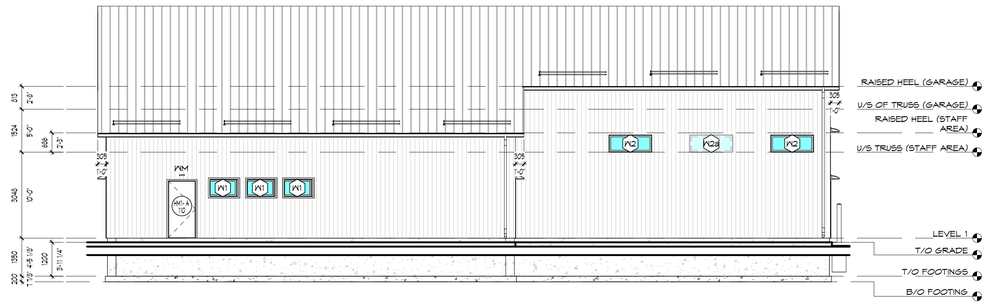
DRAWING TITLE:
ROOF PLAN

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE:	DRAWING NO.:
As indicated	A203
PROJECT NO.: 23-151	

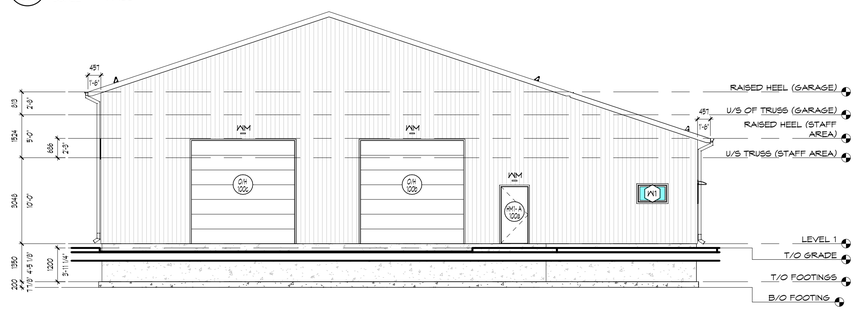
DATE PLOTTED: 4/2/2026 6:10:28 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt



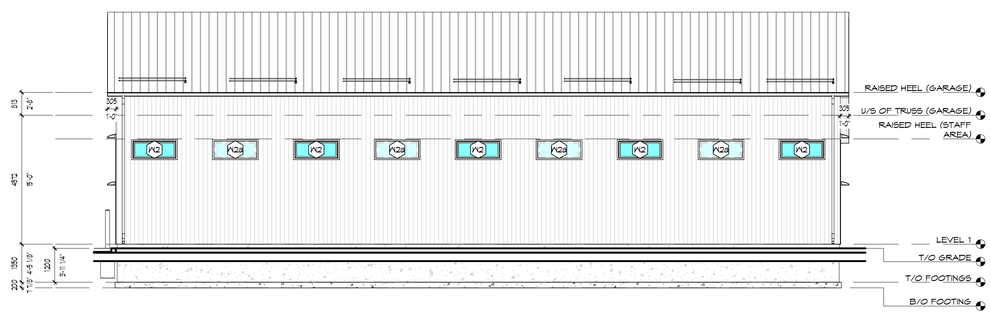
1 A300 NORTH ELEVATION
SCALE 1 : 100



2 A300 EAST ELEVATION
SCALE 1 : 100



3 A300 SOUTH ELEVATION
SCALE 1 : 100



4 A300 WEST ELEVATION
SCALE 1 : 100

WINDOW SCHEDULE

LEVEL	TYPE MARK	WIDTH	HEIGHT	SILL HEIGHT	COMMENTS
LEVEL 1	W1	1016	610	1473	
LEVEL 1	W1	1016	610	1473	
LEVEL 1	W1	1016	610	1473	
LEVEL 1	W1	1016	610	1473	
LEVEL 1	W2	1524	610	3048	
LEVEL 1	W2	1524	610	3048	
LEVEL 1	W2	1524	610	3048	
LEVEL 1	W2	1524	610	3048	
LEVEL 1	W2	1524	610	3048	
LEVEL 1	W2	1524	610	3048	
LEVEL 1	W2a	1524	610	3048	PROVISIONAL
LEVEL 1	W2a	1524	610	3048	PROVISIONAL
LEVEL 1	W2a	1524	610	3048	PROVISIONAL
LEVEL 1	W2a	1524	610	3048	PROVISIONAL
LEVEL 1	W2a	1524	610	3048	PROVISIONAL

WINDOW NOTES

COORD.:

- IT IS THE RESPONSIBILITY OF THE WINDOW & HARDWARE MANUF. / CONTRACTOR & OWNER TO COORD. & EXECUTE THEIR WORK TOGETHER
- COORD. W/ FLR. PLANS, ELEVATIONS & SCHEDULES FOR LOCATIONS & QUANTITY OF CURTAIN WALLS, ENT. STOREFRONT FRAMING & WINDOWS

FINISH HARDWARE:

HARDWARE:

- ALL FINISH HARDWARE & HARDWARE REQ.'S SHOWN / NOT SHOWN TO BE COORDINATED & VERIFIED W/ THE MANUF. / CONTRACTOR & OWNER

FRAMING:

- FRAMING - COORD. W/ OWNER

GLAZING:

- GLAZING - COORD. W/ OWNER

FINISH:

- FINISH - COORD. W/ OWNER

SIZINGS:

- OPENINGS - DIM.'S INDICATED ARE R/O OF STD. SIZING MANUF. U/N/O - VERIFY ALL OPENING DIM.'S & R/O SIZING PRIOR TO FABRICATION & ORDERING.

ENERGY EFFICIENCY:

- ENERGY EFFICIENCY OF OPENING INFILLS IN CONDITIONED / SEMI-HEATED SPACES TO MEET OR EXCEED THE OBC MATRIX ENERGY EFFICIENCY REQ.'S

FIRE RATINGS:

- COORD. W/ LIFE SAFETY DWG.'S FOR FIRE SEPARATIONS & FIRE RESISTANCE RATINGS FOR EXPOSURE SITUATIONS. FIRE RATED FRAMING & GLAZING TO BE IMPLEMENTED.

2 HR. (120 MIN.) FIRE SEPARATION TO HAVE 1 1/2 HR. (90MIN.) FIRE RATED CLOSURE
1 1/2 HR. (90 MIN.) FIRE SEPARATION TO HAVE 1 HR. (60 MIN.) FIRE RATED CLOSURE
1 HR. (60 MIN.) FIRE SEPARATIONS TO HAVE 3/4 HR. (45 MIN.) FIRE RATED CLOSURE
3/4 (45 MIN.) HR. FIRE SEPARATIONS TO HAVE 3/4 HR. (45 MIN.) FIRE RATED CLOSURE
1/2 HR. (30 MIN.) FIRE SEPARATIONS TO HAVE 20 MIN. FIRE RATED CLOSURE

DOORS & OPENING INFILLS IN EXT. WALLS W/ A FIRE RESISTANCE RATING BUT THAT ARE NOT REQ.'D TO BE PROTECTED OPENINGS ARE NOT REQ.'D TO HAVE A FIRE RESISTANCE RATING TYP.
(COORD. W/ UNPROTECTED OPENING ELEV.'S)

- ALL FIRE RATED CURTAIN WALLS / ENT. STOREFRONT FRAMING & WINDOWS W/ GLAZING "GL" TO HAVE "FIRELITE" GLAZING AS REQ.'D INCLUDING ALL EXPOSURE SITUATIONS UNLESS NM W/ GNG ARE NOTED. ALL NON-RATED GLAZING TO BE TEMPERED U/N/O TYP.

GLAZING:

- ALL GLASS AND GLAZING, CONTRACTOR SHALL VERIFY AND PROVIDE THICKNESS TO BE CONFIRMED BY MANUFACTURER FOR THE ASSEMBLY IN WHICH THE GLAZING IS INSTALLED, TO BE SUBMITTED IN SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER BEFORE ANY MANUFACTURING. GLAZING TAPE TO BE AS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- BASIS OF DESIGN:
  1. VISION GLASS (GL):
     - ALL EXT. GLAZING TO BE 25mm (1") INSUL. DOUBLE GLAZING W/ 12.7mm (1/2") AIR SPACE, 90% ARGON FILLED W/ S/S SPACER
     - ALL EXT. GLAZING TO BE 6mm (1/4") THICK CLEAR (STARPHIRE) TEMPERED GLAZING, SOLARBAN 70XL FILM ON SURFACE 2
     - ALL INT. GLAZING TO BE 6mm (1/4") THICK CLEAR TEMPERED GLAZING

SHOP DRAWINGS

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE; DOOR(S), SCREEN(S), WINDOW(S), CURTAIN WALL(S), FRAME(S), & THEIR HARDWARE MANUF.'S TRADES COORD. & EXECUTE THEIR WORK TOGETHER & LABEL IDENTIFYING INFO. FOR ALL DOOR(S), SCREENS(S), WINDOW(S), CURTAIN WALL(S), FRAME(S) SCH.'S **TO MATCH THE IDENTIFICATION TAG LABELS & DIMENSIONS** HERE.
(REVISE & RESUBMIT SHOP DWG.'S WILL BE RETURNED IF THIS FORMAT IS NOT FOLLOWED W/ NO REVIEW UNDERTAKEN)

ELEVATION LEGEND

- WM — LIGHT FIXTURE (WM - WALL MTD.)
- SNOW GUARDS — ALPINE SNOW GUARD - 315 / ASG4025 & ASG4002S-T2-AL PIPE STYLE

HATCH IDENTIFICATION LEGEND

- GL — VISION GLAZING (MAY NOT BE LABELLED GL, MAY BE COLOURED LIGHT BLUE)
- FRE-FIN, VERT. METAL SIDING (DIFF. COLOURS WILL BE LABELLED)

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LICENSED PROFESSIONAL ENGINEER
APRIL 7TH/2026
B.D. BUCHWALD
100200520
23-151
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
EXTERIOR ELEVATIONS,
WINDOW SCHEDULE & NOTES

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE: 1 : 100	DRAWING NO.: A300
PROJECT NO.: 23-151	

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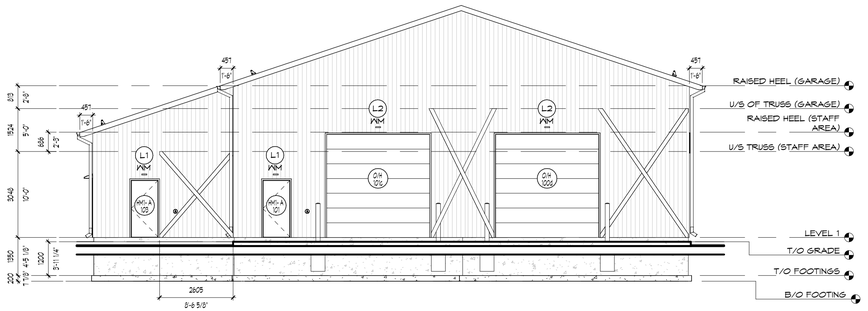
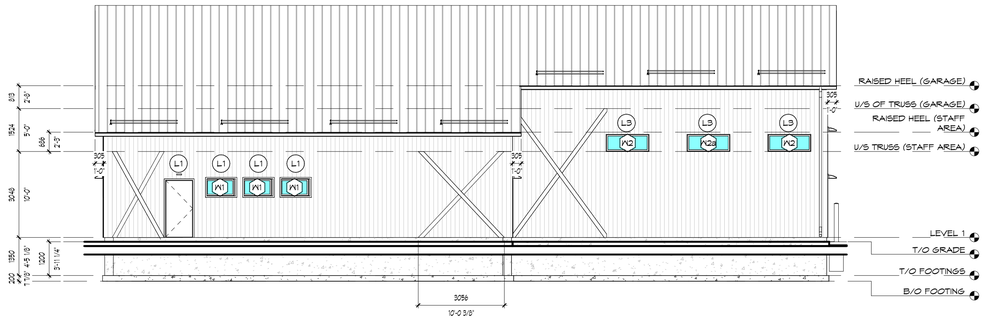
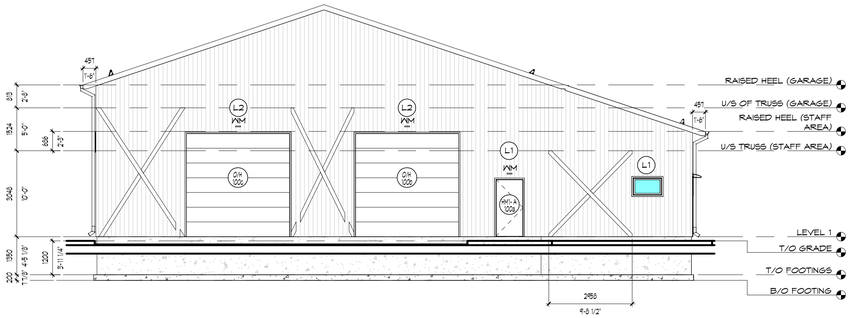


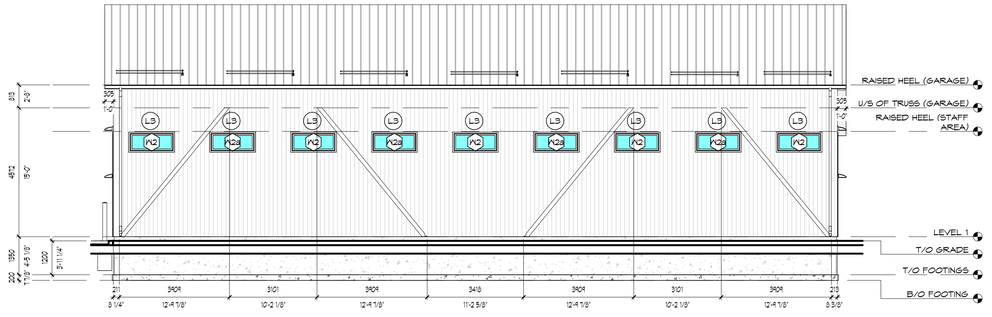
1 A300A — NORTH ELEVATION CROSS BRACE
SCALE 1 : 100



2 A300A — EAST ELEVATION CROSS BRACE
SCALE 1 : 100



3 A300A — SOUTH ELEVATION CROSS BRACE
SCALE 1 : 100



4 A300A — WEST ELEVATION CROSS BRACE
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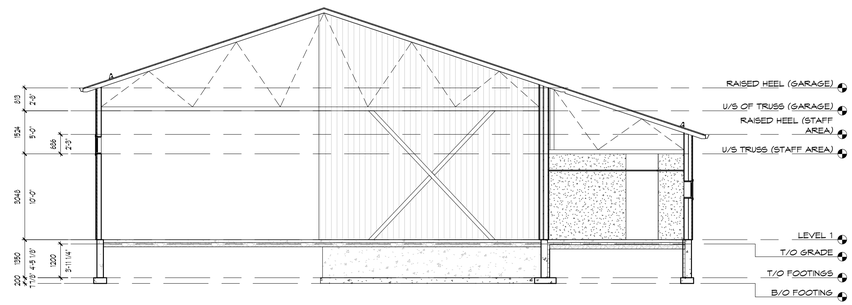
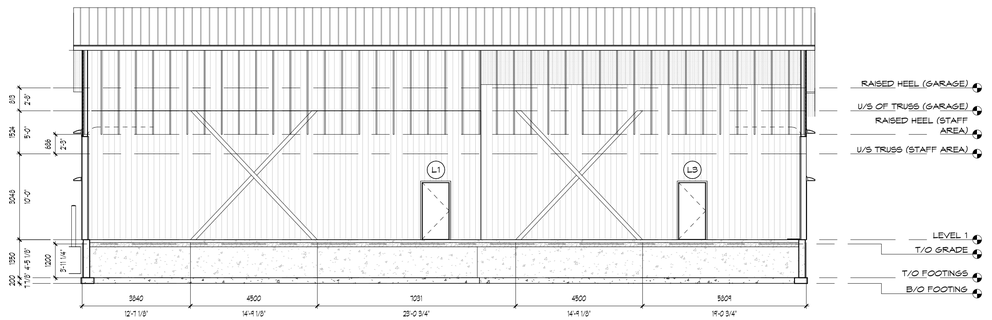


5 A300A — SOUTH INTERIOR SECTION - CROSS BRACE
SCALE 1 : 100



6 A300A — EAST INTERIOR SECTION - CROSS BRACE
SCALE 1 : 100

REFER TO DETAIL 7/A405 FOR WOOD BRACING DETAIL

HATCH IDENTIFICATION LEGEND

GL — VISION GLAZING (MAY NOT BE LABELLED GL, MAY BE COLOURED LIGHT BLUE)

PRE-FIN. VERT. METAL SIDING (DIFF. COLOURS WILL BE LABELLED)

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APRIL 7TH 2026
B.D. BUCHWALD
100151
25
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
EXTERIOR ELEVATION BRACED WALLS

CHECKED BY:	DRAWN BY:
LHR	
DRAWING SCALE: 1 : 100	DRAWING NO.: A300A
PROJECT NO.: 23-151	

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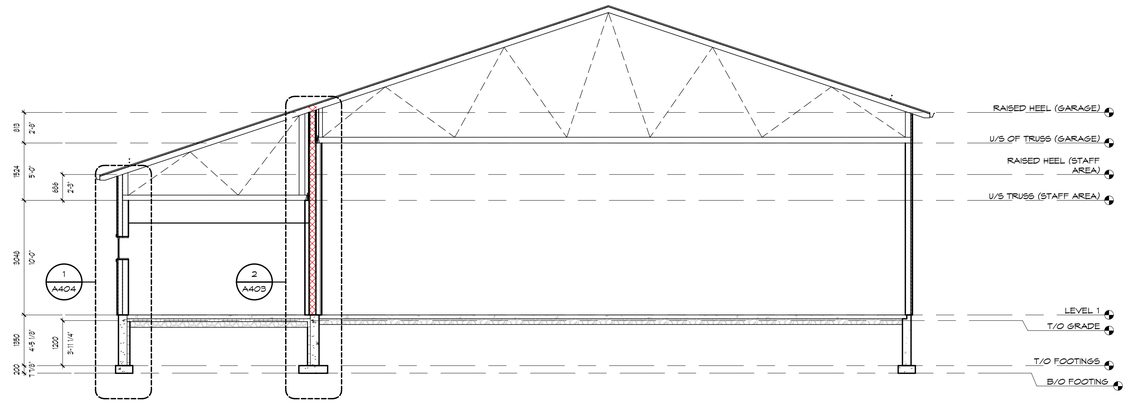

1 A301 BUILDING SECTION A
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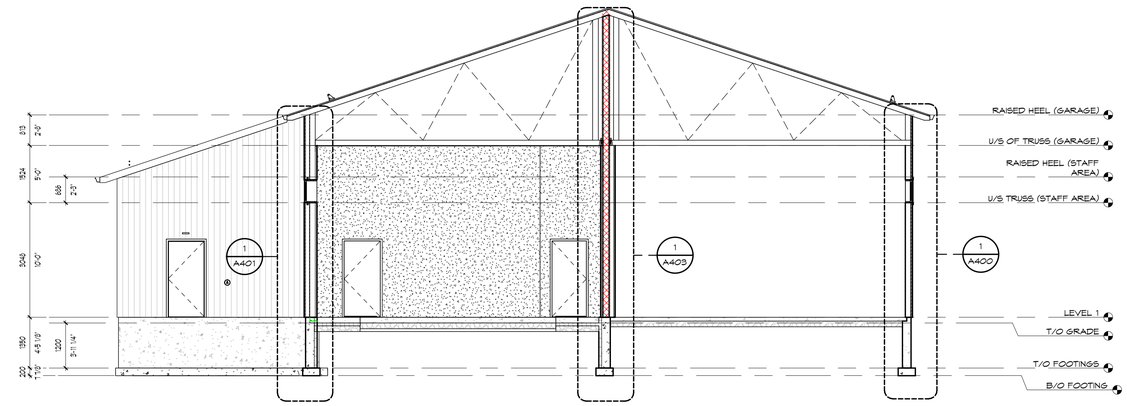

2 A301 BUILDING SECTION B
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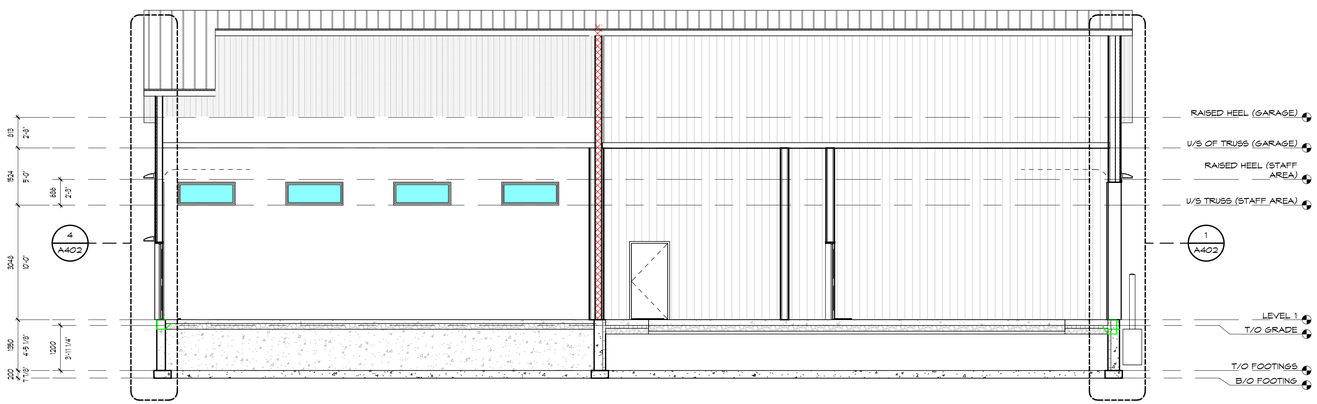

3 A301 BUILDING SECTION C
SCALE 1 : 75

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LICENSED PROFESSIONAL ENGINEER
APRIL 7TH 2026
B.D. BUCHWALD
100259151
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
BLDG. SECTIONS

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LHR	BM
DRAWING SCALE: 1 : 75	DRAWING NO.: A301
PROJECT NO.: 23-151	

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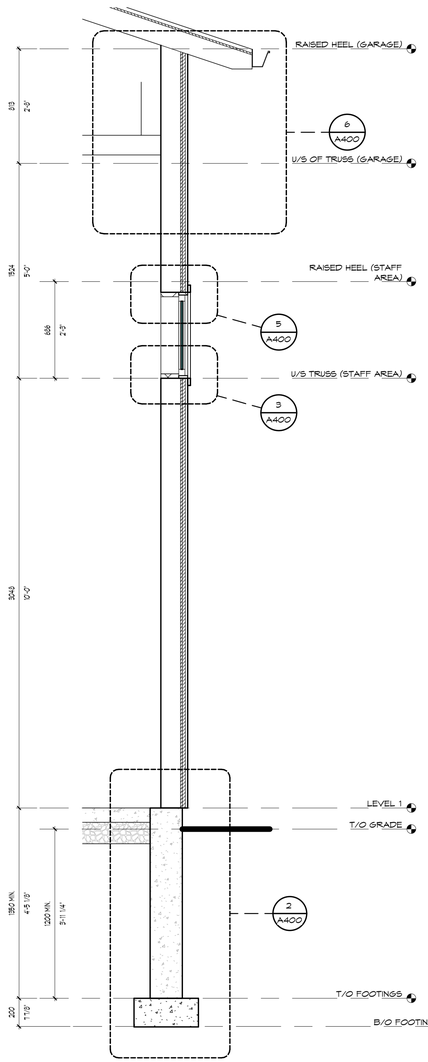
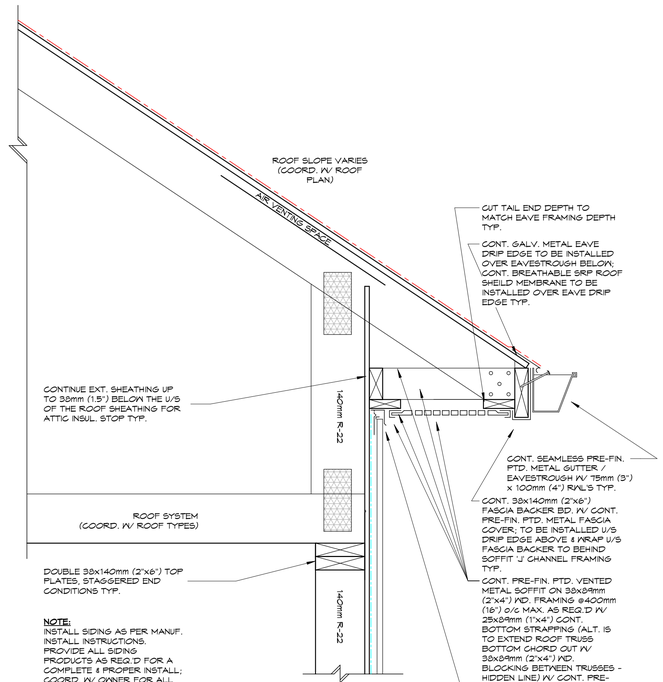
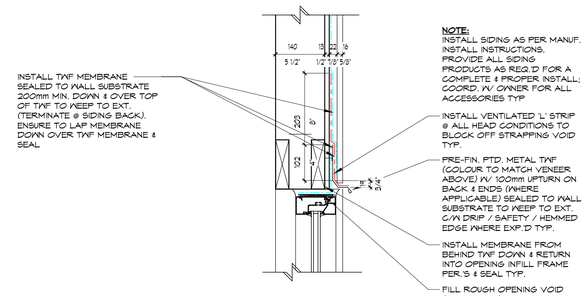


1 A400 TYP. EXT. WALL SECTION @ UNHEATED STORAGE
SCALE 1 : 20



6 A400 EXT. WALL EAVE SECTION DETAIL - TRUSS - RAISED HEEL @ UNHEATED
SCALE 1 : 5



5 A400 EXT. OPENING HEAD SECTION DETAIL @ UNHEATED
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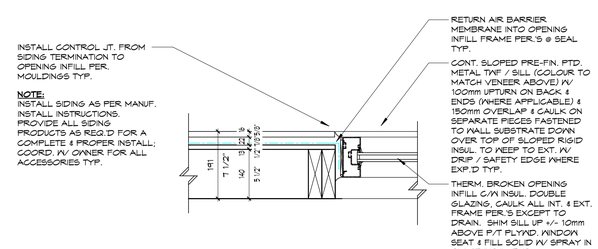
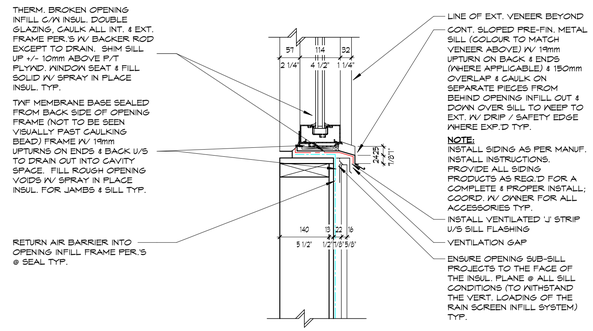


4 A400 EXT. OPENING JAMB PLAN DETAIL @ UNHEATED
SCALE 1 : 5



3 A400 EXT. OPENING SILL SECTION DETAIL @ UNHEATED
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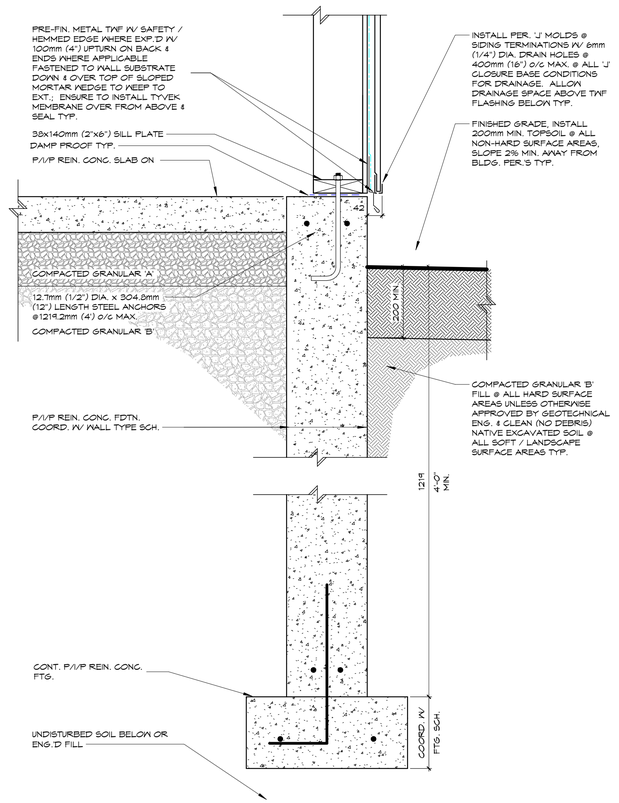

2 A400 EXT. WALL BASE SECTION DETAIL @ UNHEATED
SCALE 1 : 5

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NO.	DATE	ISSUANCE

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SIMCOE ONTARIO N3Y 3W4
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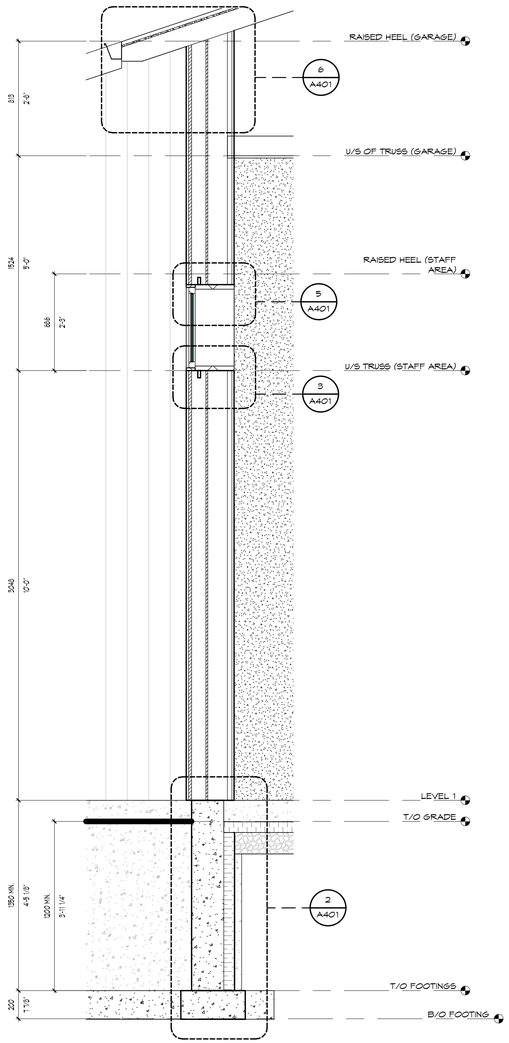
STAMP STRUCT.:
LICENSED PROFESSIONAL ENGINEER
APRIL 7TH 2026
B.D. BUCHWALD
100201571
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

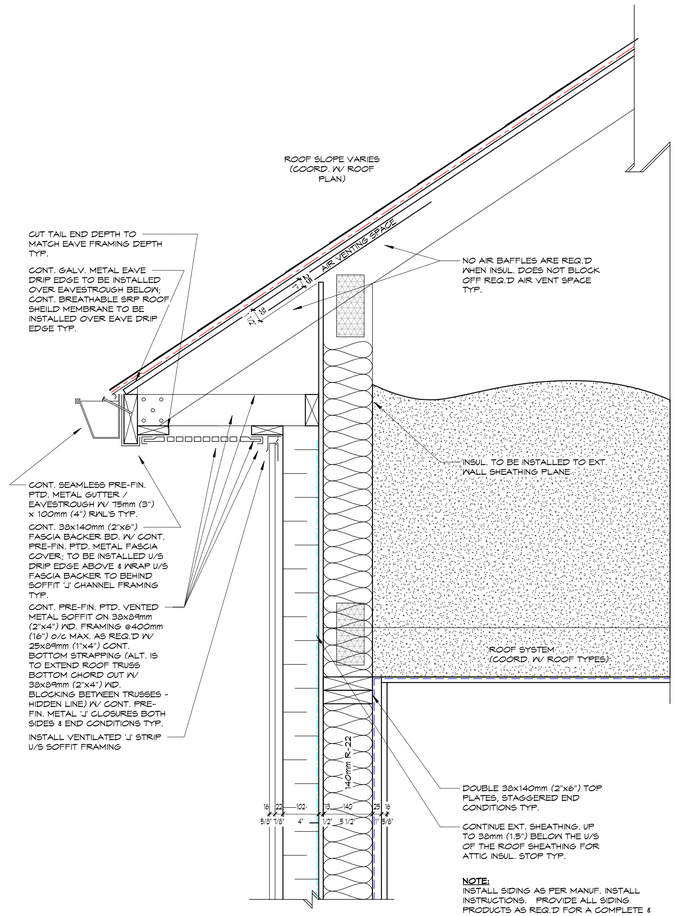
DRAWING TITLE:
WALL SECTION & DETAILS

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE: As indicated	DRAWING NO.: A400
PROJECT NO.: 23-151	

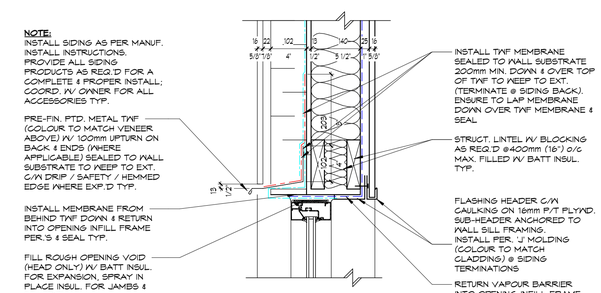
DATE PLOTTED: 4/2/2026 6:10:33 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\202323-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt



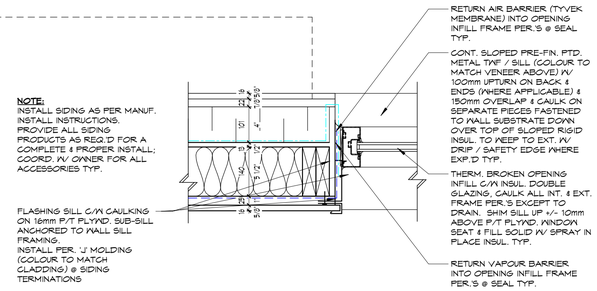
1 A401 TYP. EXT. WALL SECTION @ SEMI-HEATED SPACE
SCALE 1 : 20



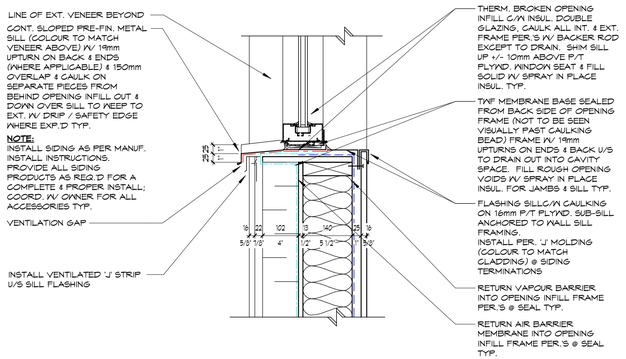
6 A401 EXT. WALL EAVE SECTION DETAIL - TRUSS - RAISED HEEL @ SEMI-HEATED SPACE
SCALE 1 : 8



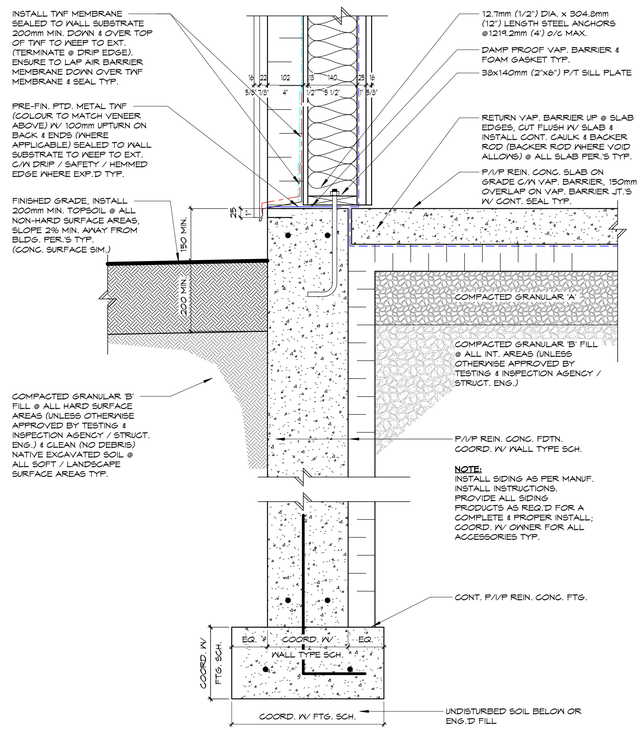
5 A401 EXT. OPENING HEAD SECTION DETAIL @ SEMI-HEATED SPACE
SCALE 1 : 8



4 A401 EXT. OPENING JAMB PLAN DETAIL @ SEMI-HEATED SPACE
SCALE 1 : 8



3 A401 EXT. OPENING SILL SECTION DETAIL @ SEMI-HEATED SPACE
SCALE 1 : 8



2 A401 EXT. WALL BASE SECTION DETAIL - S/O/G @ SEMI-HEATED SPACE
SCALE 1 : 8

NO.	DATE	ISSUANCE
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.09	ISSUED FOR CLIENT REVIEW
4	2025.03.07	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

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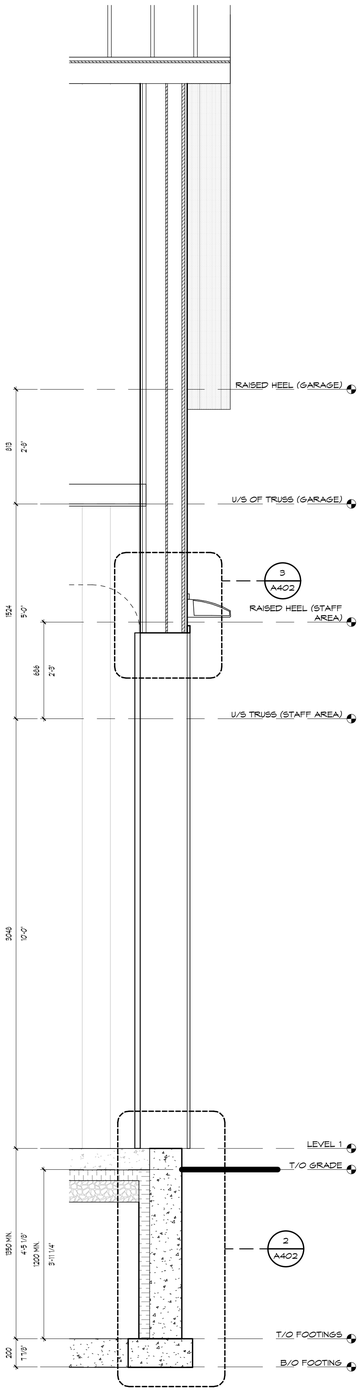
LICENSED PROFESSIONAL ENGINEER
APRIL 7, 2026
B.D. BUCHWALD
100210510
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

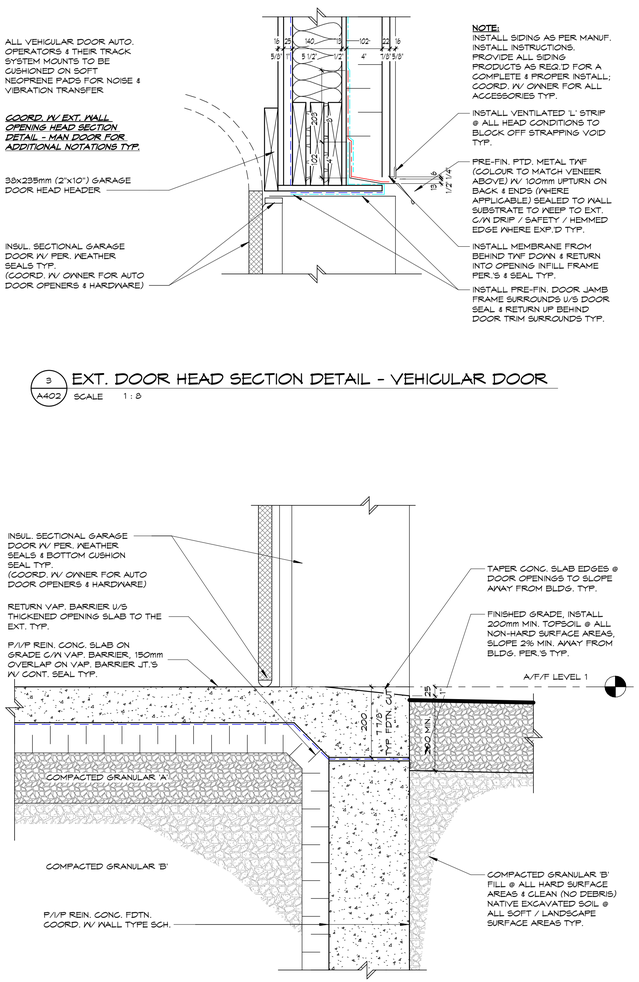
DRAWING TITLE:
WALL SECTION & DETAILS

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE: As indicated	DRAWING NO.: A401
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:33 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt

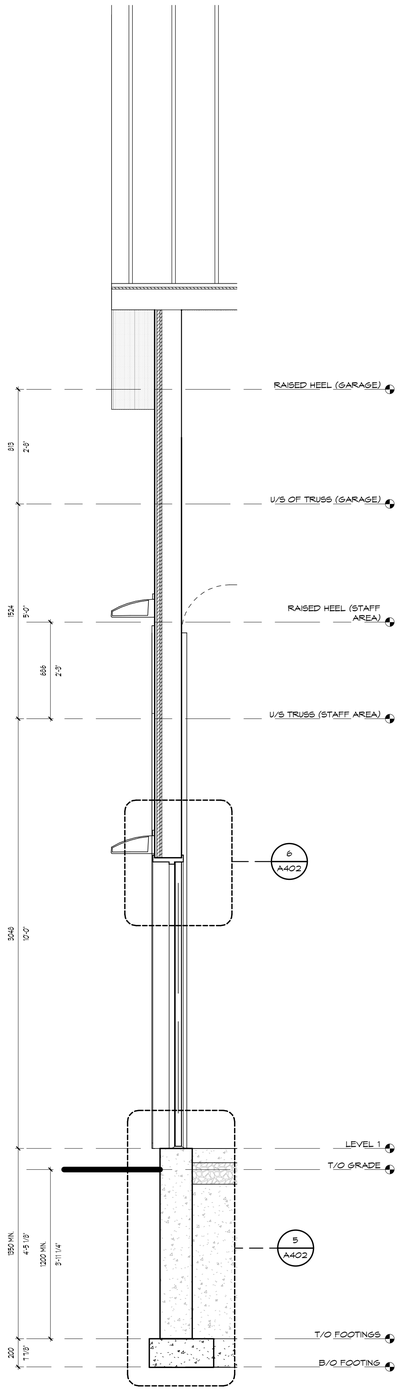


1 A402 WALL SECTION @ VEHICULAR DOOR
SCALE 1 : 20

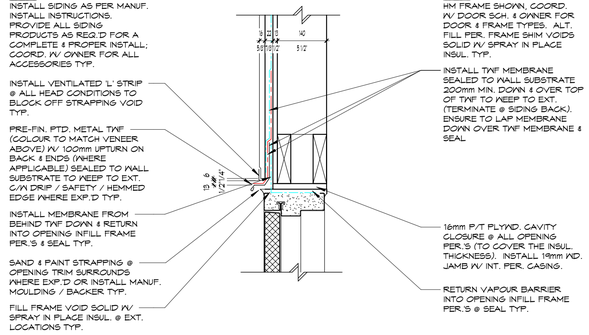


3 A402 EXT. DOOR HEAD SECTION DETAIL - VEHICULAR DOOR
SCALE 1 : 5

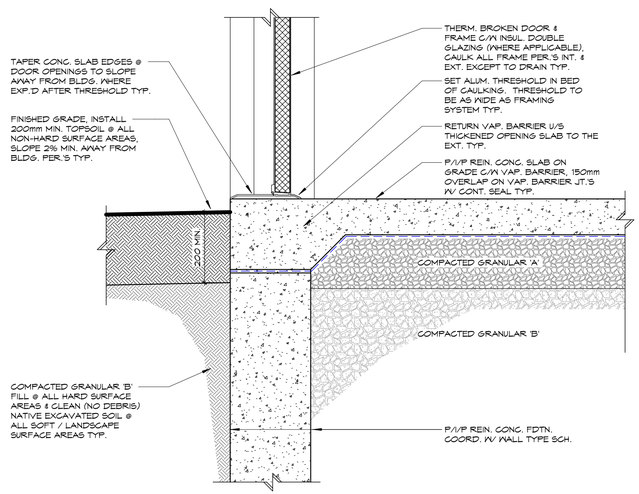
2 A402 EXT. DOOR SILL SECTION DETAIL - GARAGE - VEHICULAR DOOR
SCALE 1 : 5



4 A402 WALL SECTION @ MANDOOR
SCALE 1 : 20



6 A402 EXT. DOOR HEAD SECTION DETAIL - MAN DOOR
SCALE 1 : 5



5 A402 EXT. DOOR SILL SECTION DETAIL - MAN DOOR
SCALE 1 : 5

NO.	DATE	ISSUANCE
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7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.09	ISSUED FOR CLIENT REVIEW
4	2025.05.01	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
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LICENSED PROFESSIONAL ENGINEER
APRIL 7TH/2026
B.D. BUCHWALD
100205170
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
WALL SECTION & DETAILS

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE: As indicated	DRAWING NO.: A402
PROJECT NO.: 23-151	

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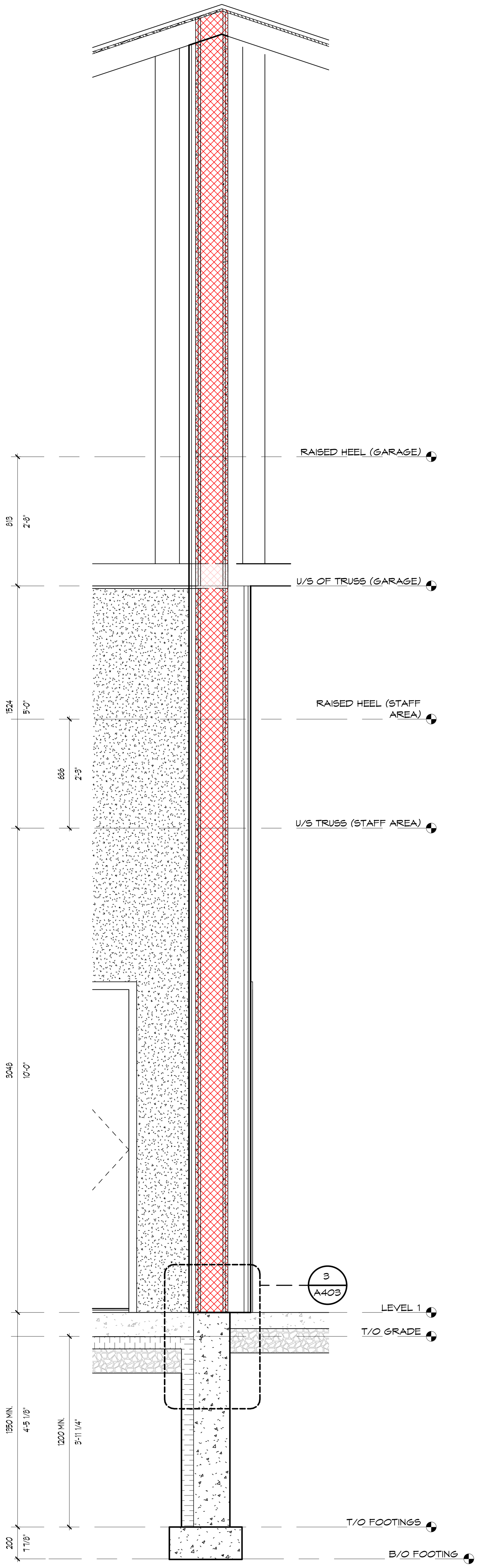
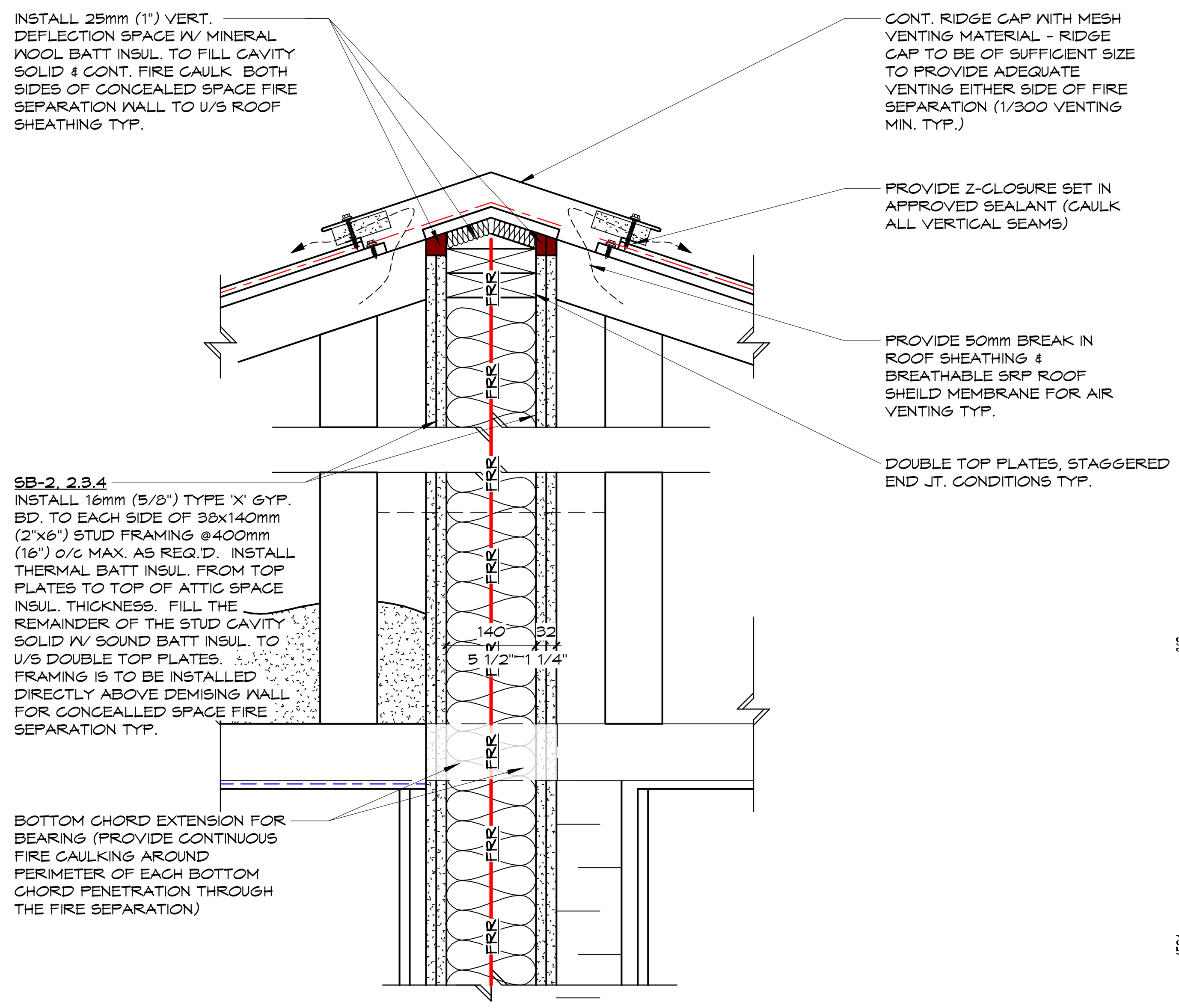
DATE PLOTTED 4/2/2026 6:10:35 PM   PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE   FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt



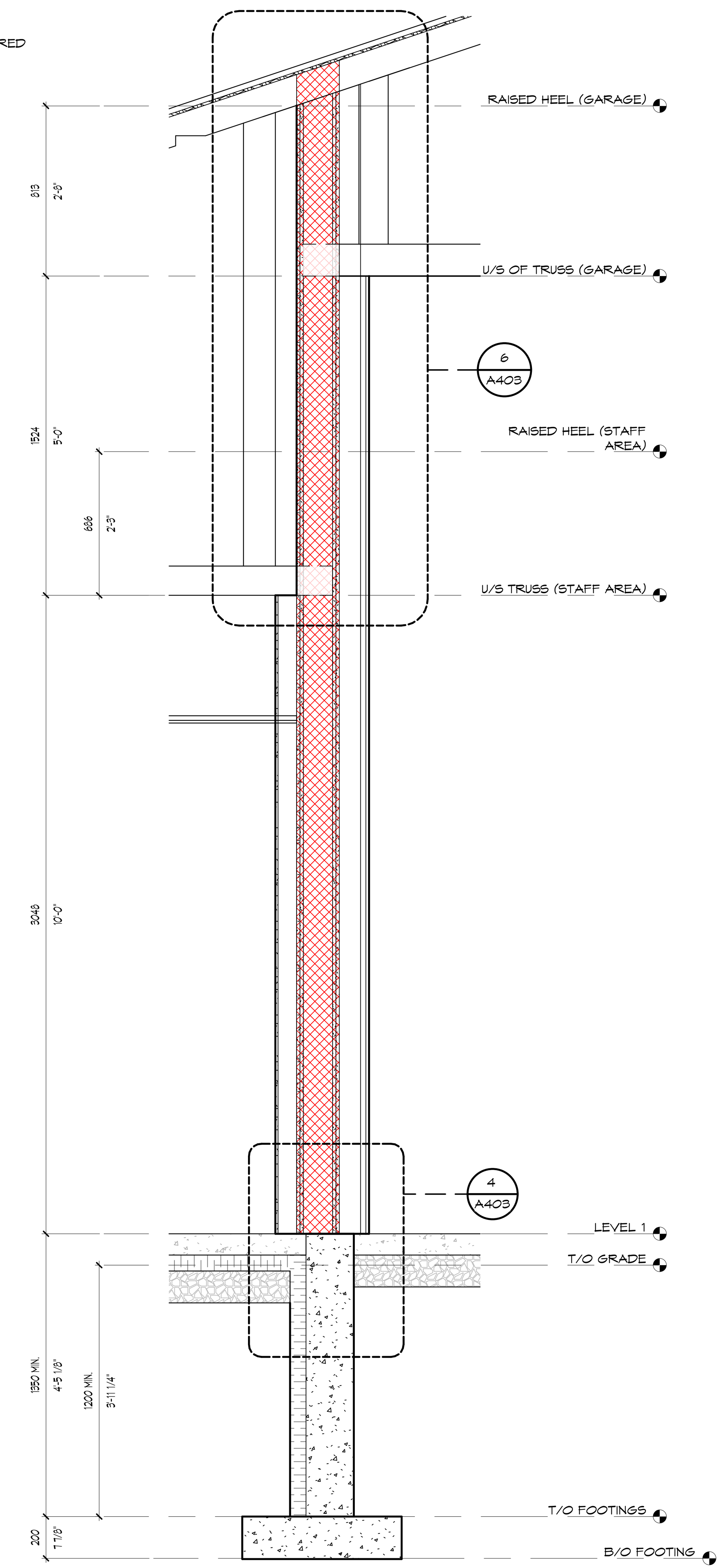
FIRE SEPARATION BETWEEN UNHEATED STORAGE AND WORKSHOP

1 A403 SCALE 1 : 20



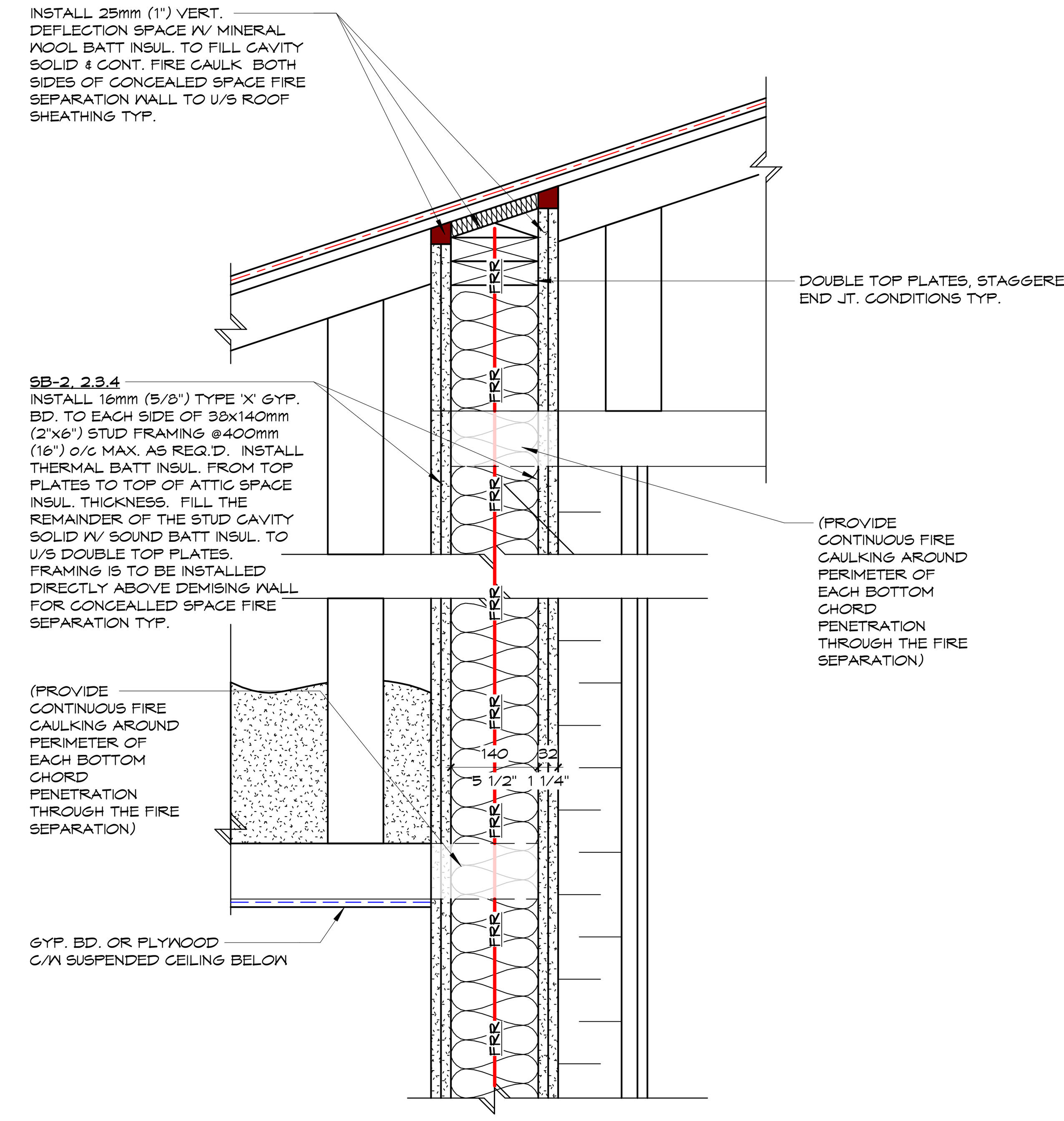
5 A403 DEMISING WALL ROOF SECTION DETAIL - TRUSSES

SCALE 1 : 8



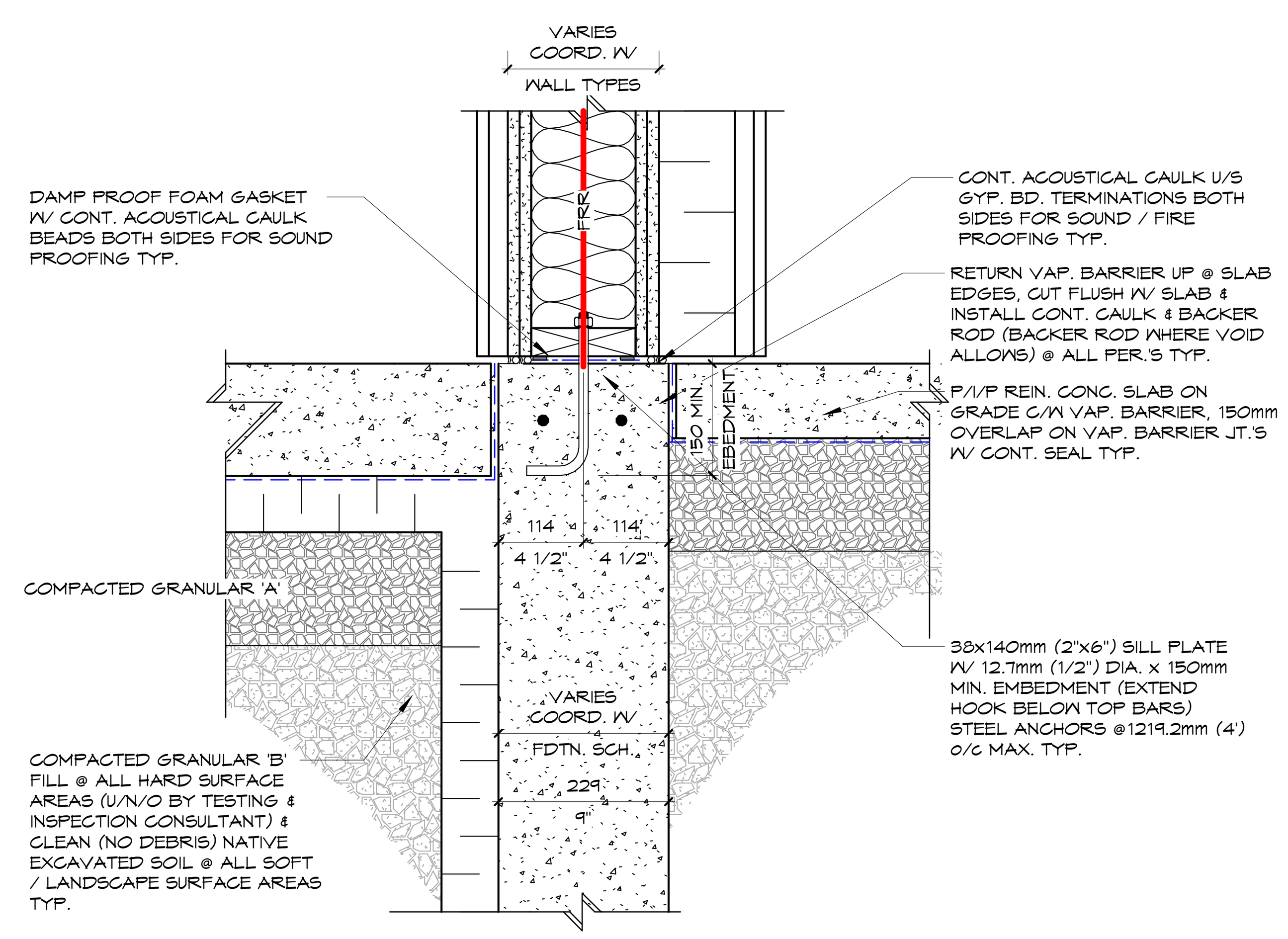
FIRE SEPARATION BETWEEN UNHEATED STORAGE AND HEATED SPACE

2 A403 SCALE 1 : 20



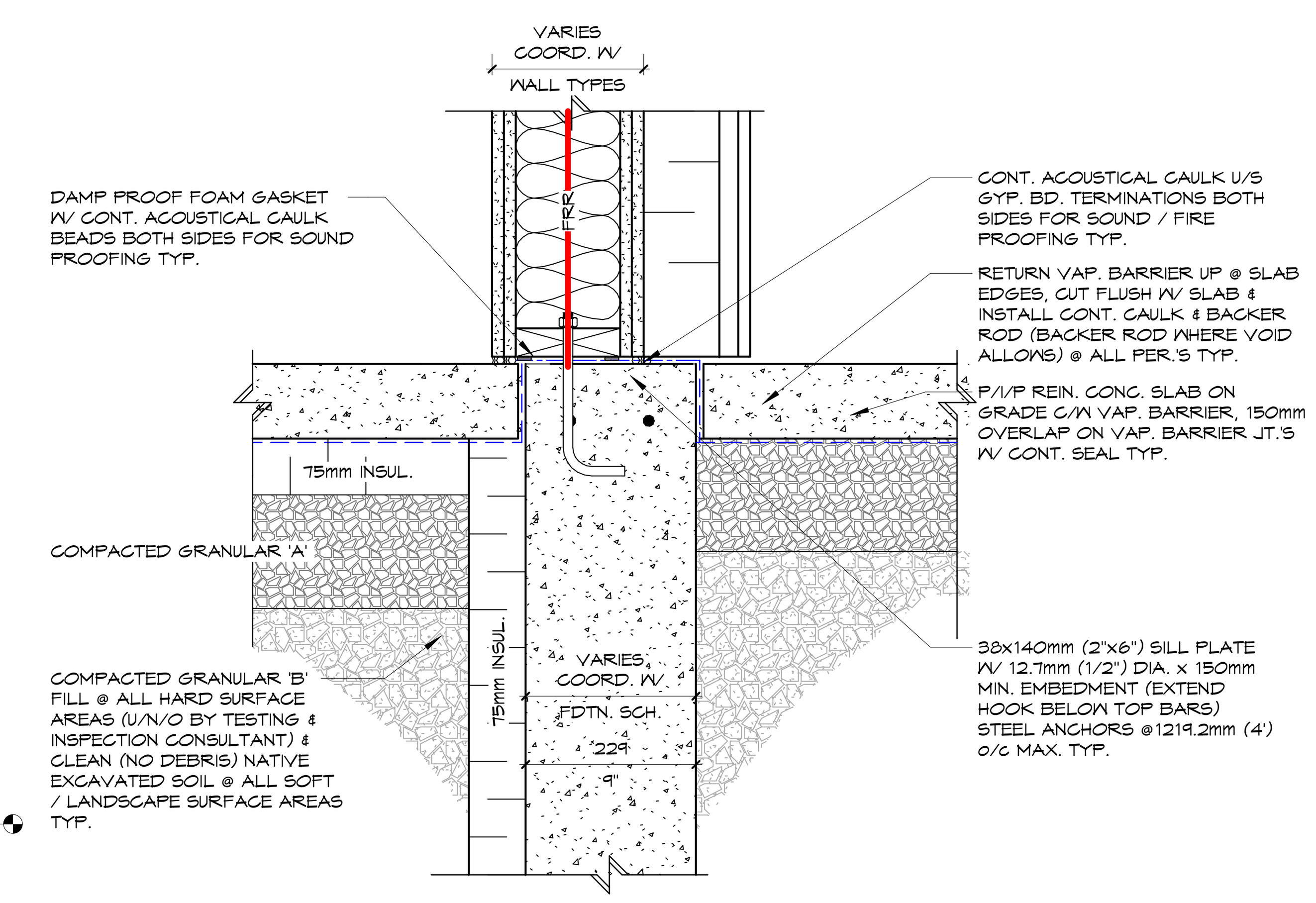
6 A403 DEMISING WALL ROOF SECTION DETAIL TRUSSES

SCALE 1 : 8



3 A403 DEMISING WALL SECTION DETAIL - S/O/G

SCALE 1 : 8



4 A403 DEMISING WALL SECTION DETAIL S/O/G

SCALE 1 : 8

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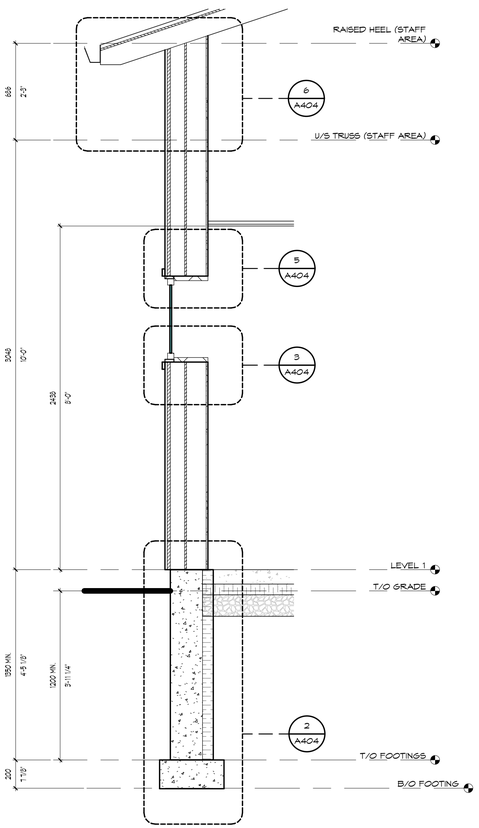
LICENSED PROFESSIONAL ENGINEER B. D. BUCHWALD APRIL 7th/2026 PROVINCE OF ONTARIO

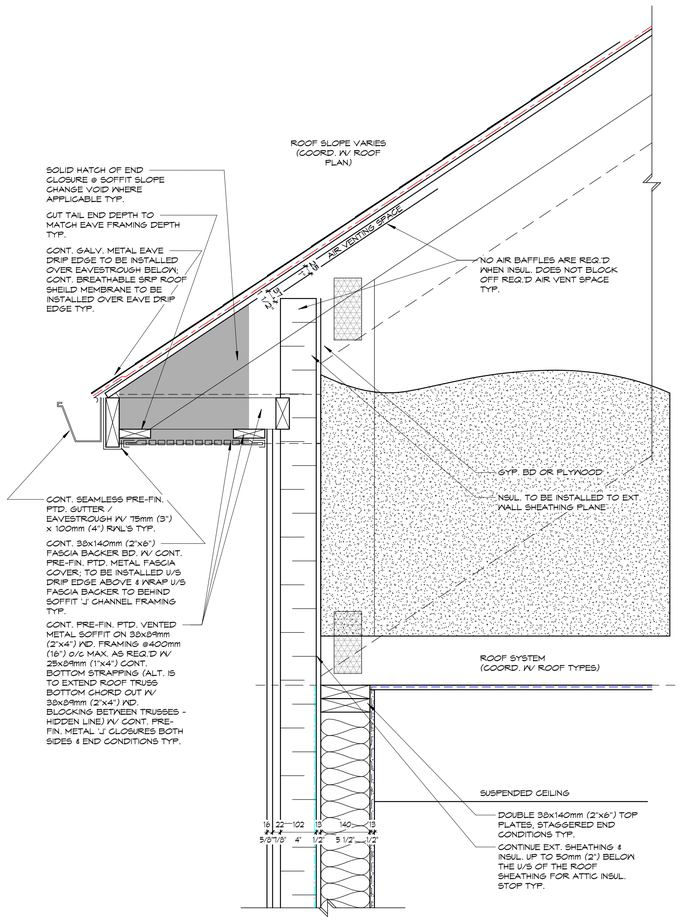
PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
WALL SECTION & DETAILS

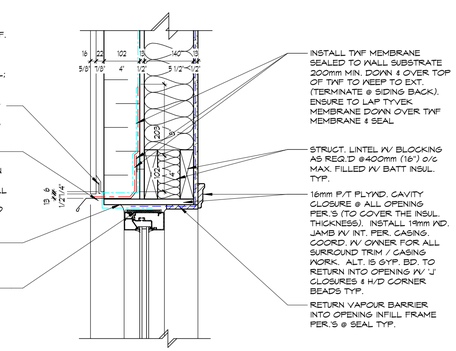
CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE:	DRAWING NO.:
As indicated	A403
PROJECT NO.: 23-151	



1 A404 FUTURE TYP. EXT. WALL SECTION @ HEATED SPACE
SCALE 1 : 20



6 A404 EXT. WALL EAVE SECTION DETAIL - TRUSS - RAISED HEEL @ HEATED SPACE
SCALE 1 : 5



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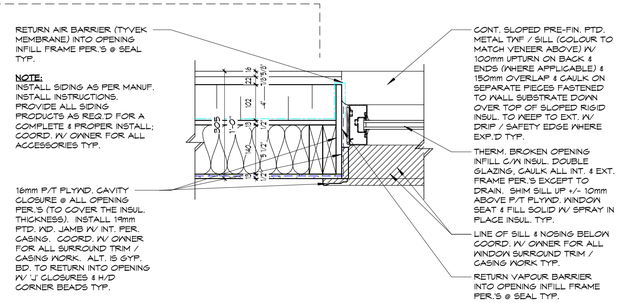
SCALE 1 : 5



4 A404 EXT. OPENING JAMB PLAN DETAIL @ HEATED SPACE
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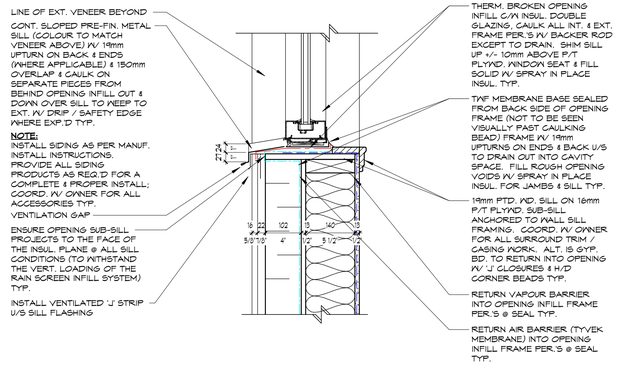
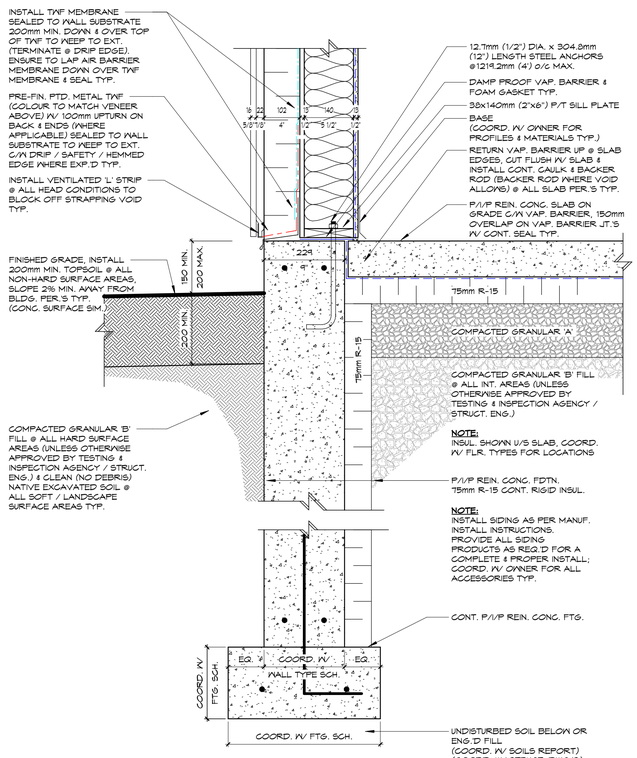


3 A404 EXT. OPENING SILL SECTION DETAIL @ HEATED SPACE
SCALE 1 : 5



2 A404 EXT. WALL BASE SECTION DETAIL - S/O/G @ HEATED SPACE
SCALE 1 : 5

NO.	DATE	ISSUANCE
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
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6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.04	ISSUED FOR CLIENT REVIEW
4	2025.03.07	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

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LICENSED PROFESSIONAL ENGINEER
APRIL 7TH 2026
B.D. BUCHWALD
100200611
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
WALL SECTION & DETAILS

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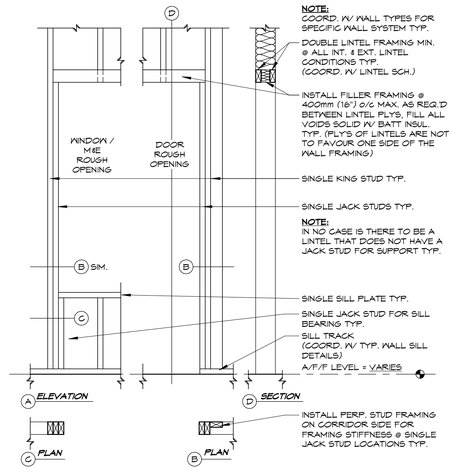
LHR	BM
DRAWING SCALE: As indicated	DRAWING NO.: A404
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:36 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt



NOTE:
COORD. W/ DWG.'S & SPEC. FOR ALL WD. FRAMING REQ.'S TYP.

NOTE:
COORD. W/ WALL TYPES FOR SPECIFIC WALL SYSTEM TYP.

DOUBLE LINTEL FRAMING MIN. @ ALL INT. & EXT. LINTEL CONDITIONS TYP. (COORD. W/ LINTEL SCH.)

INSTALL FILLER FRAMING @ 400mm (16") O/C MAX. AS REQ.'D BETWEEN LINTEL PLYS, FILL ALL VOIDS SOLID W/ BATT INSUL. TYP. (PLY'S OF LINTELS ARE NOT TO FAVOUR ONE SIDE OF THE WALL FRAMING)

SINGLE KING STUD TYP.

SINGLE JACK STUDS TYP.

NOTE:
IN NO CASE IS THERE TO BE A LINTEL THAT DOES NOT HAVE A JACK STUD FOR SUPPORT TYP.

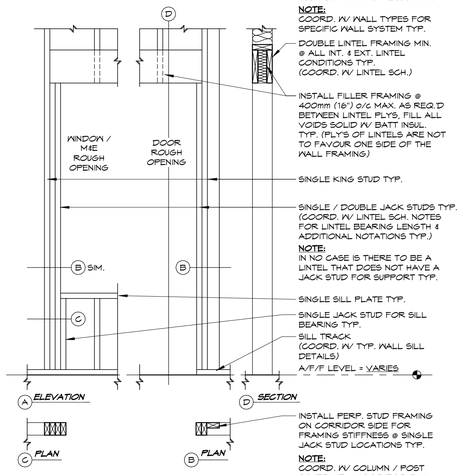
SINGLE SILL PLATE TYP.

SINGLE JACK STUD FOR SILL BEARING TYP.

SILL TRACK (COORD. W/ TYP. WALL SILL DETAILS)
A/F/F LEVEL = VARIES

INSTALL PERP. STUD FRAMING ON CORRIDOR SIDE FOR FRAMING STIFFNESS @ SINGLE JACK STUD LOCATIONS TYP.

1 / A405 — WD. FRAMING - NON-LOADBEARING FRAMING
SCALE 1 : 20



NOTE:
COORD. W/ DWG.'S & SPEC. FOR ALL WD. FRAMING REQ.'S TYP.

NOTE:
COORD. W/ WALL TYPES FOR SPECIFIC WALL SYSTEM TYP.

DOUBLE LINTEL FRAMING MIN. @ ALL INT. & EXT. LINTEL CONDITIONS TYP. (COORD. W/ LINTEL SCH.)

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SINGLE KING STUD TYP.

SINGLE / DOUBLE JACK STUDS TYP. (COORD. W/ LINTEL SCH. NOTES FOR LINTEL BEARING LENGTH & ADDITIONAL NOTATIONS TYP.)

NOTE:
IN NO CASE IS THERE TO BE A LINTEL THAT DOES NOT HAVE A JACK STUD FOR SUPPORT TYP.

SINGLE SILL PLATE TYP.

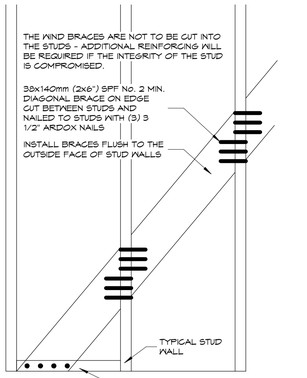
SINGLE JACK STUD FOR SILL BEARING TYP.

SILL TRACK (COORD. W/ TYP. WALL SILL DETAILS)
A/F/F LEVEL = VARIES

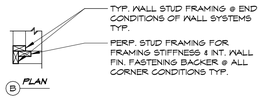
INSTALL PERP. STUD FRAMING ON CORRIDOR SIDE FOR FRAMING STIFFNESS @ SINGLE JACK STUD LOCATIONS TYP.

NOTE:
COORD. W/ COLUMN / POST SCHEDULE - WOOD FOR PLY BUILD UPS TYP.

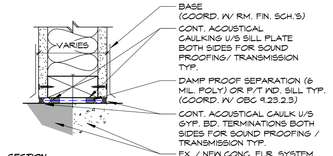
2 / A405 — WD. FRAMING - LOADBEARING FRAMING
SCALE 1 : 20



7 / A405 — BRACING DETAIL
SCALE 1 : 10



3 / A405 — WD. FRAMING - CORNER FRAMING
SCALE 1 : 20



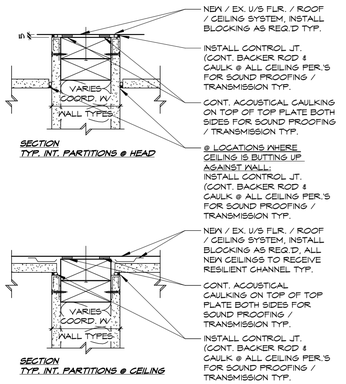
(Updated January 1, 2020)
9.23.2.3. Protection from Dampness
(1) Except as permitted in Sentence (2), wood framing members that are not pressure-treated with a wood preservative and that are supported on concrete in contact with the ground or fill shall be separated from the concrete by not less than 0.05 mm polyethylene film or Type S roll roofing.
(2) Dampproofing material referred to in Sentence (1) is not required where the wood member is at least 150 mm above the ground.

BASE (COORD. W/ RM. FIN. SCH.'S)
CONT. ACOUSTICAL CAULKING U/S SILL PLATE BOTH SIDES FOR SOUND PROOFING/ TRANSMISSION TYP.
DAMP PROOF SEPARATION (6 MIL. POLY) OR P/T WD. SILL TYP. (COORD. W/ OBC 9.23.2.3)
CONT. ACOUSTICAL CAULK U/S GYP. BD. TERMINATIONS BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.
EX. / NEW CONC. FLR. SYSTEM SUBSTRATE

NOTE:
VERIFY WALL TYPE W/ WALL TYPE SCH.'S & PLANS

NOTE:
COORD. W/ TYP. INT. PARTITIONS @ WALL FOR ADDITIONAL NOTATIONS TYP.

WALL DETAILS - WD. STUD - DAMPPROOFING
4 / A405 — SCALE 1 : 5



NEW / EX. U/S FLR. / ROOF / CEILING SYSTEM, INSTALL BLOCKING AS REQ.'D TYP.

INSTALL CONTROL JT. (CONT. BACKER ROD & CAULK @ ALL CEILING PER.'S FOR SOUND PROOFING / TRANSMISSION TYP.

CONT. ACOUSTICAL CAULKING ON TOP OF TOP PLATE BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

@ LOCATIONS WHERE CEILING IS BUTTING UP AGAINST WALL: INSTALL CONTROL JT. (CONT. BACKER ROD & CAULK @ ALL CEILING PER.'S FOR SOUND PROOFING / TRANSMISSION TYP.

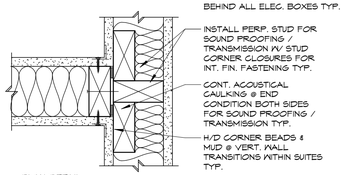
NEW / EX. U/S FLR. / ROOF / CEILING SYSTEM, INSTALL BLOCKING AS REQ.'D TYP. INCL. NEW CEILINGS TO RECEIVE RESILIENT CHANNEL TYP.

CONT. ACOUSTICAL CAULKING ON TOP OF TOP PLATE BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

INSTALL CONTROL JT. (CONT. BACKER ROD & CAULK @ ALL CEILING PER.'S FOR SOUND PROOFING / TRANSMISSION TYP.

ENSURE ELEC. BOXES ARE NOT LESS THAN 400mm (16") FROM ELEC. BOX ON OPPOSITE SIDE OF WALL & NOT IN THE SAME BACK TO BACK STUD CAVITY - SEPARATE BY ONE COMPLETE STUD CAVITY OR INSTALL ADDITIONAL STUD FOR SEPARATION, INSTALL FRAMING IN STUD VOIDS AS REQ.'D FOR ELEC. BOX BACKER TYP.

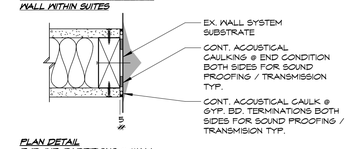
MINERAL WOOL SOUND BATT INSUL. TO BE INSTALLED BEHIND ALL ELEC. BOXES TYP.



INSTALL PERP. STUD FOR SOUND PROOFING / TRANSMISSION W/ STUD CORNER CLOSURES FOR INT. FIN. FASTENING TYP.

CONT. ACOUSTICAL CAULKING @ END CONDITION BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

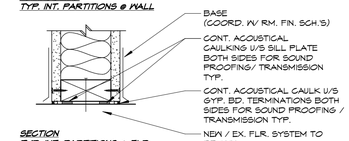
H/D CORNER BEADS & MUD @ VERT. WALL TRANSITIONS WITHIN SUITES TYP.



EX. WALL SYSTEM SUBSTRATE

CONT. ACOUSTICAL CAULKING @ END CONDITION BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

CONT. ACOUSTICAL CAULK @ GYP. BD. TERMINATIONS BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.



BASE (COORD. W/ RM. FIN. SCH.'S)

CONT. ACOUSTICAL CAULKING U/S SILL PLATE BOTH SIDES FOR SOUND PROOFING/ TRANSMISSION TYP.

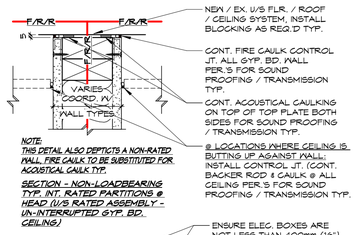
CONT. ACOUSTICAL CAULK U/S GYP. BD. TERMINATIONS BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

NEW / EX. FLR. SYSTEM TO REMAIN

NOTE:
VERIFY WALL TYPE W/ WALL TYPE SCH.'S & PLANS

NOTE:
COORD. W/ TYP. INT. PARTITIONS @ WALL FOR ADDITIONAL NOTATIONS TYP.

WALL DETAILS - WD. STUD - INT. SUITE PARTITION WALLS
5 / A405 — SCALE 1 : 5

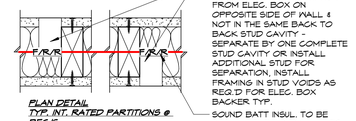


NEW / EX. U/S FLR. / ROOF / CEILING SYSTEM, INSTALL BLOCKING AS REQ.'D TYP.

CONT. FIRE CAULK CONTROL JT. ALL GYP. BD. WALL PER.'S FOR SOUND PROOFING / TRANSMISSION TYP.

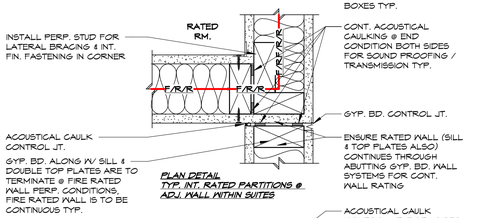
CONT. ACOUSTICAL CAULKING ON TOP OF TOP PLATE BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

@ LOCATIONS WHERE CEILING IS BUTTING UP AGAINST WALL: INSTALL CONTROL JT. (CONT. BACKER ROD & CAULK @ ALL CEILING PER.'S FOR SOUND PROOFING / TRANSMISSION TYP.



ENSURE ELEC. BOXES ARE NOT LESS THAN 400mm (16") FROM ELEC. BOX ON OPPOSITE SIDE OF WALL & NOT IN THE SAME BACK TO BACK STUD CAVITY - SEPARATE BY ONE COMPLETE STUD CAVITY OR INSTALL ADDITIONAL STUD FOR SEPARATION, INSTALL FRAMING IN STUD VOIDS AS REQ.'D FOR ELEC. BOX BACKER TYP.

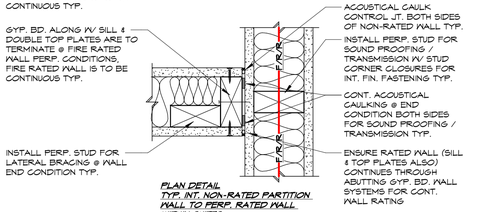
SOUND BATT INSUL. TO BE INSTALLED BEHIND ALL ELEC. BOXES TYP.



CONT. ACOUSTICAL CAULKING @ END CONDITION BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

GYP. BD. CONTROL JT.

ENSURE RATED WALL (SILL & TOP PLATES ALSO) CONTINUES THROUGH ABUTTING GYP. BD. WALL SYSTEMS FOR CONT. WALL RATING

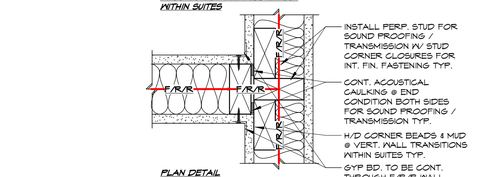


ACOUSTICAL CAULK CONTROL JT. BOTH SIDES OF NON-RATED WALL TYP.

INSTALL PERP. STUD FOR SOUND PROOFING / TRANSMISSION W/ STUD CORNER CLOSURES FOR INT. FIN. FASTENING TYP.

CONT. ACOUSTICAL CAULKING @ END CONDITION BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

ENSURE RATED WALL (SILL & TOP PLATES ALSO) CONTINUES THROUGH ABUTTING GYP. BD. WALL SYSTEMS FOR CONT. WALL RATING

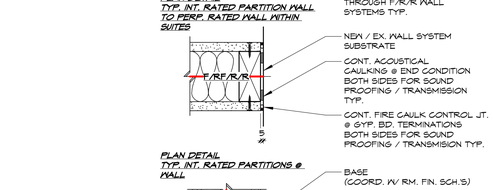


INSTALL PERP. STUD FOR SOUND PROOFING / TRANSMISSION W/ STUD CORNER CLOSURES FOR INT. FIN. FASTENING TYP.

CONT. ACOUSTICAL CAULKING @ END CONDITION BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

H/D CORNER BEADS & MUD @ VERT. WALL TRANSITIONS WITHIN SUITES TYP.

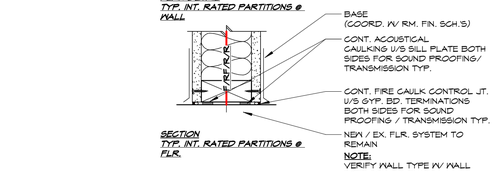
GYP. BD. TO BE CONT. THROUGH F/R/R WALL SYSTEMS TYP.



NEW / EX. WALL SYSTEM SUBSTRATE

CONT. ACOUSTICAL CAULKING @ END CONDITION BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

CONT. FIRE CAULK CONTROL JT. @ GYP. BD. TERMINATIONS BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.



BASE (COORD. W/ RM. FIN. SCH.'S)

CONT. ACOUSTICAL CAULKING U/S SILL PLATE BOTH SIDES FOR SOUND PROOFING/ TRANSMISSION TYP.

CONT. FIRE CAULK CONTROL JT. U/S GYP. BD. TERMINATIONS BOTH SIDES FOR SOUND PROOFING / TRANSMISSION TYP.

NEW / EX. FLR. SYSTEM TO REMAIN

NOTE:
VERIFY WALL TYPE W/ WALL TYPE SCH.'S & PLANS

NOTE:
COORD. W/ TYP. INT. PARTITIONS @ WALL FOR ADDITIONAL NOTATIONS TYP.

NOTE:
ALL RATED CAULKING TO BE RED IN COLOUR

WALL DETAILS - WD. STUD - INT. SUITE PARTITION WALLS - F/R/R
6 / A405 — SCALE 1 : 5

NO.	DATE	ISSUANCE
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.09	ISSUED FOR CLIENT REVIEW
4	2025.05.01	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

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NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS, CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED, FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DWG.'S ARE TO BE READ IN COLOUR

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STAMP ARCH.

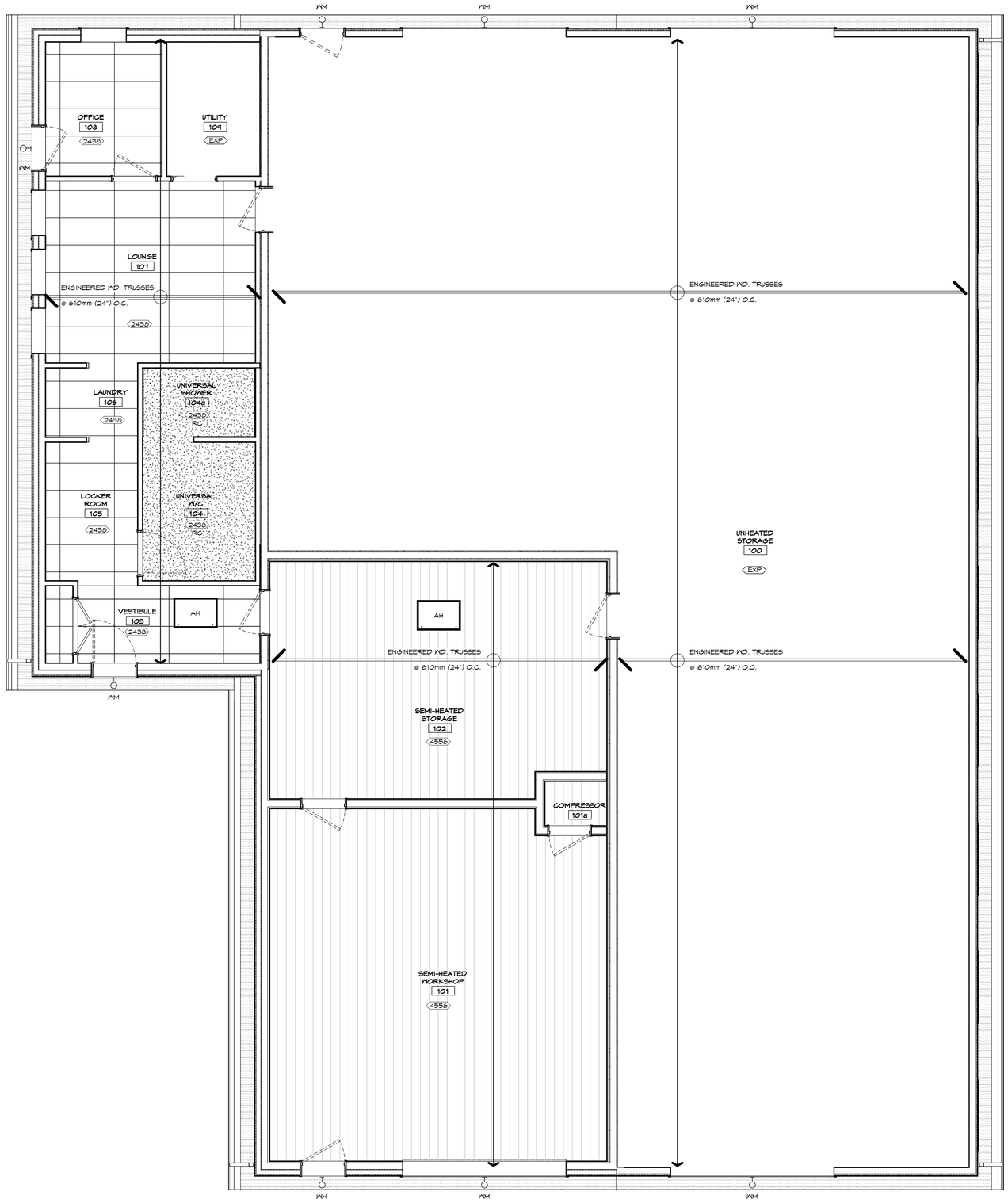
STAMP STRUCT.
LICENSED PROFESSIONAL ENGINEER
APRIL 7TH 2026
B.D. BUCHWALD
100091150
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
WALL FRAMING DETAILS

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE: As indicated	DRAWING NO.: A405
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:36 PM FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky GOLF COURSE PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE



1 / A600 LEVEL 1 RCP
SCALE 1 : 50

ACCESS HATCH LEGEND (ROOF / CEILING / ATTIC)

(Updated January 1, 2025)
9.19.2. Access
9.19.2.1. Access
(1) Every *attic or roof space* shall be provided with an access hatch where the *attic or roof space*,
(a) measures not less than,
(i) 10 m² in area,
(ii) 1 000 mm in length or width, and
(iii) 600 mm in height over at least the area described in Subclauses (i) and (ii), or
(b) contains a fuel-fired *appliance*.
(2) Except where an *attic or roof space* contains a fuel-fired *appliance*, the hatch required in Sentence (1) shall be not less than 550 mm by 900 mm except that, where the hatch serves a *house* or an individual *dwelling unit* in a *house*, the hatch may be reduced to,
(a) 0.32 m² in area with no dimension less than 345 mm, or
(b) 500 mm by 700 mm.
(3) Hatchways to *attic or roof spaces* shall be fitted with doors or covers.

REFLECTED CEILING LEGEND

EXP	EXPOSED CEILING TO STRUCTURE
ACCESS TILE	1220x610 SUSPENDED ACOUSTIC CEILING TILE SYSTEM - ACT1 (ACCESS TILES BELOW MECH. UNITS)
NM NM	WALL MOUNTED LIGHT FIXTURES
2700 COMMENT	CEILING HEIGHT & COMMENT (MEASURED FROM A/F/F IN SPECIFIC SPACE NOTED)
AH AH	ACCESS HATCH (COORD. W/ ACCESS HATCH LEGEND (ROOF / CEILING / ATTIC) FOR SIZING) NON-FIRE RATED, INSULATED, RSI 3.52 / R-20 RIGID INSUL. (9B-12 3.1.1.8.(1)(a)(b)), 6 MIL. AIR/VAP. BARRIER, 19mm PLYWD., 13mm GYP. BD., INT. FIN., CONT. WEATHER SEAL (PROVIDE ELEC. SWITCH FOR SINGLE POLE LIGHT FIXTURE FOR THE CORRESPONDING ATTIC COMPARTMENT SPACE)
JST BEARING / JST BEARING / JST ENTRY / JST ENTRY / JST BEARING	CEILING STRUCTURE SPAN INDICATOR

HATCH IDENTIFICATION LEGEND

RC	13mm (1/2") GYP. BD. CEILING SYSTEM ON 12.7mm (1/2") RESILIENT CHANNELLING @406mm (16") O/C MAX. AS REQ'D ON WD. FRAMING. (38x89mm WD. FRAMING @406mm O/C MAX.) AS REQ'D. ALL GYP. BD. FACES TO BE PTD., CAULK ALL PERIMETERS (13mm TILE BACKER BD. @ SHOWER LOCATIONS TYP.)
	PRE-FIN. PTD. METAL LINER
	PRE-FIN. VENTED METAL SOFFIT W/ CONT. 'J' CLOSURES @ EDGE PER 'S' ON WD. FRAMING @400mm (16") O/C MAX. AS REQ'D TYP.

GENERAL NOTES:

- SHOP DWG.'S ARE TO BE DIMENSIONED IN METRIC UNITS (IMPERIAL & METRIC BOTH SHOWN IS ACCEPTABLE)
- THE FULL EXTENT OF CEILING COMPONENTS TO INCLUDE BUT NOT BE LIMITED TO THOSE LISTED ABOVE AS LEGEND MAY NOT BE COMPREHENSIVE
- THIS DWG. IS TO BE READ IN CONJUNCTION W/ MECH. & ELEC. DWG.'S FOR ALL ELEC. FIXTURES, MECH. SUPPLY / RETURN DIFFUSERS / GRILLES, ETC. REPORT ANY DISCREPANCIES PRIOR TO ANY WORK. LOCATION OF ITEMS TO BE AS SHOWN ON ARCH. DWG.'S
- ALL EXT. & INT. CEILING & BULKHEAD SYSTEMS TO BE CONSTRUCTED W/ WD. FRAMING TYP., NOT METAL.
- ALL NEW GYP BD. CEILINGS ARE TO RECEIVE 13mm RESILIENT CHANNELLING @400mm O/C MAX. & ANY ASSOCIATED BLOCKING TO ACHIEVE A UNIFORM / FLAT CEILING SURFACE ON NEW & EX. FRAMING SUBSTRATES TYP.

NO.	DATE	ISSUANCE
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1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

ISSUED FOR BUILDING PERMIT ONLY NOT FOR CONSTRUCTION

GN
TN

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ALL DWG.'S ARE TO BE READ IN COLOUR
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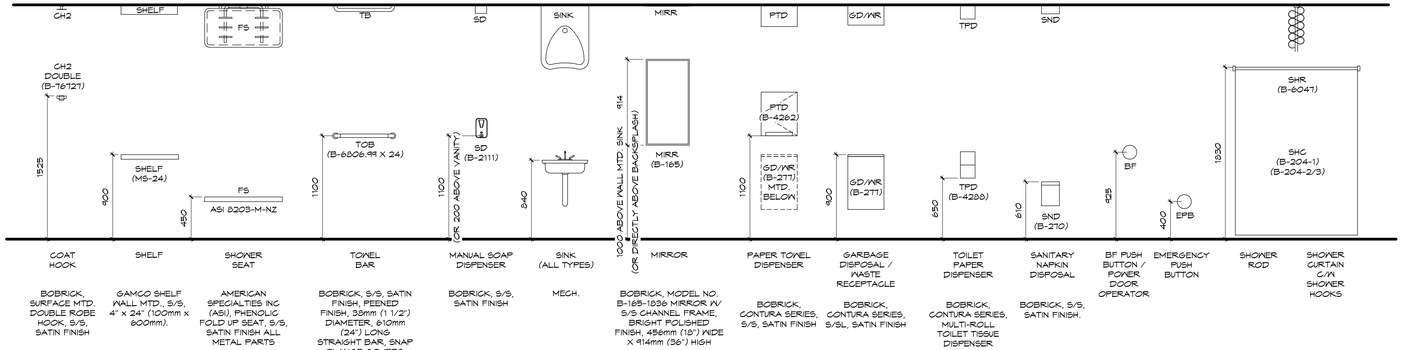
APRIL 7TH/2026
B.D. BUCHWALD
100201510
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
LEVEL 1 REFLECTED CEILING PLANS

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE: As indicated	DRAWING NO.: A600
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:38 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt



TOWEL BARS TO BE 18 GAUGE (1.24mm) S/S TUBING, W/ MANDREL BENDS. KNURLED & PEENED FINISH FOR FULL LENGTH OF THE TUBING TO WITHIN 100mm (4") OF ENDS OF BENDS. SECURE CONCEALED FASTENING GRAB BARS W/ 64mm (2 1/2") NO. 14 SCREWS TO SOLID BACKING, CAPABLE OF SUPPORTING A 500 LB. (225 KG) PULL

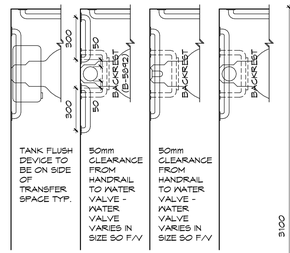
ACCESSORY MOUNTING HEIGHTS

- INSTALL ALL PRODUCTS AS PER MANUF. INSTALL INSTRUCTIONS
- ***MANUF. PRODUCTS ARE THE BASIS OF DESIGN - COORD. W/ OWNER FOR ALTERNATES***
- CONTRACTOR SHALL VERIFY ALL FIXTURE & ACCESSORY MOUNTING HEIGHTS FOR ALL SPACES W/ OWNER PRIOR TO CONST. & CONFIRM W/ OBC AS CURRENTLY AMENDED

(Updated January 1, 2025)
3.8.3.12. Universal Washrooms
(1) A universal washroom shall,
(a) be served by a *barrier-free* path of travel,
(b) have a door that,
(i) complies with Article 3.8.3.3.,
(ii) has a graspable latch-operating mechanism that is,
(A)operable using a closed fist and with a force of not more than 22.2 N, and
(B)located between 900 mm and 1 000 mm above the finished floor, and
(iii) is capable of being locked from the inside and released from the outside in case of emergency,
(c) have one lavatory conforming to Sentences 3.8.3.11.(1), (3) and (4),
(d) have one water closet conforming to Article 3.8.3.9. that is located in accordance with Clause 3.8.3.8.(2)(a) or (b),
(e) have grab bars conforming to,
(i) Sentence 3.8.3.8.(3), if the water closet is located in accordance with Clause 3.8.3.8.(2)(a), or
(ii) Sentence 3.8.3.8.(4), if the water closet is located in accordance with Clause 3.8.3.8.(2)(b),
(f) have no internal dimension between walls that is less than 1 700 mm,
(g) have a coat hook that conforms to Clause 3.8.3.8.(1)(e) and a shelf that is located not more than 1 100 mm above the finished floor and projects not more than 100 mm from the wall,
(h) be designed to permit a wheelchair to turn in an open space not less than 1 700 mm in diameter,
(i) be provided with a door equipped with a power door operator,
(j) be provided with a mirror,
(i) installed above a lavatory described in Clause (1)(c), and
(ii) mounted with its bottom edge not more than 1 000 mm above the finished floor or inclined to the vertical to be usable by a person in a wheelchair, and
(k) have lighting controlled by a motion sensor conforming to Sentence 12.2.4.1.(2).
(2) A universal washroom shall have,
(a) an emergency call system that consists of audible and visual signal devices inside and outside of the washroom that are activated by a control device inside the washroom, and
(b) an emergency sign that contains the words **IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE** in letters at least 25 mm high with a 5 mm stroke and that is posted above the emergency button.
(3) A clear space not less than 810 mm wide and 1 830 mm long shall be provided in each universal washroom for an adult-size change table.
(4) Where the clear space provided for an adult-size change table is adjacent to a wall, reinforcement shall be installed in the wall to permit the future installation of the change table.
(5) Where an adult-size change table is installed, it shall,
(a) when fully loaded, have a surface height above the finished floor that can be adjusted from between 450 mm and 500 mm at the high range to between 850 mm and 900 mm at the high range,
(b) be designed to carry a minimum load of 1.33 kN,
(c) have a clear floor space parallel to the long side of the table not less than 760 mm wide and 1 800 mm long, and
(d) in the case of a fold-down table,
(i) be installed so that it does not encroach into a clear *transfer space* described in Clause 3.8.3.8.(2)(a) or (b), and
(ii) have no operating mechanisms higher than 1 200 mm.
(6) A universal washroom need not conform to Sentences (3) and (4) if,
(a) it is located in an individual *suite* that,
(i) is used for an *assembly occupancy*, a *business and personal services occupancy*, a *mercantile occupancy* or an *industrial occupancy*, and
(ii) meets one of the following requirements,
(A)it is located in a *building* that is less than 300 m² in *building area*, or
(B)it is less than 300 m² in area, if located in a *building* that is at least 300 m² in *building area*, or
(b) another universal washroom conforming to this Article is provided on the same floor level within 45 m.

(Updated January 1, 2025)
A-3.8.3.12.(1) & (3) Universal Washroom
Unobstructed areas in front of the lavatory, in front of the water closet and on one side of the water closet are necessary for manoeuverability of a wheelchair. The door swing may overlap the turning circle within the universal washroom as long as there is sufficient space for a wheelchair user to manoeuver to clear the door and close the door from a front approach position.

The space for an adult size change table may encroach upon the 1700mm turning circle only where the change table is movable and is not permanently fixed or stored within the washroom. In that case the table, such as a hospital gurney is brought into the washroom when needed and removed after use. A permanently fixed table may not be appropriate for certain building occupancies due to operational and maintenance considerations.



UNIV. WC PLAN

GRAB BAR (GB1): BOBRICK, MODEL B-6898.99, S/S, SATIN FINISH, PEENED FINISH, L-SHAPED BAR 38mm (1 1/2") DIAMETER, 760mm (30") LONG HORIZ. & 760mm (30") LONG VERT., SNAP FLANGE COVERS, AT SIDE OF WATER CLOSET

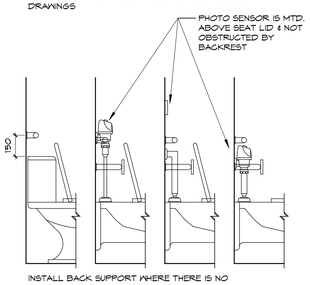
GRAB BAR (GB2): BOBRICK, MODEL B-6806.99 X 24, S/S, SATIN FINISH, PEENED FINISH, 38mm (1 1/2") DIAMETER, 610mm (24") LONG STRAIGHT BAR, SNAP FLANGE COVERS, AT BACK OF WATER CLOSET

FOLD DOWN GRAB BAR: BOBRICK (GAMCO), MODEL 125, S/S, SATIN FINISH, KNURLED FINISH, 32mm (1 ¼") DIAMETER, 760mm (30") LONG HORIZ., BACK PLATE.

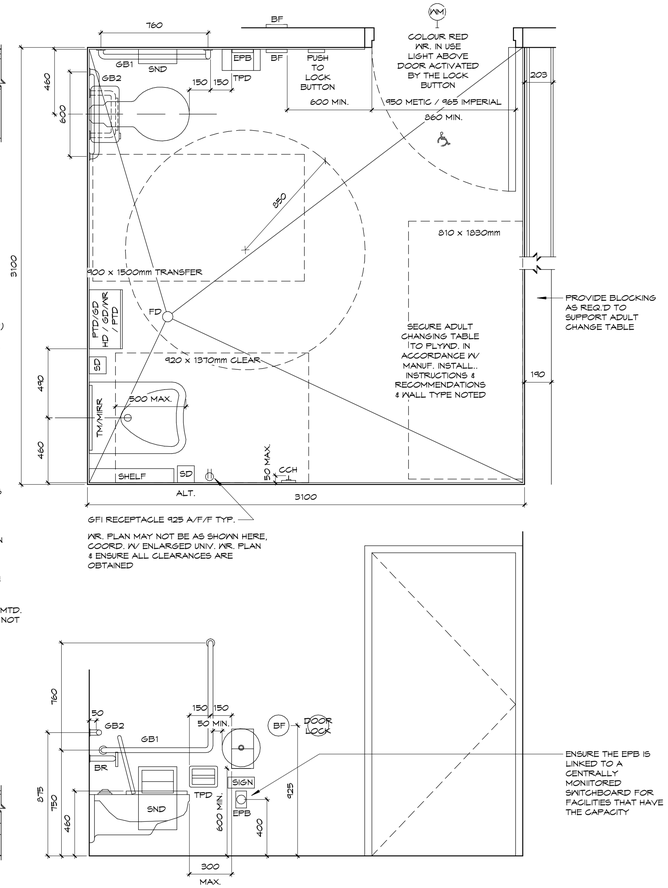
GRAB BARS TO BE 18 GAUGE (1.24mm) S/S TUBING, W/ MANDREL BENDS. KNURLED & PEENED FINISH FOR FULL LENGTH OF THE TUBING TO WITHIN 100mm (4") OF ENDS OF BENDS. SECURE CONCEALED FASTENING GRAB BARS W/ 64mm (2 1/2") NO. 14 SCREWS TO SOLID BACKING, CAPABLE OF SUPPORTING A 500 LB. (225 KG) PULL

TOILET BACKREST: BOBRICK, B-5842, SURFACE MOUNTED, S/S. PROVIDE ONE AT EACH TOILET LOCATION WHERE TOILETS DO NOT HAVE TOILET SEATS LIDS OR TANKS

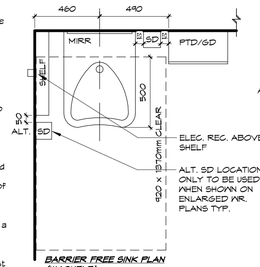
DEODORIZER: MODEL 1100 BY FROST. PROVIDE ONE IN EACH WASHRM & AT LOCATIONS AS INDICATED ON DRAWINGS



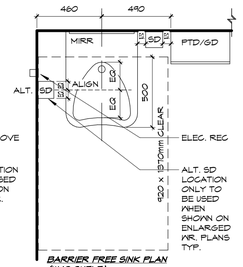
BARRIER FREE WC STALL ELEVATION



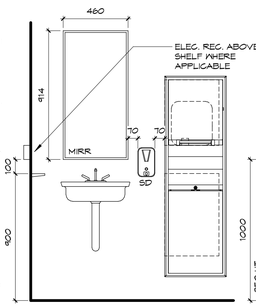
(Updated January 1, 2025)
3.8.3.11. Lavatories, Mirrors and Washroom Accessories
(1) A washroom described in Sentence 3.8.2.3.(2), (3) or (4) shall be provided with a lavatory that shall,
(a) be located so that the distance between the centre line of the lavatory and the side wall is not less than 460 mm,
(b) have a rim height not more than 865 mm above the finished floor,
(c) have a clearance beneath the lavatory not less than,
(i) 920 mm wide,
(ii) 735 mm high at the front edge,
(iii)685 mm high at a point 200 mm back from the front edge, and
(iv)350 mm high over the distance from a point 280 mm to a point 430 mm back from the front edge,
(d) have insulated pipes where they would otherwise present a burn hazard or have water supply temperature limited to a maximum of 43°C,
(e) be equipped with faucets that,
(i) operate automatically or comply with 3.7.4.2.(11)(b)(i) and (ii), and
(ii) are located so that the distance from the centre line of the faucet to the edge of the basin or, where the basin is mounted in a vanity, to the front edge of the vanity, is not more than 485 mm,
(f) have a minimum 1 370 mm deep floor space to allow for a forward approach, of which a maximum of 500 mm can be located under the lavatory,
(g) have a soap dispenser that,
(i) operates automatically or is operable using a closed fist and with a force of not more than 22.2 N, and
(ii) is located not more than 1 100 mm above the finished floor, within 500 mm from the front of the lavatory, and,
(h) have a towel dispenser or other hand drying equipment that is,
(i) located to be accessible to persons in wheelchairs,
(ii) located so that the dispensing height is not more than 1 200 mm above the finished floor,
(iii)operable with one hand, and
(iv)located not more than 610 mm, measured horizontally, from the edge of the lavatory.
(2) If mirrors are installed in a washroom described in Sentence 3.8.2.3.(2), (3) or (4), at least one mirror shall be,
(a) installed above a lavatory required by Sentence (1), and
(b) mounted with its bottom edge not more than 1 000 mm above the finished floor or inclined to the vertical to be usable by a person in a wheelchair.
(3) If dispensing or hand-operated washroom accessories, other than those located in water closet stalls or enclosures and those described in Clause (1)(g) are provided, they shall be mounted so that,
(a) the dispensing height is not less than 900 mm and not more than 1 200 mm above the finished floor,
(b) the controls or operating mechanisms are mounted not less than 900 mm and not more than 1 200 mm above the finished floor, and
(c) a minimum 1 370 mm deep floor space is provided in front of the controls or operating mechanisms to allow for a front approach.
(4) Where a shelf is installed above a lavatory required by Sentence (1), it shall,
(a) be located not more than 200 mm above the top of the lavatory and not more than 1 100 mm above the finished floor, and
(b) project not more than 100 mm from the wall.
(5) A washroom described in Sentence 3.8.2.3.(6) shall be provided with a lavatory conforming to Clauses (1)(e), (g) and (h).



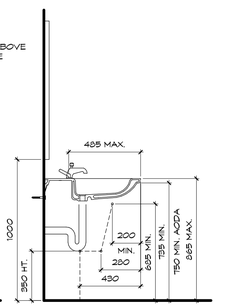
BARRIER FREE SINK PLAN (W/ SHELF)



BARRIER FREE SINK PLAN (W/O SHELF)



BARRIER FREE ELEVATION - CORNER
(ALT. IS THE INDIVIDUAL HAND DRYER, PTD, & GD) (HIDDEN LINES)



BARRIER SECTION

NO.	DATE	ISSUANCE
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.09	ISSUED FOR CLIENT REVIEW
4	2025.05.01	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW

NO.	DATE	ISSUANCE

ISSUED FOR BUILDING PERMIT ONLY NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS, CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED, FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DWG.'S ARE TO BE READ IN COLOUR

ORIGINAL PAGE SIZE ARCH 'D' - 24" x 36"

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STAMP STRUCT.

LICENSED PROFESSIONAL ENGINEER
APRIL 7TH 2026
B.D. BUCHWALD
100210510
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
WASHROOM GUIDELINES

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE:	DRAWING NO.:
As indicated	A700
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:38 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt

(Updated January 1, 2025)
3.8.3.13. Showers and Bathtubs
(1) Except within a *suite* of *residential occupancy*, if showers are provided in a *building*, the number of *barrier-free* showers shall conform to Table 3.8.3.13.
(2) A *barrier-free* shower required by Sentence (1) shall,
(a) be not less than 1 500 mm wide and 900 mm deep,
(b) have a clear floor space at the entrance to the shower not less than 900 mm deep and the same width as the shower, except that fixtures are permitted to project into that space provided they do not restrict access to the shower,
(c) have no doors that obstruct the shower controls or the clear floor space described in Clause (b),
(d) have a slip-resistant floor surface,
(e) have a threshold that is level with the adjacent finished floor or a bevelled threshold not more than 13 mm higher than the adjacent finished floor,
(f) have a hinged seat, other than a spring-loaded hinged seat, or a fixed seat that shall,
(i) be not less than 450 mm wide and 400 mm deep,
(ii) be mounted on the same side wall as the vertical grab bar between 460 mm and 480 mm above the finished floor,
(iii) be designed to carry a minimum load of 1.3 kN,
(iv) be located so that the edge of the seat is within 500 mm of the shower controls, and
(v) have a smooth and slip-resistant surface and no rough edges,
(g) have two grab bars,
(i) that conform to Sentence 3.8.3.8.(7) and do not obstruct the use of the shower controls,
(ii) one of which is 1 000 mm long vertically located on the side wall between 50 mm and 80 mm from the adjacent clear floor area, and with the lower end between 600 mm and 650 mm above the finished floor, and
~~(iii) one of which is L-shaped, located on the wall opposite the entrance to the shower, with a 1 000 mm long horizontal component mounted between 750 mm and 870 mm above the finished floor and a 750 mm long vertical component mounted between 400 mm and 500 mm from the side wall on which the vertical grab bar described in Subclause (ii) is mounted,~~

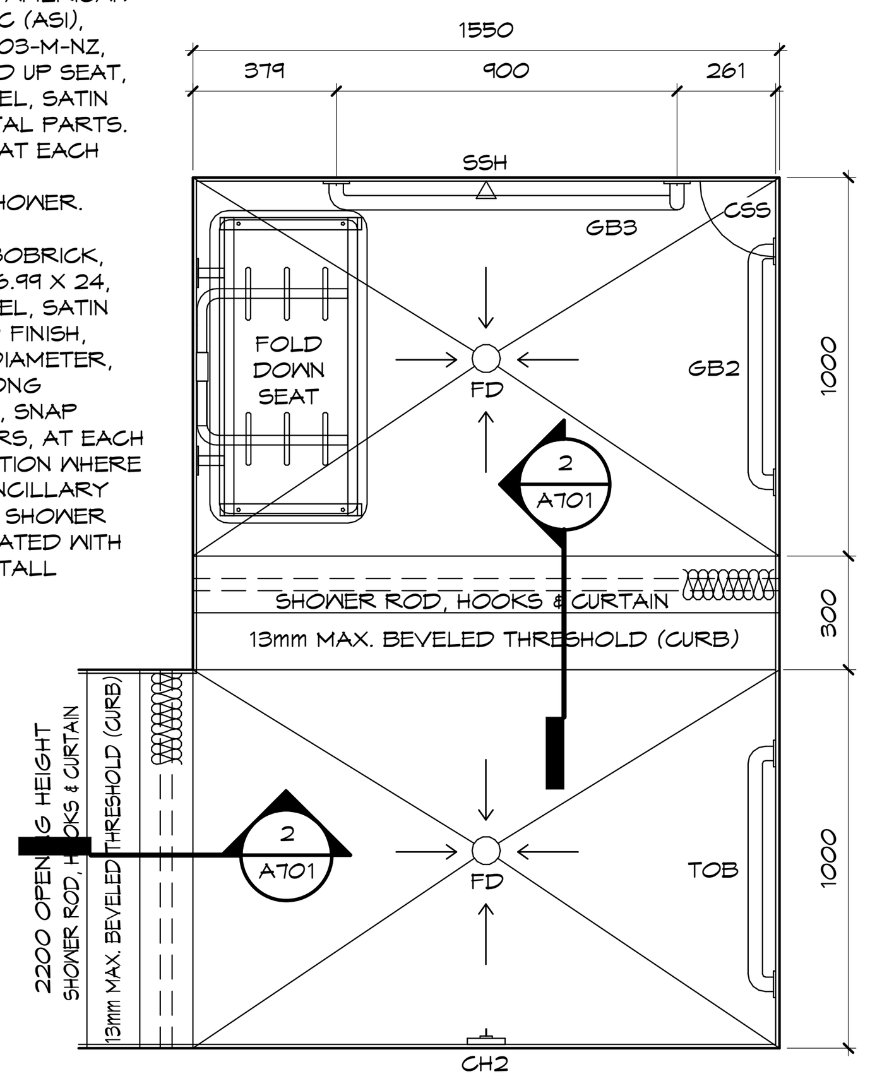
APPENDIX A, A-3.8.3.13.(2)(f)&(g)
Only one grab bar is required, to be installed on the wall next to the seat;
A grab bar installed within a barrier-free shower stall on the same wall as the shower controls should have 900mm long horizontal and vertical components

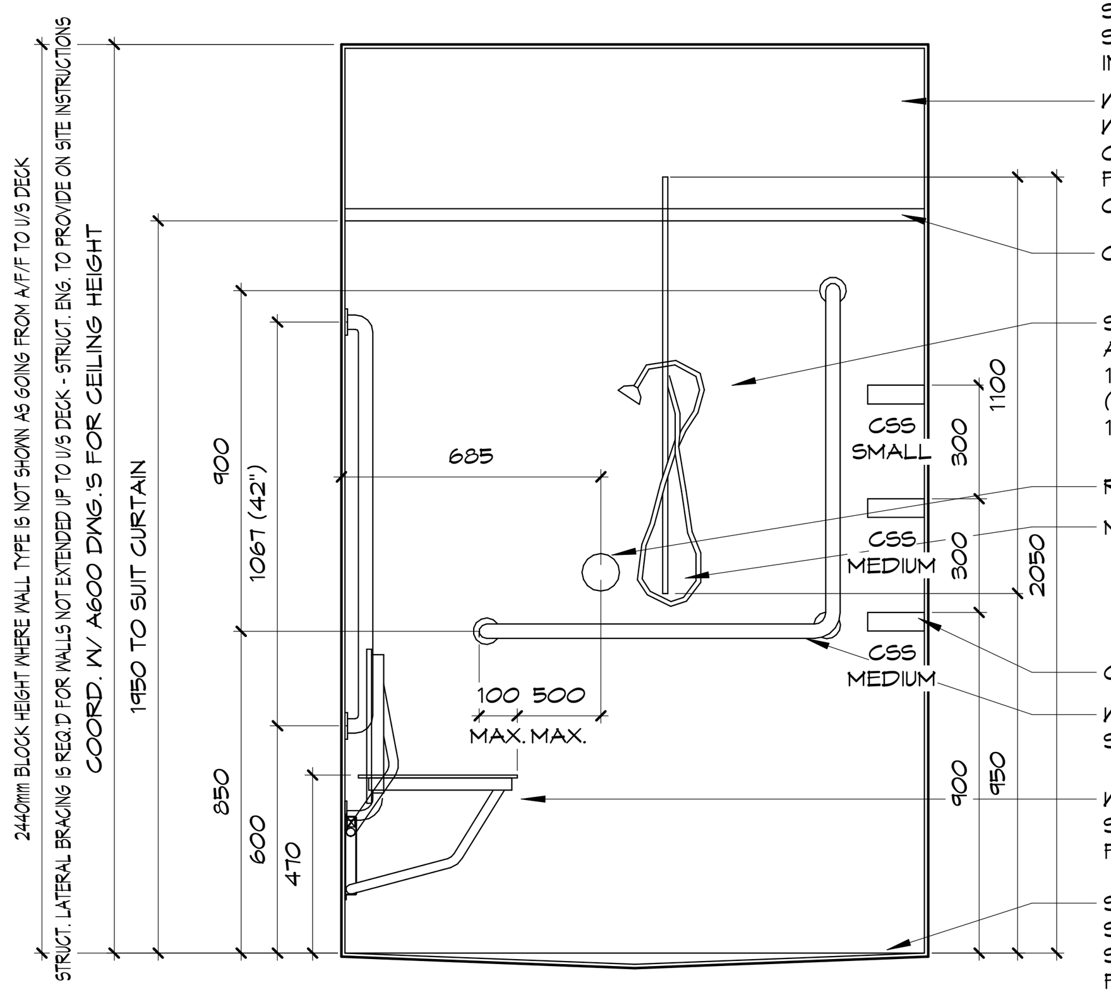
(h) have a pressure-equalizing or thermostatic mixing valve that,
(i) is operable using a closed fist and with a force of not more than 22.2 N,
(ii) is mounted on the wall opposite the entrance to the shower no more than 1 200 mm above the finished floor, and
(iii) is located within reach of the seat,
(i) have a hand-held shower head with not less than 1800 mm of flexible hose located so that it,
(i) can be reached from a seated position,
(ii) can be used in a fixed position at a height of 1 200 mm and 2 030 mm from the finished floor, and
(iii) does not obstruct the use of the grab bars, and
(j) have fully recessed soap holders that can be reached from the seated position.
(2.1) All other controls installed in a shower described in Sentence (2) shall comply with Subclauses (2)(h)(i) to (iii).
(3) Individual showers that are provided for use by patients or residents in *buildings* of Group B, Division 2 or 3 *occupancy* shall conform to Sentence (2).

GRAB & TOWEL BARS TO BE 18 GAUGE (1.24mm) S/S TUBING, W/ MANDREL BENDS. KNURLED & PEENED FINISH FOR FULL LENGTH OF THE TUBING TO WITHIN 100mm (4") OF ENDS OF BENDS. SECURE CONCEALED FASTENING GRAB BARS W/ 64mm (2 1/2") NO. 14 SCREWS TO SOLID BACKING, CAPABLE OF SUPPORTING A 500 LB. (225 KG) PULL

SHOWER SEAT: AMERICAN SPECIALTIES INC (ASI), MODEL NO. 8203-M-NZ, PHENOLIC FOLD UP SEAT, STAINLESS STEEL, SATIN FINISH ALL METAL PARTS. PROVIDE ONE AT EACH BARRIER FREE ACCESSIBLE SHOWER.

TOWEL BAR: BOBRICK, MODEL B-6806.99 X 24, STAINLESS STEEL, SATIN FINISH, PEENED FINISH, 38mm (1 1/2") DIAMETER, 610mm (24") LONG STRAIGHT BAR, SNAP FLANGE COVERS, AT EACH SHOWER LOCATION WHERE THERE IS AN ANCILLARY CLEAR FLOOR SHOWER SPACE ASSOCIATED WITH THE SHOWER STALL





CORNER SHOWER SHELVES: KOHLER, SHOWER BASKETS, SMALL K-1898 AND MEDIUM K-1896. PROVIDE 3 AT EACH SHOWER LOCATION

GRAB BAR (GB2): BOBRICK, MODEL B-6806.99 X 24, STAINLESS STEEL, SATIN FINISH, PEENED FINISH, 38mm (1 1/2") DIAMETER, 610mm (24") LONG STRAIGHT BAR, SNAP FLANGE COVERS.

GRAB BAR (GB3): BOBRICK, CUSTOM LENGTH / SIZE, STAINLESS STEEL, SATIN FINISH, PEENED FINISH, L-SHAPED BAR 38mm (1 1/2") DIAMETER, 900mm (36") LONG HORIZONTAL AND 900mm (36") LONG VERTICAL, SNAP FLANGE COVERS, ON OPPOSITE OF THE ENTRANCE TO THE SHOWER.

SHOWER RINGS AND CURTAIN: BOBRICK, MODEL B-204-1 STAINLESS STEEL HOOKS AND MODEL B-204-2 BATH/SHOWER CURTAIN. PROVIDE AT EACH SHOWER LOCATION AND ANCILLARY CLEAR FLOOR SHOWER SPACE ASSOCIATED WITH THE SHOWER STALL AND AT LOCATIONS AS INDICATED ON DRAWINGS.

SHOWER ROD: BOBRICK, MODEL B-6047-LENGTH, 18 GAUGE HEAVY DUTY 2" (50mm) DIA. BATH/SHOWER ROD BY LENGTH OF OPENING, COMPLETE WITH CONCEALED STAINLESS STEEL FLANGES. PROVIDE AT EACH SHOWER LOCATION AND ANCILLARY CLEAR FLOOR SHOWER SPACE ASSOCIATED WITH THE SHOWER STALL AND AT LOCATIONS AS INDICATED ON DRAWINGS.

WALL FIN. FULL HT. ON ALL WALLS INSIDE SHOWER & CLEAR FLR. SPACE IN FRONT, ALL CURBS, & CEILING TYP.

CURTAIN ROD

SHOWER HEAD TO BE ADJ. BETWEEN 1200mm (48") & 2030mm (80") MAX. A/F/F W/ 1800mm MIN. FLEX. HOSE

RECESSED SOAP HOLDER

MIXING CONTROLS

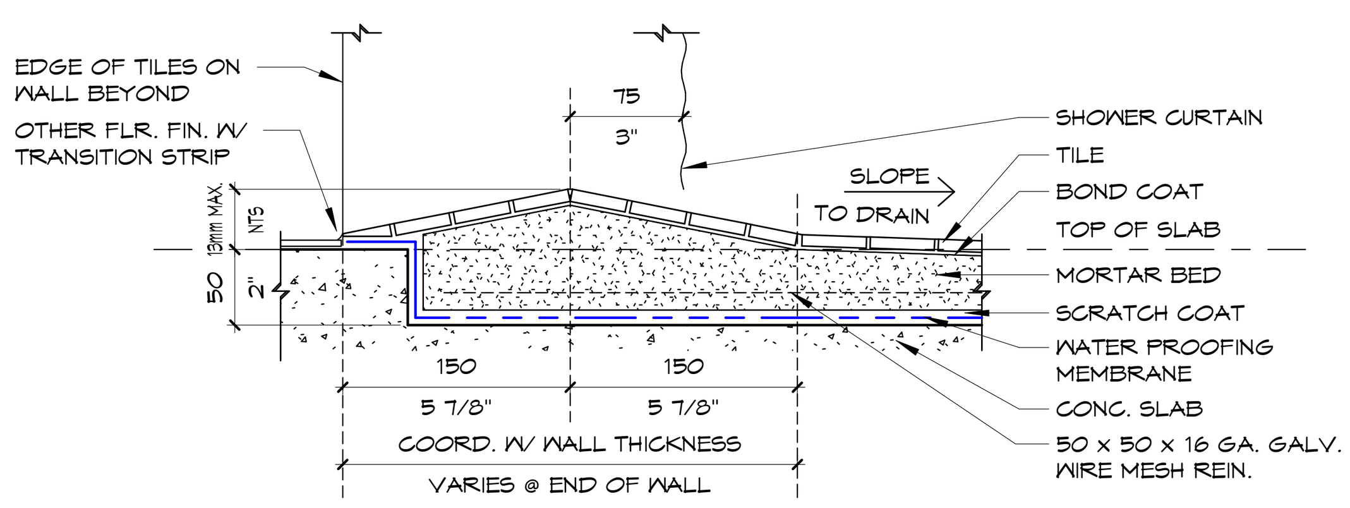
CORNER SHELVES / BASKETS

WALL 'L' SHAPED GRAB BAR

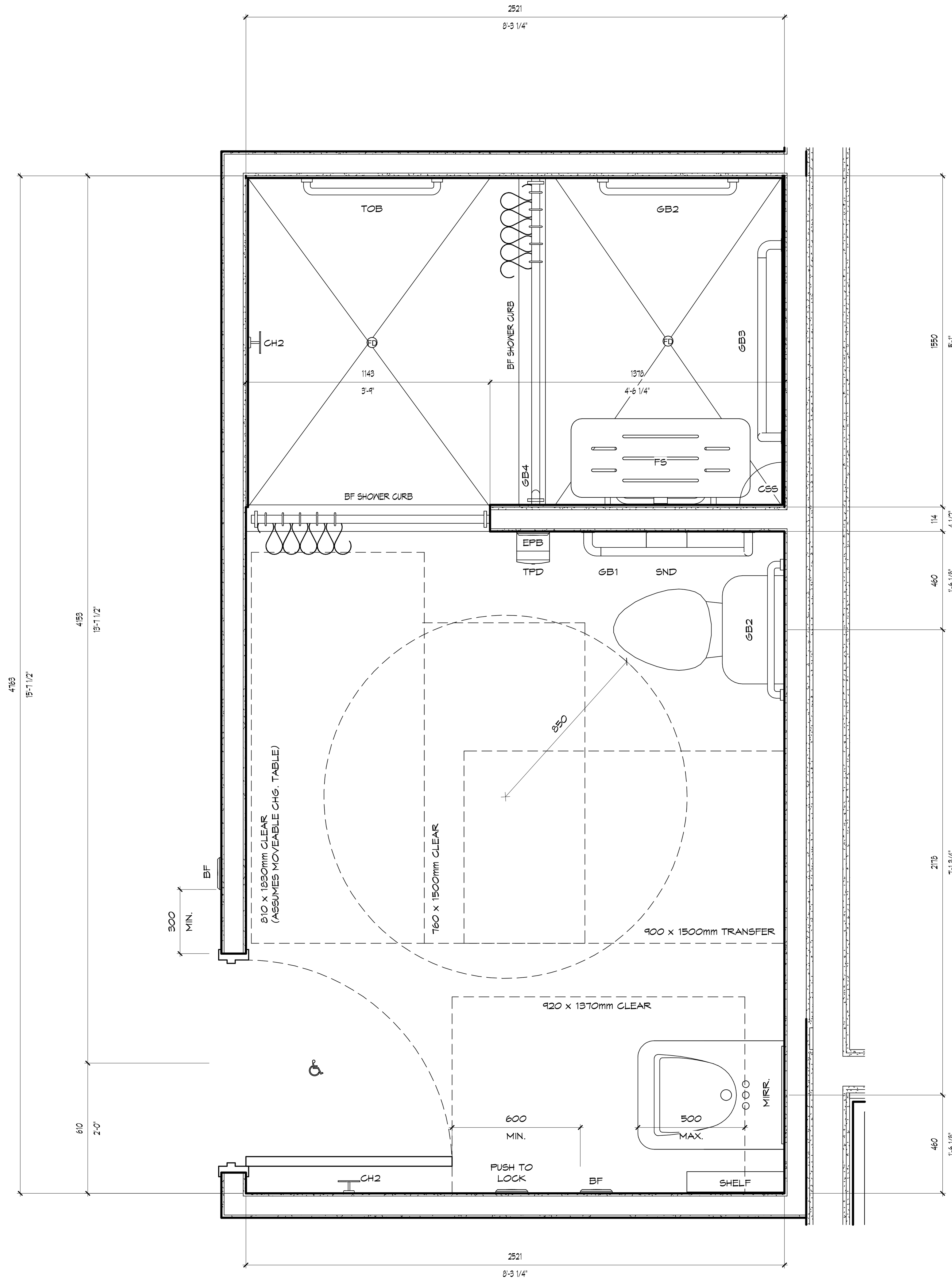
WALL MTD., NON SPRING LOADED FOLDING SEAT

SLIP RESISTANT FLR. SURFACE THROUGHOUT SHOWER STALL & CLEAR FLR. SPACE IN FRONT TYP.

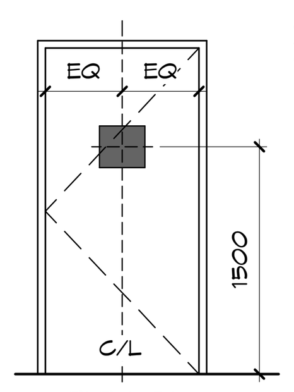
1 / A701 SHOWER GUIDELINES - BARRIER FREE
SCALE 1 : 20



2 / A701 SHOWER CURB SECTION - BF
SCALE 1 : 5

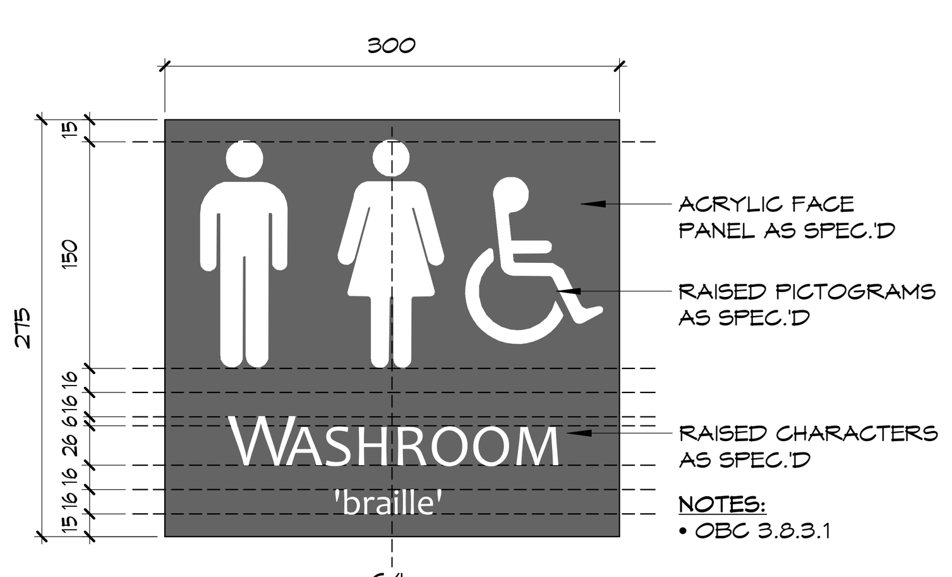


3 / A701 ENLARGED WASHROOM PLAN
SCALE 1 : 15



NOTE:
- ALL SIGNAGE TO BE MTD. ON THE DOOR LEAF CENTERED WHERE THERE ARE NO GLAZING LITES IN THE DOOR LEAF U/N/O
- OR WHERE THERE ARE TWO DOOR SWINGS THAT DO NOT PERMIT MTG. OPTION D2 OR D3 TO WORK W/ VISUAL CLEARANCES

4 / A701 SIGNAGE MOUNTING ON DOOR - BRAILLE
SCALE 1 : 50



ACRYLIC FACE PANEL AS SPEC.'D

RAISED PICTOGRAMS AS SPEC.'D

RAISED CHARACTERS AS SPEC.'D

NOTES:
- OBC 3.8.3.1

BRAILLE TO READ: 'UNIVERSAL BARRIER FREE ACCESSIBLE WASHROOM'

5 / A701 INTERIOR SIGNAGE - BRAILLE
SCALE 1 : 5

WASHROOM LEGEND

(dashed circle)	TYP. BF TURNING CIRCLE RADIUS & INDIVIDUAL AREA OF REFUGE LOCATION
(accessibility symbol)	POWER DOOR OPENER
BF	PUSH BUTTON RECESS / FLUSH MTD. FOR POWER DOOR OPERATOR - 610mm MIN. FROM THE DOOR SWING TOWARDS THE BUTTON TO 1500mm MAX. (925mm A/F/F TO CENTER OF BUTTON TYP.)
EPB	EMERGENCY PUSH BUTTON (925mm A/F/F TO CENTER OF BUTTON TYP.) (400mm A/F/F TO CENTER OF BUTTON IN UNIV. WR. TYP.)
PUSH TO LOCK	PUSH TO LOCK BUTTON (925mm A/F/F TO CENTER OF BUTTON TYP.)

GENERAL NOTES:
- SHOP DWG.'S ARE TO BE DIMENSIONED IN METRIC UNITS (IMPERIAL & METRIC BOTH SHOWN IS ACCEPTABLE)
- WASHROOMS WITH OUT WALL FIN. (OTHER THAN PAINT) TO HAVE SPECIAL COATING (SC - EPOXY PAINT) APPLIED
- WASHROOMS WITH TILE WALL FIN. TO HAVE TILE BASE. TILE WALL FIN. TO EXTEND TO 200mm MIN. ABOVE FIN. CEILING SYSTEM TYP.

NO.	DATE	ISSUANCE
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4	2025.05.07	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW

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LICENSED PROFESSIONAL ENGINEER
APRIL 7th/2026
B.D. BUCHWALD
23-151
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
WASHROOM GUIDELINES, ENLARGED WR. PLANS & DETAILS

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE:	DRAWING NO.:
As indicated	A701
PROJECT NO.:	
23-151	

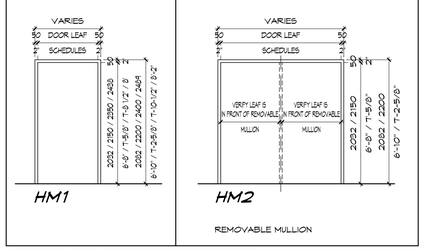
BLANK RM.'S ARE EXTERIOR SPACES TYP.

DOOR SCHEDULE

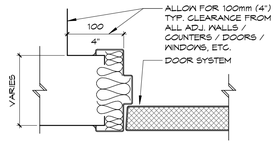
DOOR INFORMATION			DOOR LEAF SIZE		DOOR LEAF			DOOR FRAME			
DOOR IDENTIFICATION	LOCATION FROM RM.	LOCATION TO RM.	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	COMMENTS
100a	100		965	2032	A	HM	P	HM1	HM	P	
100b		100	3650	3650	O/H						
100c		100	3650	3650	O/H						
100d	100		3650	3650	O/H						
101		101	965	2032	A	HM	P	HM1	HM	P	
101a	101a	101	914	2032	A	HM	P	HM1	HM	P	
101b	101	102	965	2032	A	HM	P	HM1	HM	P	
101c	101		3650	3650	O/H						
102	100	102	965	2032	A	HM	P	HM1	HM	P	90 MIN. FRR
102a	103	102	965	2032	A	HM	P	HM1	HM	P	90 MIN. FRR
103		103	965	2032	A	HM	P	HM1	HM	P	
103a		103	1219	2032	A	HM	P	HM2	HM	P	
104	103	104	965	2032	A	HM	P	HM1	HM	P	
107	100	107	965	2032	A	HM	P	HM1	HM	P	90 MIN. FRR
108	108	107	965	2032	A	HM	P	HM1	HM	P	
109	109	107	965	2032	A	HM	P	HM1	HM	P	
110		108	965	2032	A	HM	P	HM1	HM	P	

DOOR FRAME TYPES

HOLLOW METAL (HM.)



COORD. W/ A402 & A800 FOR STD. SECTION DETAILS



PLAN DETAIL

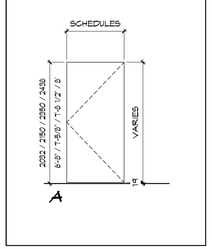
DOOR SECTION DETAIL

DOOR FRAME DETAILS - HM. FRAME - STD. ADJ. WALL SPACING

1 / A800 SCALE 1 : 5

DOOR LEAF TYPES

HOLLOW METAL (HM), STAINLESS STEEL (S/S), POST FORMED LAMINATE (PLAM)



DOORWAY AND DOORS

3.8.3.3. Doorways and Doors

(1) Every doorway that is located in a barrier-free path of travel shall have a clear width of not less than 850 mm when the door is in the open position. (See Note A-3.8.3.3.(1))

Appendix A
A-3.8.3.3.(1) Doorway Width
Every doorway that is located in a barrier-free path of travel must have a clear width of not less than 860mm when the door is in the open position and therefore it is important that this dimension be measured correctly. The 860mm clear dimension has been developed from research which shows that this dimension provides access for 95% of wheeled mobility devices.

The clear width of not less than 860mm is measured from the face of the door to the outside edge of the stop on the door frame. It is not sufficient just to measure the inside width of the door frame or the width of the door panel. There should be no projections into the required clear opening width lower than 865mm above the finished floor or ground. Projections into the clear opening width between 865mm and 2030mm above the finished floor or ground should not exceed 100mm.

Other factors, including location of door stops other than on the door frame, and the installation of door closers and exit devices, should be taken into account. The intrusion of a door handle into the space is of lesser importance. It is recognized that there are many types of door frame and door mounts but the overall objective is to maintain a clear width of not less than 860mm.

UNDERLINED STATEMENT ABOVE IS HWY EXIT (PANIC) DEVICES ARE NOT INCORPORATED INTO THE CLEAR WIDTH CALCULATION. ALL EXIT (PANIC) DEVICES & PUSH BARS ARE TO BE 100mm MAX. IN DEPTH TYP. (COORD. W/ HARDWARE SCH. & SUPPLIERS)

ALL CRITICAL BARRIER FREE DIM.'S TO COMPLY W/ OBC & ANY APPLICABLE ACCESSIBILITY BY-LAWS OF THAT SPECIFIC REGION - AODA GOVERNS OBC. O.B.G. BARRIER FREE REQ.'S ARE TO BE REVIEWED & CONFIRMED BY THE GENERAL CONTRACTOR ON SITE THAT ALL DIM.'S & MIN. CLEARANCES ARE PROVIDED. INFORM THE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLING WORK & OBTAIN SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT BEFORE PROCEEDING W/ ANY PART OF THE AFFECTED WORK.

BARRIER-FREE DOORS & DOORWAYS:
PROVIDE STD. DOOR LEAF OF NOT LESS THAN 965mm (IMPERIAL) / 950mm (METRIC) FOR EXIT / EXTERIOR & INTERIOR DOORS, SMALLER TO BE VERIFIED AT SHOP DWG. STAGE).

UNLESS EQUIPPED W/ A POWER DOOR OPERATOR, A DOOR IN A BARRIER-FREE PATH OF TRAVEL SHALL HAVE A CLEAR SPACE ON THE LATCH SIDE EXTENDING THE HEIGHT OF THE DOORWAY & NOT LESS THAN 650mm BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS TOWARD THE APPROACH SIDE & 350mm BEYOND THE EDGE IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.

POWER DOOR OPERATORS:
EVERY DOOR THAT PROVIDES A BARRIER-FREE PATH OF TRAVEL THROUGH AN ENTRANCE SHALL BE EQUIPPED W/ A POWER DOOR OPERATOR. WHERE AN ENTRANCE INCORPORATES A VESTIBULE, A DOOR LEADING FROM THE VESTIBULE INTO THE FLOOR AREA SHALL BE EQUIPPED W/ A POWER DOOR OPERATOR.

DOOR OPENING DEVICES THAT ARE THE ONLY MEANS OF OPERATION SHALL BE OF A DESIGN THAT DOES NOT REQUIRE TIGHT GRASPING & TWISTING OF THE WRIST.

DOOR LEAF & FRAME / SCREEN NOTES

COORD.:
- IT IS THE RESPONSIBILITY OF THE DOOR / SCREEN & HARDWARE MANUF. / CONTRACTOR TO COORD. & EXECUTE THEIR WORK TOGETHER.
- COORD. W/ FLR. PLANS, ELEVATIONS & SCHEDULES FOR LOCATIONS, REQ.'D FRAME WIDTH, 170° DOOR SWINGS & QUANTITY OF REQ.'D DOORS, FRAMES & SCREENS
- COORD. W/ LIFE SAFETY / ELEC. DWG.'S FOR EXIT SIGN & ELEC. EQUIP. LOCATIONS

DOOR HARDWARE:
- ALL DOOR HARDWARE TO BE INCLUDED IN THE CONTRACT

HARDWARE:
- ALL DOOR HARDWARE & HARDWARE REQ.'S SHOWN / NOT SHOWN TO BE COORDINATED & VERIFIED W/ THE MANUF. / CONTRACTOR / OWNER & ARCHITECT
- HARDWARE FINISH - BASE OF DESIGN INTENT BUT LIMITED DUE TO HARDWARE SUPPLIED & OPTIONS AVAILABLE - SATIN CHROMIUM PLATED OVER NICKEL, SATIN ALUMINUM - CLEAR ANNODIZED, SATIN STAINLESS STEEL

SECURITY:
- ALL SECURITY DOOR HARDWARE INFO. SHOWN / NOT SHOWN TO BE SUPPLIED BY THE SUPPLIER / MANUF. & COORDINATED W/ THE SUPPLIER / MANUF. / OWNER & CONTRACTOR INCLUDING BUT NOT LIMITED TO; SECURITY KEYPADS (CARD READERS, FOB READERS, KEYPADS), CAMERAS, ALARMS, OPENING CONTACTS, WIRING, CONDUIT, HOOK UPS TO NETWORKS & ANY OTHER HARDWARE REQ.'S. (COORD. W/ ELEC. DWG.'S & SPEC.'S)

OTHER FRAMING:
- ALL OTHER DOOR HARDWARE INFO. SHOWN / NOT SHOWN TO BE COORDINATED & VERIFIED W/ THE REVIEWED DOOR HARDWARE SCH. / MANUF. / OWNER / CONTRACTOR & ARCHITECT INCLUDING BUT NOT LIMITED TO MILLWORK & ANY OTHER HARDWARE REQ.'S.

BF & UNI-SEX, NR.'S:
- ALL DOORS IN SELF CONTAINED BF UNI-SEX WASHRM.'S ARE TO:
  (b) have a door that is capable of being locked from the inside and released from the outside in case of emergency and that has,
  (i) a graspable latch-operating mechanism located not less than 900 mm and not more than 1 000 mm above the finished floor,
  (ii) if it is an outward swinging door, a door pull not less than 140 mm long located on the inside so that its midpoint is not less than 200 mm and not more than 300 mm from the latch side of the door and not less than 900 mm and not more than 1 100 mm above the finished floor, and
  (iii) if it is an outward swinging door, a door closer, spring hinges or gravity hinges, so that the door closes automatically,

DOOR STOPS:
- ALL DOORS TO HAVE DOOR STOPS.
  1. DOOR STOPS ARE TO BE INSTALLED ON THE FLR. WHERE THE DOOR OPENS AGAINST A WALL / PARTITION THAT IS WD. / METAL FRAMED & INSTALLED ON THE WALL @ HANDLE LOCATION THAT IS CONC. BLOCK / CONC.
  2. DOOR STOPS ARE TO BE INSTALLED ON THE TOP OF THE DOOR FRAME WHERE THE DOOR DOES NOT OPEN AGAINST A WALL / PARTITION

FIRE RATINGS:
- COORD. W/ LIFE SAFETY DWG.'S FOR FIRE SEPARATIONS & FIRE RESISTANCE RATINGS FOR EXPOSURE SITUATIONS. FIRE RATED FRAMING & GLAZING TO BE IMPLEMENTED
  2 HR. (120 MIN.) FIRE SEPARATION TO HAVE 1 1/2 HR. (90 MIN.) RATED CLOSURE
  1 1/2 HR. (90 MIN.) FIRE SEPARATION TO HAVE 1 HR. (60 MIN.) RATED CLOSURE
  1 HR. (60 MIN.) FIRE SEPARATIONS TO HAVE 3/4 HR. (45 MIN.) RATED CLOSURE
  3/4 (45 MIN.) HR. FIRE SEPARATIONS TO HAVE 3/4 HR. (45 MIN.) RATED CLOSURE
  1/2 HR. (30 MIN.) FIRE SEPARATIONS TO HAVE 20 MIN. RATED CLOSURE

DOORS & OPENING INFILLS IN EXT. WALLS W/ A FIRE RESISTANCE RATING BUT THAT ARE NOT REQ.'D TO BE PROTECTED OPENINGS ARE NOT REQ.'D TO HAVE A FIRE RESISTANCE RATING TYP.
(COORD. W/ UNPROTECTED OPENING ELEV.'S)

- ALL FIRE RATED DOORS & SCREENS W/ GLAZING "GL" TO HAVE "FIRELITE" GLAZING AS REQ.'D INCLUDING ALL EXPOSURE SITUATIONS UNLESS HM W/ GNG ARE NOTED. ALL NON-RATED GLAZING TO BE TEMPERED U/N/O TYP.
- ALL FIRE RATED DOORS TO HAVE DOOR CLOSERS

SOUND / ACOUSTIC RATINGS:
- SOUND / ACOUSTIC RATINGS (WALL TYPES THAT ARE STC 50 & GREATER TYP.)
  COORD. W/ WALL TYPES FOR SOUND RATINGS (STC) & FLR. PLANS FOR WALL TYPE LOCATIONS. ALL DOORS, DOOR FRAMES, SCREENS & GLAZING THAT REQUIRE SOUND RATINGS TO HAVE SOUND PROOFING, SEALS & PER.'S, MORTISED RECESSED AUTOMATIC DROP DOWN SILLS, DOUBLE INSUL. GLAZING WHERE APPLICABLE - EXCEPTIONS - EXIT STAIRWELLS, STORAGE RM.'S, ELEV. MACHINE RM.'S
- WD. FRAMES SHIM VOID FILLED SOLID W/ SOUND BATT INSUL., HM FRAMES ON CONC. BLOCK CONST. FILLED SOLID W/ MORTAR (BATT INSUL. W/ KNOCK DOWN FRAMES IN EX. WALLS);
  HM FRAMES ON METAL / WD. FRAME CONST. FILLED SOLID W/ BATT INSUL.

SIZINGS:
- OPENINGS - DIM.'S INDICATED U/N/O
  1. DOOR(S):
     A. HM FRAME - DIM.'S INDICATED ARE FOR DOOR LEAF;
  2. O/H VEHICULAR DOOR(S):
     A. DIM.'S INDICATED ARE FOR CLEAR JAMB OPENING
  VERIFY ALL OPENING DIM.'S & R/O W/ WRAP AROUND OR BUTT FRAME APPLICATIONS ON SITE / SHOP DWG.'S PRIOR TO FABRICATION & ORDERING.
  (COORD. W/ TYP. DOOR & SCREEN FRAME DETAILS)
  (SOME DIMENSIONS ON DWG.'S FOR DOORS ARE FOR LINTEL PURPOSES ONLY, NOT TO BE USED FOR ROUGH OPENING FRAMING)

(Updated January 1, 2025)
- 3.4.3.5.(4) / 9.9.6.2.(1) - CLEAR HEIGHT OF DOORWAYS SHALL NOT BE LESS THAN 2030mm
- 3.4.3.5.(5) / 9.9.6.2.(2) - NO DOOR CLOSER OR OTHER DEVICE SHALL BE INSTALLED TO REDUCE THE CLEAR HEIGHT OF THE DOORWAY TO LESS THAN 1980mm

DOOR LEAF UNDERCUTS:
- ALL DOOR LEAFS TO BE UNDERCUT BY 19mm (3/4") TYP.;
- WASHRM. DOOR LEAFS CAN BE UNDERCUT MAX. 25mm (1"), TO BE COORD'D W/ MECH.;
- ALL FIRE RATED HM DOOR LEAFS TO BE UNDERCUT MAX. 19mm (3/4")
- ALL FIRE RATED WD. DOOR LEAFS TO BE UNDERCUT MAX. 6mm (1/4") & INSTALLED AS PER NFPA 80

DOOR SILENCERS:
- ALL INT. DOORS TO HAVE x3 MIN., EXT. DOORS CONT. WEATHERSTRIPPING

HM OPENING NOTES

FRAME PROFILES:
- ALL HM FRAMES FOR CONC. BLOCK WALLS & GYP. BD. WALLS / PARTITIONS SHALL BE WRAP AROUND TYPE FOR WALL THICKNESS UP TO 190mm (TO BE SNUG / TIGHT FIT ON WALL SYSTEM THAT THEY ARE INSTALLED ON / IN) (UNIV. WR. DOOR IF ON CHANGE TABLE WALL TO BE WRAP AROUND)
  OVER 190mm WALLS TO RECEIVE 1712mm FRAMES.
  (COORD. W/ FLR. PLANS FOR WALL THICKNESS & LOCATIONS)
  (COORD. W/ A500 DWG.'S FOR STD. DETAILS)

HM DOOR LEAFS:
- ALL EXT. HM. DOOR LEAFS TO BE FLUSH TYPE, 44mm (1-3/4") THICK, 18 GA., CONT. WELDED (GRIND & FILL SMOOTH WELDED SEAMS), COLD ROLLED, HOLLOW METAL CONST., REIN.'D W/ VERT. INT. STIFFENERS, ALL VOIDS FILLED W/ SEMI-RIGID FIBROUS INSTAL. MIN. DENSITY 24kg/m³ POLYSTYREN / POLYURETHANE, INSTALL TOP & BOTTOM METAL CAPS TACK WELDED IN PLACE TYP.
- ALL INT. HM. DOOR LEAFS TO BE STILE & RAIL TYPE, 44mm (1-3/4") THICK, 18 Ga., WELDED SEAMS 30% OVERALL & 50mm (2") LENGTH WELDS MIN. (GRIND & FILL SMOOTH WELDED SEAMS), FILLED ABOVE & BELOW ALL MULLION LOCATIONS, COLD ROLLED, HOLLOW METAL CONST., HONEYCOMB STRUCT. CORE CONSISTING OF PRE-EXPANDED, RESIN IMPREGNATED SMALL CELL KRAFT PAPER HAVING 19mm (3/4") CELL SIZE TO FILL THICKNESS OF DOOR LEAF.
  - PROVIDE 16 GA. CONT. WELDED (GRIND & FILL SMOOTH WELDED SEAM), REINF.'D W/ VERT. VERT. INTERLOCKING STIFFENERS @ ALL CORR., WASHROOMS, CHANGE ROOMS & HIGH TRAFFIC AREAS

HM DOOR FRAMES:
- ALL EXT. HM. DOOR FRAMES TO BE 16 Ga., CONT. WELDED (GRIND & FILL SMOOTH WELDED SEAMS), COLD ROLLED, HOLLOW METAL CONST., THERMALLY BROKEN (INT. & EXT. FRAME SECTIONS SHALL BE SEPARATED BY A CONT. THERMAL BREAK), CONT. PER. WEATHER STRIPPING, ALUM. THRESHOLD SET IN BED OF CAULKING, DOOR CLOSER. FILL FRAME VOID SOLID W/ SPRAY-IN-PLACE INSUL. W/ WELDED 10mm TEE ANCHOR, SUPPLY 3 ANCHORS FOR EACH JAMB UP TO 2200mm HIGH, SUPPLY 4 ANCHORS IF JAMB EXCEEDS 2200mm.
  EQUAL TO 'THERMA FRAME' DOOR FRAMES & SCREENS AS MANUF.'D BY S. N. FLEMING LTD. TYP.
- ALL INT. HM. DOOR FRAMES TO BE 16 Ga., CONT. WELDED (GRIND & FILL SMOOTH WELDED SEAMS), COLD ROLLED, HOLLOW METAL CONST. FILL FRAME VOID FILLED SOLID W/ MORTAR (FULLY GROUTED FRAME) IN CONC. OR CONC. BLOCK FRAMING & SOUND BATT INSUL. ON METAL / WD. FRAMING TYP.

HIGH TRAFFIC AREAS:
- ALL HM CORR. TO CORR., EXIT STAIR, WASHRM.'S, CHANGE RM., JANITOR, REFUSE, LOCKERS, BUNKER GEAR, EMS STOCK RM. & HIGH TRAFFIC AREAS (HIGH TRAFFIC AREAS ARE TO BE CONFIRMED BEFORE TENDER CLOSING OR THIS WILL BE AT THE DISCRETION OF THE ARCHITECT), PROVIDE 16 GAUGE CONT. WELDED DOORS & HINGES.

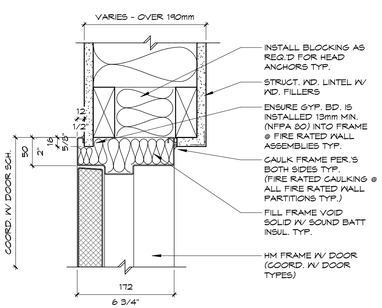
HM. HINGES:
- ALL HM, S/S, FIBREGLASS, VINYL, WD., STEEL, PLAM COVERED WOOD DOORS TO HAVE 3 BALLBEARING HINGES. ALL EXTERIOR HM. DOORS TO HAVE 4 HINGES

GARAGE / SERVICE SHOP:
- ALL REPAIR GARAGE / SERVICE SHOP TO ADJ. OCCUPANCY MAN DOORS TO BE INSULATED C/W CONT. PER. WEATHER STRIPPING SEALS, ALUM. THRESHOLD, LEVER TYPE OPERATOR & AUTO CLOSER FOR FUME CONTROL

O/H VEHICULAR:
- ALL EXT. O/H DOORS TO BE INSULATED (INSUL. IN SOLID PANELS OR DOUBLE INSUL. GLAZING @ VISION LOCATIONS), CONT. PER. WEATHER STRIPPING SEALS, AUTOMATIC OPENER W/ OPEN/CLOSE MOTION SENSORS / MANUAL OPERATOR W/ CHAIN HOIST & CHAIN LOCKING POSITION NOTCH, GALV. ROLLER FRAMES, BOTTOM SEAL & ALL OTHER ASSOCIATED COMPONENTS FOR A COMPLETE & PROPER SYSTEM
- ALL INT. O/H DOORS TO HAVE CONT. PER. WEATHER STRIPPING SEALS, AUTOMATIC OPENER W/ OPEN/CLOSE MOTION SENSORS / MANUAL OPERATOR W/ CHAIN HOIST & CHAIN LOCKING POSITION NOTCH, GALV. ROLLER FRAMES, BOTTOM SEAL & ALL OTHER ASSOCIATED COMPONENTS FOR A COMPLETE & PROPER SYSTEM

SHOP DRAWINGS
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE; DOOR(S), SCREEN(S), WINDOW(S), CURTAIN WALL(S), FRAME(S), & THEIR HARDWARE MANUF.'S TRADES COORD. & EXECUTE THEIR WORK TOGETHER & LABEL IDENTIFYING INFO. FOR ALL DOOR(S), SCREENS(S), WINDOW(S), CURTAIN WALL(S), FRAME(S) SCH.'S **TO MATCH THE IDENTIFICATION TAG LABELS & DIMENSIONS** HERE.
(REVISE & RESUBMIT SHOP DWG.'S WILL BE RETURNED IF THIS FORMAT IS NOT FOLLOWED W/ NO REVIEW UNDERTAKEN)

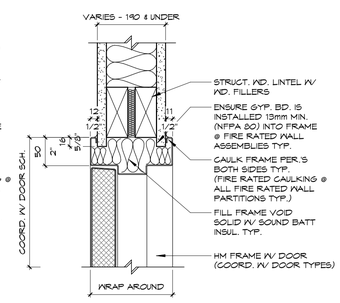
- SHOP DWG.'S ARE TO BE DIMENSIONED IN METRIC UNITS (IMPERIAL & METRIC BOTH SHOWN IS ACCEPTABLE)



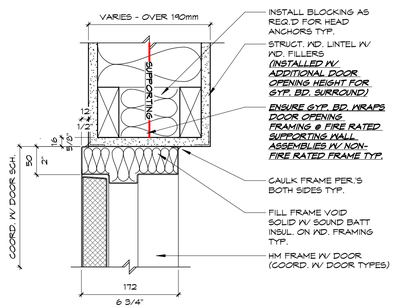
DOOR SECTION DETAIL

2 / A800 SCALE 1 : 5

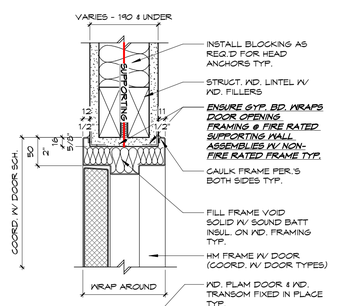
HM / WD. DOOR & HM FRAME DETAILS - WD. STUD & GYP. BD.



DOOR SECTION DETAIL



DOOR SECTION DETAIL



DOOR SECTION DETAIL

3 / A800 SCALE 1 : 5

HM / WD. DOOR & HM FRAME (NON-RATED) DETAILS - WD. STUD & GYP. BD. (RATED SUPPORTING ASSEMBLY)

NO.	DATE	ISSUANCE
4		
10	2026.04.02	RE-ISSUED FOR PERMIT/TENDER
7	2025.07.03	ISSUED FOR PERMIT
6	2025.06.26	ISSUED FOR CLIENT REVIEW
5	2025.06.09	ISSUED FOR CLIENT REVIEW
4	2025.05.01	ISSUED FOR CLIENT REVIEW
3	2024.09.20	ISSUED FOR CLIENT REVIEW
2	2024.07.05	ISSUED FOR CLIENT REVIEW
1	N/A	ISSUED FOR CLIENT REVIEW
NO.	DATE	ISSUANCE

ISSUED FOR BUILDING PERMIT ONLY NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS, CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED, FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DWG.'S ARE TO BE READ IN COLOUR

ORIGINAL PAGE SIZE ARCH 'D' - 24" x 36"

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LICENSED PROFESSIONAL ENGINEER
APRIL 7, 2026
B.D. BUCHWALD
100209510
PROVINCE OF ONTARIO

PROJECT TITLE:
GRETZKY GOLF COURSE
MAINTENANCE BUILDING
320 BALMORAL DRIVE
BRANTFORD, ON N3V 1E6

DRAWING TITLE:
DOOR SCH. / FRAME / LEAF TYPES, NOTES, OPENING DETAILS

CHECKED BY:	DRAWN BY:
LHR	BM
DRAWING SCALE: As indicated	DRAWING NO.: A800
PROJECT NO.: 23-151	

DATE PLOTTED: 4/2/2026 6:10:40 PM PROJECT NUMBER & NAME: 23-151 GRETZKY GOLF COURSE FILE PATH: H:\Projects\2023\23-151 Gretzky Golf Course Maintenance Building\Drawings\Architectural\23-151 Gretzky Golf Course Maintenance Building.rvt