

# CITY OF TORONTO ACCESSIBILITY UPGRADES

9119- 19- 0612 / IBI 122260  
Fire Hall 145  
20 BEFFORT RD  
North York, ON

GROUP 08  
SEQ 110



ISSUES		
No.	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	2021-10-19

CITY OF TORONTO  
ACCESSIBILITY UPGRADES  
PROGRAM GROUP 08

 <div>IBI GROUP 175 Galaxy Blvd, Unit 100 tel 416 596 1930 fax 416 596 0644 ibigroup.com</div>	
PROJECT NO: 9119- 19- 0612 / IBI 122260	
DATE: 2021-10-19	
SHEET NUMBER G08-008-G0001	ISSUE 0

ISSUED FOR CONSTRUCTION



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G0002	DRAWING LIST

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A2121	SECOND FLOOR OVERALL PLAN
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CLIENT

CITY OF TORONTO



Corporate Real Estate Management  
Project Management Office  
Metro Hall Toronto, ON  
MSV 3C6

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CONSULTANTS

SEAL



PRIME CONSULTANT



**IBI GROUP**  
175 Galaxy Blvd, Unit 100  
Toronto, ON M9W 0C9, Canada  
tel 416 679 1930 fax 416 675 4620  
ibigroup.com

PROJECT TITLE  
**CITY OF TORONTO  
ACCESSIBILITY UPGRADES**

PROJECT ADDRESS  
**Fire Hall 145  
20 BEFFORT RD  
North York, ON**

PROJECT NO:  
9119- 19- 0612 / IBI 122260  
DRAWN BY:  
**A. BOYNARIAN**  
PROJECT MGR:  
**F. BOLOURIAN**  
SHEET TITLE  
**DRAWING LIST**

CHECKED BY:  
**L. BANDIERA**

APPROVED BY:  
**E. FENUTA**

SHEET NUMBER

**G08-008-G0002**

ISSUE

**0**

<b>Firm Name:</b> IBI GROUP ARCHITECTS (CANADA) INC. <b>CERTIFICATE OF PRACTICE NUMBER</b> 5605 100-175 Galaxy Boulevard Toronto, ON M9W 0C9 T 416 679 1930 F 416 675 4620				<b>Name of Project</b> <b>FIRE HALL NO. 145 ACCESSIBILITY UPGRADES</b> <b>Location</b> 20 Beffort Rd. NORTH YORK, ON M3K 2B1			
<b>ITEM</b>		<b>Ontario's 2012 Building Code</b> Data Matrix Part 3 or 9		<b>OBC REFERENCE</b> <small>References are to Division B unless noted (A) for Division A or (C) for Division C</small>		<b>REMARKS</b>	
<b>1. PROJECT DESCRIPTION</b> <div><input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration</div>		<input checked="" type="checkbox"/> <b>PART 11</b> 11.1 to 11.4		<input checked="" type="checkbox"/> <b>PART 3</b> <input type="checkbox"/> <b>PART 9</b>			
<b>2. MAJOR OCCUPANCY(S)</b> GROUP D - BUSINESS AND PERSONAL SERVICE OCCUPANIES SUBSIDIARY OCCUPANCY(S)		3.1.2.1. (1)		9.10.2.		EXISTING NO CHANGE	
<b>3. BUILDING AREA (m²)</b> EXISTING - 491.2 NEW - TOTAL - 491.2		1.4.1.2. [A]		1.4.1.2. [A]			
<b>4. GROSS AREA (m²)</b> EXISTING - 741.2 NEW - TOTAL - 741.2		1.4.1.2. [A]		1.4.1.2. [A]		EXISTING NO CHANGE	
<b>5. NUMBER OF STOREYS</b> ABOVE GRADE - 2 BELOW GRADE - 1 PARTIAL		1.4.1.2. [A] & 3.2.1.1.		1.4.1.2. [A] & 9.10.4.			
<b>6. NUMBER OF STREETS/FIRE FIGHTER ACCESS - 1</b> EXISTING NO CHANGE		3.2.2.10. & 3.2.5.		9.10.20.			
<b>7. BUILDING CLASSIFICATION -</b> EXISTING NO CHANGE		3.2.2.67.		9.10.2.			
<b>8. SPRINKLER SYSTEM PROPOSED</b> <div><input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input checked="" type="checkbox"/> NOT REQUIRED <input type="checkbox"/> IN LIEU OF ROOF RATING</div>		3.2.2.67 3.2.1.5 3.2.2.17 INDEX		9.10.8.2   INDEX		EXISTING NO CHANGE	
<b>9. STANDPIPE REQUIRED</b> STANDPIPE PROVIDED		<div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div> <div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div>		3.2.9. N/A		EXISTING NO CHANGE	
<b>10. FIRE ALARM REQUIRED</b> FIRE ALARM PROVIDED		<div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div> <div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div>		3.2.4. 9.10.18.		EXISTING NO CHANGE	
<b>11. WATER SERVICE/SUPPLY IS ADEQUATE</b> IS ADEQUATE		<div><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</div>		3.2.5.7. N/A		EXISTING NO CHANGE	
<b>12. HIGH BUILDING</b> HIGH BUILDING		<div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div>		3.2.6. N/A			
<b>13. CONSTRUCTION RESTRICTIONS</b> ACTUAL CONSTRUCTION		<div><input type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH</div> <div><input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH</div>		3.2.2.67. 9.10.6.		EXISTING NO CHANGE	
<b>14. MEZZANINE (S) AREA m²</b> N/A		3.2.1.1. (3) - (8)		9.10.4.1.			
<b>15. OCCUPANT LOAD BASED ON</b> <div><input type="checkbox"/> m²/PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING</div> <div>1ST FLOOR: OCCUPANCY _____ LOAD ____ PERSONS 2ND FLOOR: OCCUPANCY _____ LOAD ____ PERSONS MEZZANINE FLOOR: OCCUPANCY _____ LOAD ____ PERSONS</div>		3.1.17.		4.9.13.		EXISTING NO CHANGE	
<b>16. BARRIER FREE DESIGN</b> <div><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)</div>		3.8.		9.5.2.		ONLY PROPOSED AREA OF WORK - COMPLIANT WITH CITY OF TORONTO ACCESSIBILITY DESIGN GUIDELINE DRAFT 2016 WHEN POSSIBLE	
<b>17. HAZARDOUS SUBSTANCES</b> <div><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</div>		3.3.1.2 & 3.3.1.19		9.10.1.3.(4)			
<b>18a. REQUIRED FIRE RESISTANCE RATING (FRR)</b>		<b>HORIZONTAL ASSEMBLIES FRR (HOURS)</b> FLOORS NO CHANGE ROOF NO CHANGE MEZZANINE N/A		<b>LISTED DESIGN NO. OR DESCRIPTION (SB-2)</b> 3.2.2.67. & 3.2.1.4. 9.10.8. 9.10.9.			

<b>ITEM</b>	<b>Ontario's 2012 Building Code</b> Data Matrix Part 3 or 9										<b>OBC REFERENCE</b> <small>References are to Division B unless noted (A) for Division A or (C) for Division C</small>			<b>REMARKS</b>	
	<b>18b. REQUIRED FIRE RESISTANCE RATING (FRR)</b>	<b>FRR OF SUPPORTING MEMBERS</b> FLOORS NO CHANGE ROOF NO CHANGE MEZZANINE	<b>LISTED DESIGN NO. OR DESCRIPTION (SB-2)</b>	SB-2 TABLE 2.1.1.							SB-2 TABLE 2.1.1.				
<b>19. SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS</b>											3.2.3.	9.10.14.	EXISTING NO CHANGE		
<b>WALL</b>	<b>AREA OF EBF (m²)</b>	<b>LD (M)</b>	<b>L/H OR H/L</b>	<b>PERMITTED MAX. % OF OPENINGS</b>	<b>PROPOSED % OF OPENINGS</b>	<b>FRR (HOURS)</b>	<b>LISTED DESIGN OR DESCRIPTION</b>	<b>COMB. CONST.</b>	<b>COMB. CONST. NONC-GLASSING</b>	<b>NON-COMB. CONST.</b>					
NORTH					-	0	-	-	-	-					
SOUTH					-	0	-	-	-	-					
EAST					-	0	-	-	-	-					
WEST					-	0	-	-	-	-					
<b>20. PLUMBING FIXTURE REQUIREMENTS</b>											<b>OBC REFERENCE</b>				
<b>MALE / FEMALE COUNT @ EXCEPT AS NOTED OTHERWISE</b> % / %											EXISTING NO CHANGE			<input checked="" type="checkbox"/> <b>PART 3</b> <input type="checkbox"/> <b>PART 9</b>	
<b>MAJOR OCCUPANCY</b>											<b>OCCUPANT LOAD</b> X MALE X FEMALE	<b>OBC TABLE NUMBER</b> 3.7.4.9. 3.7.4.9.	<b>FIXTURES REQUIRED</b> X X	<b>FIXTURES PROVIDED</b> X X	<b>3.7.4.9.</b> 3.7.4.9.
<b>21. EXITS/ ACCESS TO EXIT-</b>														EXISTING NO CHANGE	
<b>22. OTHER (DESCRIBE) -</b>															

<b>ITEM</b>	<b>Ontario Building Code Data Matrix - Part 11 - Renovation of Existing Building</b>						<b>OBC REREFENCE</b>		<b>REMARKS</b>
<b>11.1 EXISTING BUILDING CLASSIFICATION:</b>	DESCRIBE EXISTING USE: CONSTRUCTION INDEX: HAZARD INDEX. <input checked="" type="checkbox"/> NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY)						11.2.1. TABLE 11.2.1.1.A. TABLE 11.2.1.1.B. TO N		
<b>11.2 ALTERATION TO EXISTING BUILDING IS:</b>	BASIC RENOVATION EXTENSIVE RENOVATION						<input checked="" type="checkbox"/> <input type="checkbox"/>		11.3.3.1. 11.3.3.2.
<b>11.3 REDUCTION IN PERFORMANCE LEVEL:</b>	STRUCTURAL: BY INCREASE IN OCCUPANT LOAD: BY CHANGE OF MAJOR OCCUPANCY: PLUMBING: SEWAGE SYSTEM:						<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		11.4.2. 11.4.2.1. 11.4.2.2. 11.4.2.3.
<b>11.4 COMPENSATING CONSTRUCTION:</b>	STRUCTURAL:  BY INCREASE IN OCCUPANT LOAD:  BY CHANGE OF MAJOR OCCUPANCY:  PLUMBING:  SEWAGE SYSTEM:						<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (EXPLAIN)		11.4.3 11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6
<b>11.5 COMPLIANCE ALTERNATIVES PROPOSED:</b>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (GIVE NUMBERS)						11.5.1		



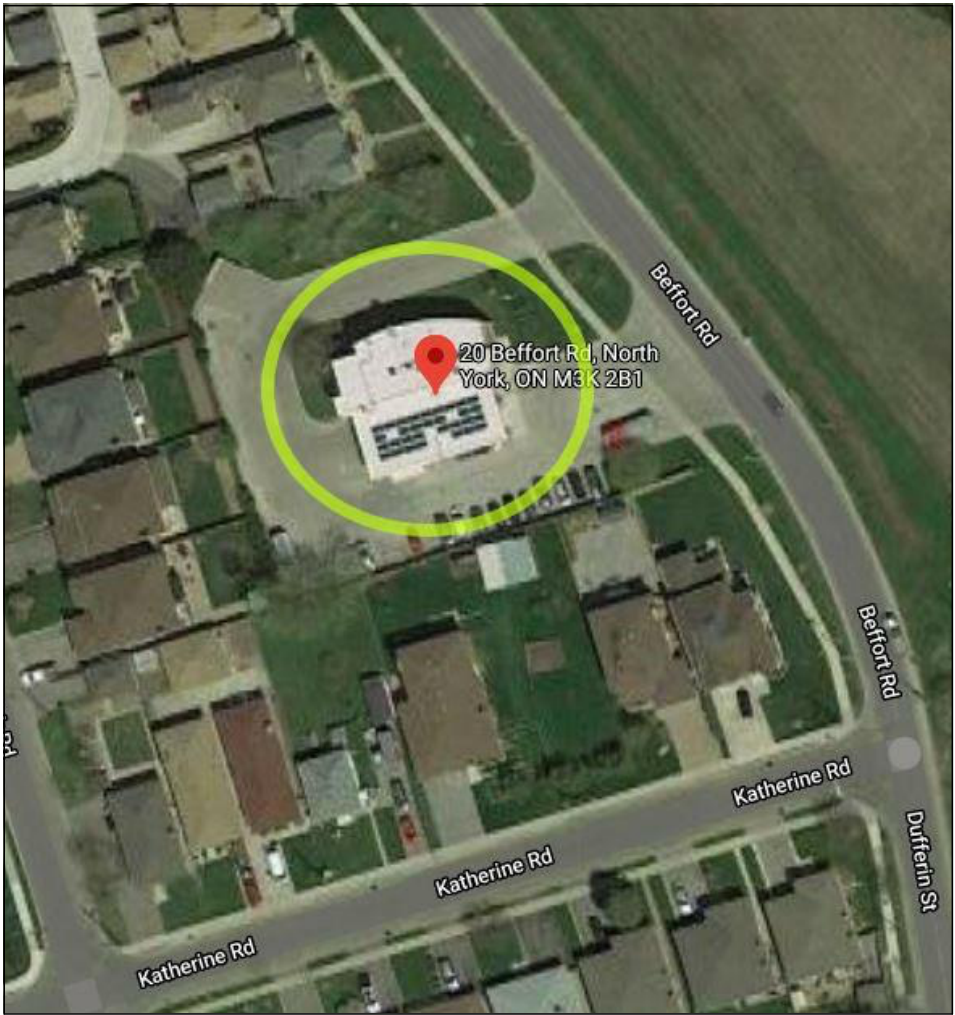
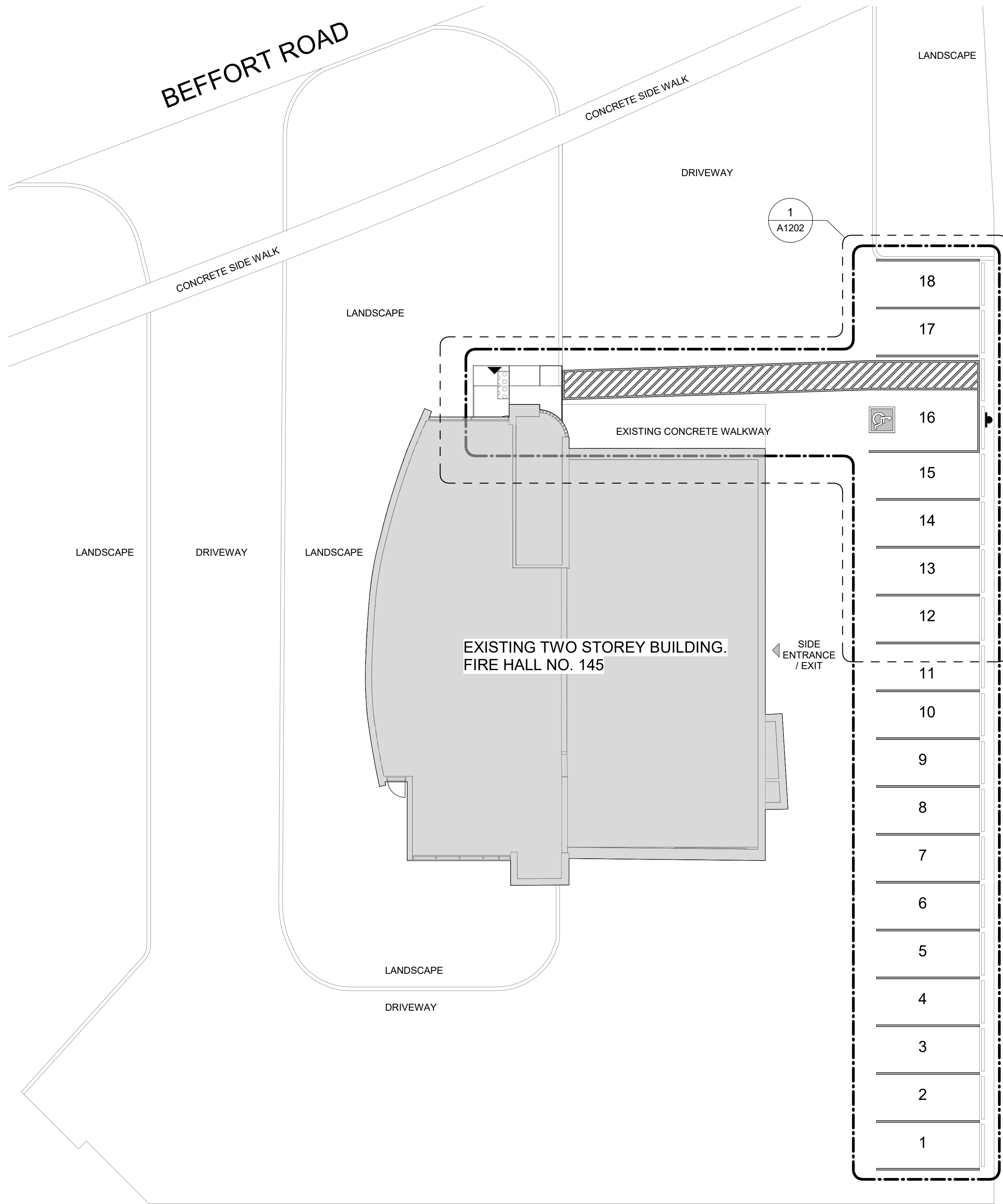
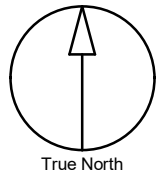


IMAGE SOURCE: GOOGLE MAPS

1 KEY MAP  
A1201 Scale: 1 : 2000



SITE LEGEND



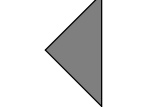
NEW BARRIER FREE PARKING SPACE - REFER TO DETAIL 1/D1701 & 5/D1701



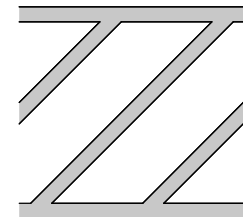
ACCESSIBLE PARKING SIGN ON POST - REFER TO DETAIL 2/D1702



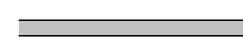
EXISTING MAIN ENTRANCE



EXISTING EXIT TO REMAIN



NEW PAINTED LINE MARKING DETAIL - REFER TO DETAIL 3/D1701



NEW PAINTED LINE MARKING DETAIL - REFER TO DETAIL 4/D1701



DASHED AREA INDICATES AREA OF WORK

SITE PLAN GENERAL NOTES

- 1 SITE PLAN DIMENSIONS ARE APPROXIMATE AND BASED ON GOOGLE MAPS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING SITE SERVICE. CONTRACTOR TO REPORT ANY DISCREPANCY TO THE CONSULTANT AND THE OWNER BEFORE COMMENCEMENT OF WORK.
- 2 CONTRACTOR TO COORDINATE ENTRANCES WITH OWNER FOR HOARDING AND EXTERIOR FENCING. RESTORE ALL WALKWAYS, DRIVEWAYS, PAVING AND SOFT LANDSCAPING MATERIAL AROUND EXCAVATED AREAS AFTER CONSTRUCTION. MATCH MATERIAL AND FINISH.
- 3 VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND REPORT CONFLICTS TO THE CONSULTANT.

NOTES:

CONTRACTOR TO COORDINATE ENTRANCES WITH CLIENT FOR HOARDING AND EXTERIOR FENCING.

CLIENT

CITY OF TORONTO  
Corporate Real Estate Management  
Project Management Office  
Metro Hall Toronto, ON  
MSV 3C6

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CONSULTANTS

SEAL



PRIME CONSULTANT



IBI GROUP  
175 Galaxy Blvd, Unit 100  
Toronto, ON M9W 0C9, Canada  
tel 416 679 1930 fax 416 675 4620  
ibigroup.com

PROJECT TITLE

CITY OF TORONTO  
ACCESSIBILITY UPGRADES

PROJECT ADDRESS

Fire Hall 145  
20 BEFFORT RD  
North York, ON

PROJECT NO:

9119- 19- 0612 / IBI 122260

DRAWN BY:

A. BOYNARIAN

CHECKED BY:

L. BANDIERA

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

E. FENUTA

SHEET TITLE

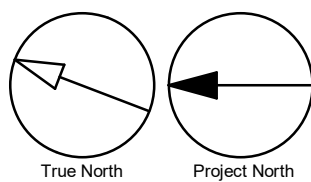
PROPOSED SITE PLAN

SHEET NUMBER

G08-008-A1201

ISSUE

0



Scale 1:150  
0 3 6 15 m

2021-10-19 4:02:47 PM

C:\Users\shirley.wong\Documents\REV120201\22260-TAU&-10-BEFFOT-A-R20\_shirley.wong\SPRJ&.rvt

10mm

SCALE CHECK  
1 in

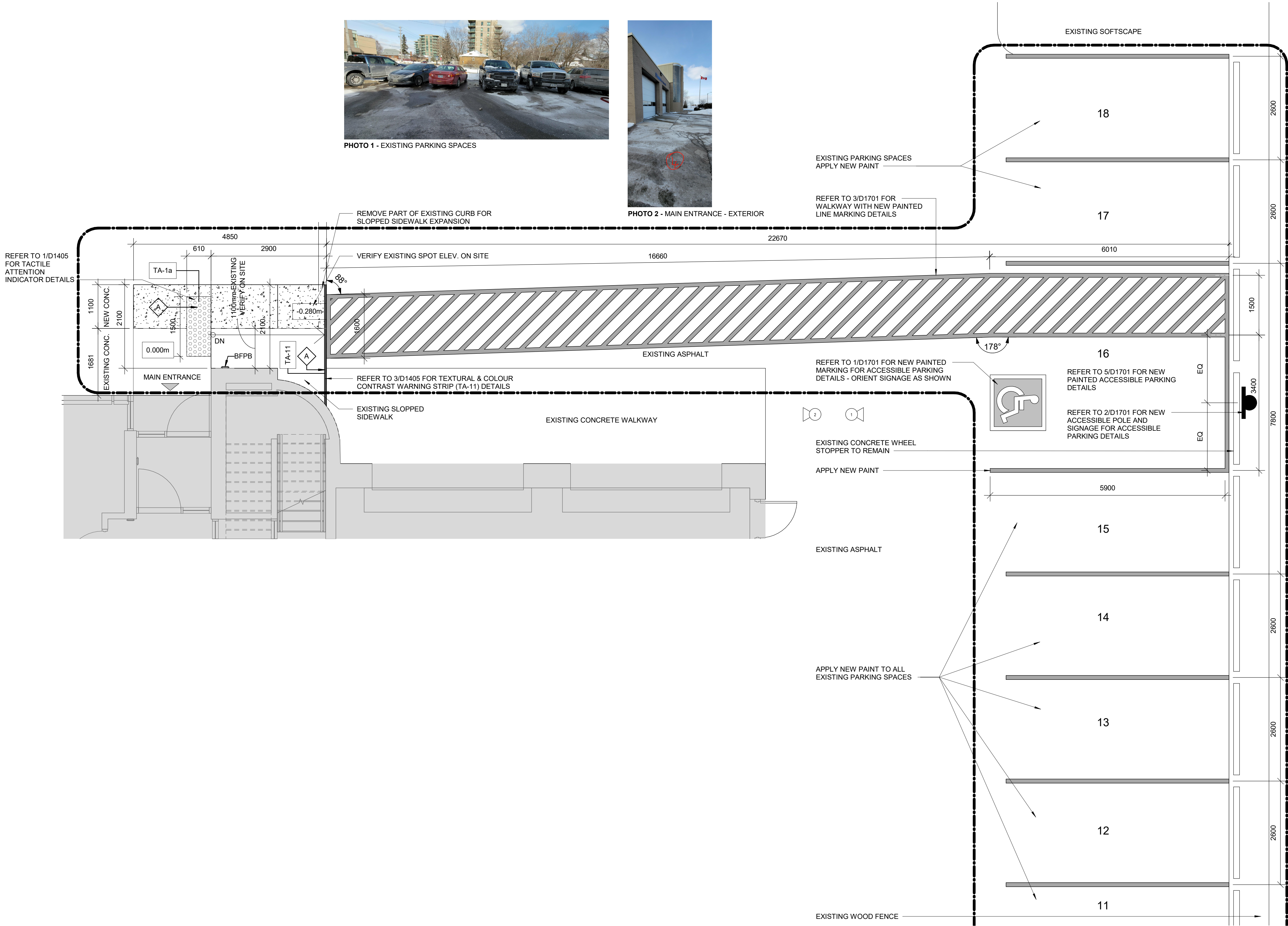




PHOTO 1 - EXISTING PARKING SPACES



PHOTO 2 - MAIN ENTRANCE - EXTERIOR



SITE LEGEND

- NEW BARRIER FREE PARKING SPACE - REFER TO DETAIL 1/D1701 & 5/D1701
- ACCESSIBLE PARKING SIGN ON POST - REFER TO DETAIL 2/D1702
- EXISTING EXIT TO REMAIN
- NEW PAINTED LINE MARKING DETAIL - REFER TO DETAIL 3/D1701
- NEW PAINTED LINE MARKING DETAIL - REFER TO DETAIL 4/D1701
- DASHED AREA INDICATES AREA OF WORK

SITE PLAN GENERAL NOTES

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- VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND REPORT CONFLICTS TO THE CONSULTANT.

CONSTRUCTION KEYNOTES

No	DESCRIPTION
A	INSTALL TACTILE ATTENTION INDICATOR AND TACTILE WARNING STRIP - REFER TO TYPICAL DETAILS 1/D1402 AND 1/D1405.

NOTES:  
CONTRACTOR TO COORDINATE ENTRANCES WITH CLIENT FOR HOARDING AND EXTERIOR FENCING.

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tel 416 679 1930 fax 416 675 4620  
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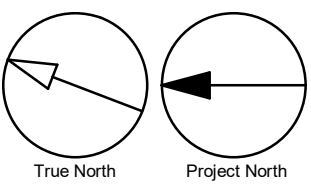
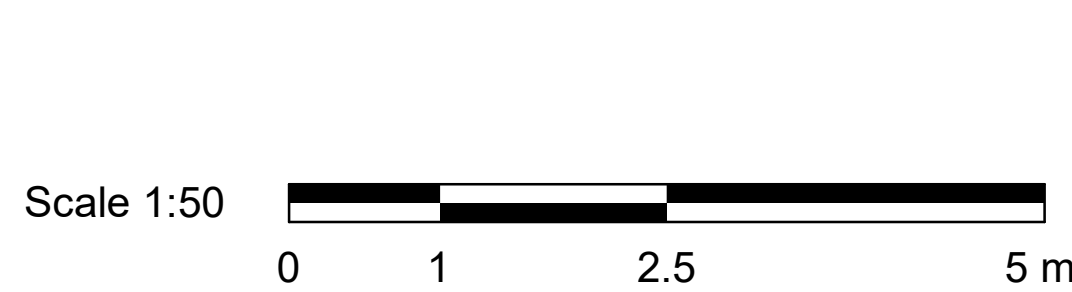
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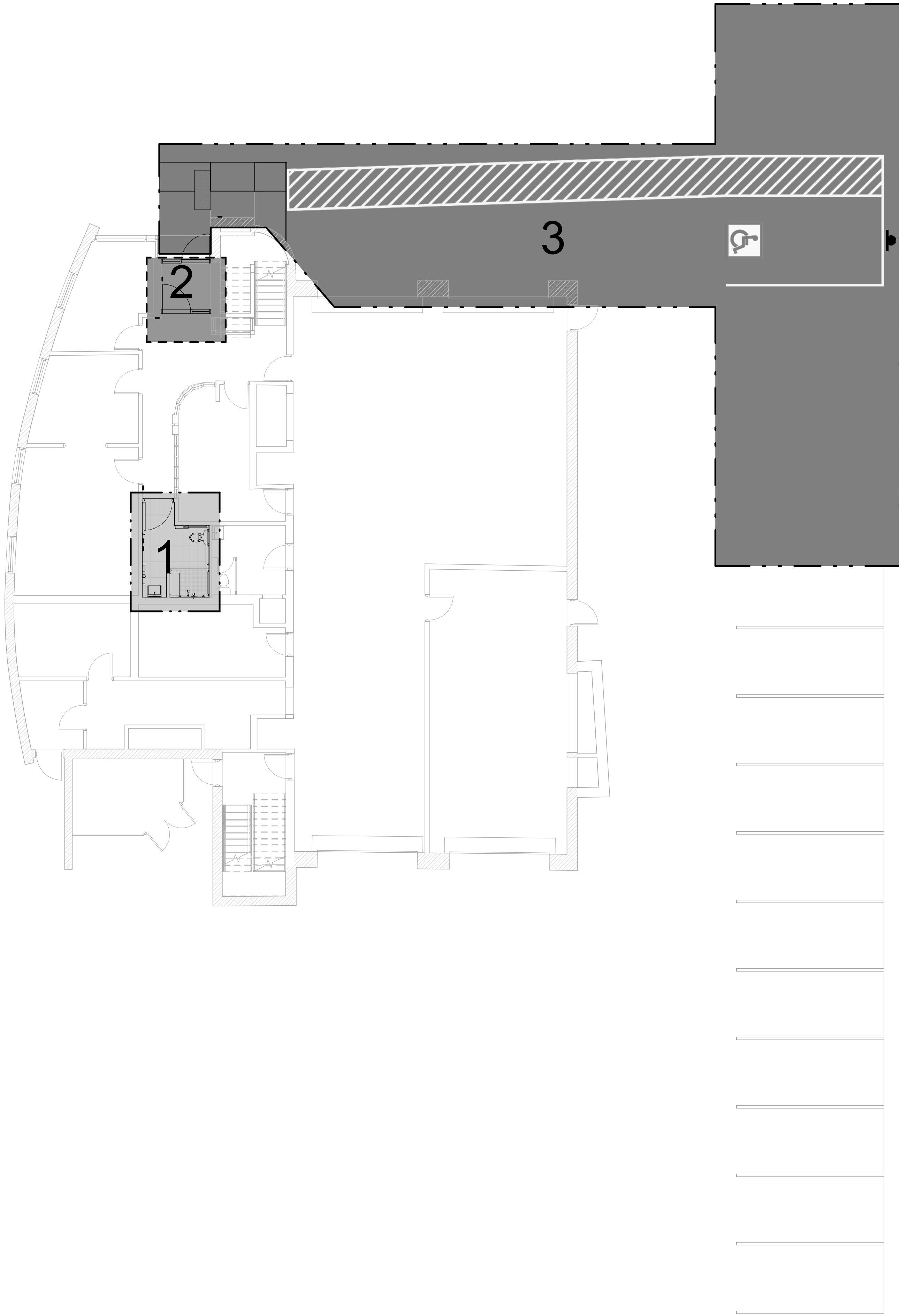
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**A. BOYNARIAN**  
PROJECT MGR:  
**F. BOLOURIAN**  
CHECKED BY:  
**L. BANDIERA**  
APPROVED BY:  
**E. FENUITA**

SHEET TITLE  
**PARTIAL SITE PLAN**

SHEET NUMBER  
**G08-008-A1202**  
ISSUE  
**0**







CONSTRUCTION STAGING LEGEND

STAGE 1

STAGE 2

STAGE 3

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STAGING GENERAL NOTES

1

EXISTING FACILITY WILL REMAIN OPERATIONAL DURING CONSTRUCTION. CONSTRUCTION WORKS CANNOT IMPACT FACILITY OPERATION WITHOUT FIRST NOTIFYING AND CONSULTING WITH THE OWNER.

2

ALL STAGES TO BE COMPLETED IN SEQUENTIAL ORDER.

3

PROVIDE TEMPORARY EXITING FROM BUILDING WITH EXITING SIGNAGE AS REQUIRED BY OBC.

4

CONTRACTOR SHALL ALLOW FOR THE FOLLOWING:  
A) TEMPORARY SIGNAGE  
B) TEMPORARY ACCESS WITH ACCESSIBLE RAMPS AS REQUIRED BY ONTARIO REGULATION 191/11 80.13.

5

ALL STAGING INCLUDES BOTH DEMOLITION AND NEW SCOPE OF WORKS.

6

PROVIDE AND MODIFY CONSTRUCTION BARRIER/SIGNAGE ETC. TO SUIT SITE CONDITION AND CONSTRUCTION SEQUENCE.

7

WORK LISTED IN STAGES ARE FOR REFERENCE ONLY. EACH STAGE MUST COMPLETE ALL WORK AS PER CONTRACT DOCUMENTS.

8

FOR ALL OTHER REQUIREMENTS - REFER TO SPECIFICATIONS.

CLIENT

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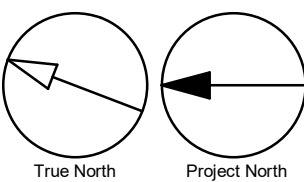
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ACCESSIBILITY UPGRADES

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PROJECT NO: 9119- 19- 0612 / IBI 122260	
DRAWN BY: A. BOYNARIAN	CHECKED BY: L. BANDIERA
PROJECT MGR: F. BOLOURIAN	APPROVED BY: E. FENUTA

SHEET TITLE  
FIRST FLOOR STAGING  
PLAN

SHEET NUMBER G08-008-A2011	ISSUE 0
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10mm

SCALE CHECK  
1 m





PHOTO 1: EXTERIOR MAIN ENTRANCE



PHOTO 2: EXISTING VENDING MACHINE TO BE RELOCATED



PHOTO 3: INTERIOR EXISTING WASHROOM



PHOTO 4: INTERIOR EXISTING WASHROOM

RELOCATE EXISTING EMERGENCY TELEPHONE TO A COMPLIANT HEIGHT OF 1050mm MIN. REFER TO A5111 AND ELECTRICAL DWGS.

REMOVE AND DISPOSE EXISTING GWB AND TILE TO RECEIVE NEW GWB AND TILES (TYP. TO ALL WALLS AT BARRIER FREE WC N-112)

CUT EXISTING FLOOR AND CEILING TO PROVIDE ACCES TO EXISTING DRAINAGE AND WATER PIPES. EXACT LOCATION TO BE VERIFIED ON SITE

EXISTING SHOWER THRESHOLD TO BE REMOVED. PATCH AND MAKE GOOD FINISH TO RECEIVE NEW TILES

CONTRACTOR TO COORDINATE RELOCATION OF EXISTING VENDING MACHINE TO LOCATION SPECIFIED BY THE OWNER. CONTRACTOR TO COORDINATE POWER OUTLET AT NEW LOCATION WITH ELECTRICAL

CONTRACTOR TO COORDINATE RELOCATION OF EXISTING LOCKER TO LOCATION SPECIFIED BY THE OWNER.

DEMOLITION KEY LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING INTERIOR PARTITION TO BE DEMOLISHED
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR, FRAME, AND ASSOCIATED HARDWARE TO BE REMOVED
- EXISTING DOOR TO REMAIN
- DASHED AREA INDICATES AREA OF WORK

DEMOLITION GENERAL NOTES

- REMOVE EXISTING ELECTRICAL SWITCHES, RECEPTACLES, CARD READERS AND PULL STATIONS AS IDENTIFIED IN THE ELECTRICAL DRAWINGS. RE-ROUTE MECHANICAL & ELECTRICAL AS REQUIRED.

DEMOLITION KEY NOTES

NO	DESCRIPTION
3	REMOVE EXISTING FLOORING AND BASE. REMOVE EXISTING TILE FLOORING TO CLOSEST FULL TILE. REPAIR, LEVEL AND CLEAN SURFACE READY TO RECEIVE NEW FLOOR FINISHES. REFER TO FINISH SCHEDULE.
4	REMOVE EXISTING CEILING TO THE EXTENT OF THE PROPOSED ROOM SIZE.
5	REMOVE EXISTING DOOR AND FRAME. CUT PARTITION TO ACCOMMODATE NEW DOOR AND FRAME IF REQUIRED. PATCH AND FILL AS REQUIRED. REFER TO DETAIL 1/D1002, 2/D1002 AND 1/D2300
6	REMOVE EXISTING PLUMBING FIXTURES AND WASHROOM ACCESSORIES. CAP PLUMBING PIPES.
28	REMOVE EXISTING WASHROOM ACCESSORIES AND PREPARE WALL SURFACE FOR NEW ACCESSORIES. PATCH, REPAIR AND MAKE GOOD EXISTING WALL AND WALL FINISHES.
30	CURTAIN WALL, GLAZING, EXTERIOR DOOR AND HARDWARE TO BE REMOVED.

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IBI GROUP  
175 Galaxy Blvd, Unit 100  
Toronto, ON M9W 0C9, Canada  
tel 416 679 1930 fax 416 675 4620  
ibigroup.com

PROJECT TITLE  
CITY OF TORONTO  
ACCESSIBILITY UPGRADES

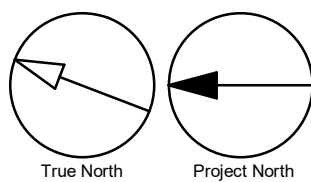
PROJECT ADDRESS  
Fire Hall 145  
20 BEFFORT RD  
North York, ON

PROJECT NO:  
9119- 19- 0612 / IBI 122260

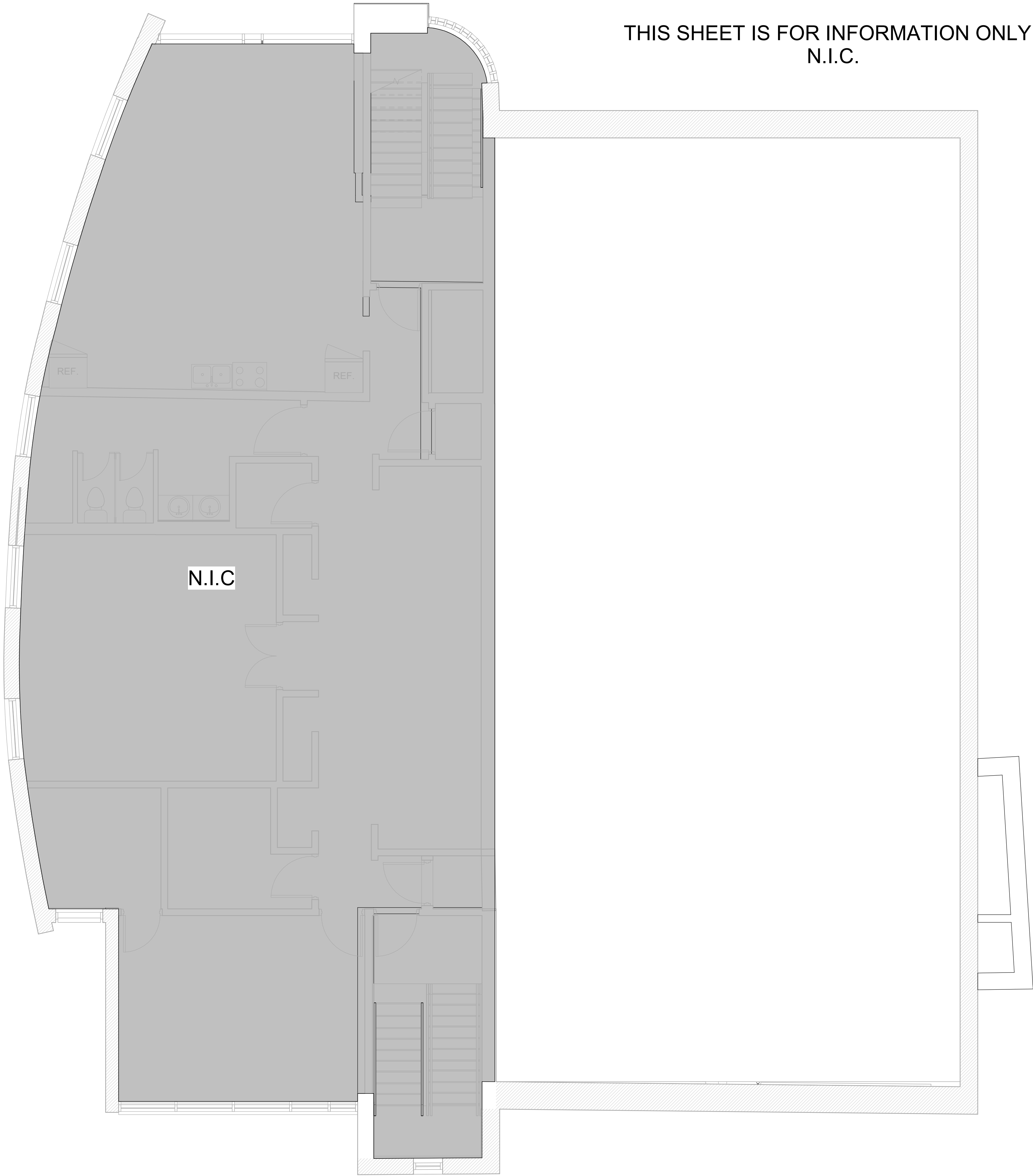
DRAWN BY: A. BOYNARIAN	CHECKED BY: L. BANDIERA
PROJECT MGR: F. BOLOURIAN	APPROVED BY: E. FENUTA

SHEET TITLE  
FIRST FLOOR  
DEMOLITION PLAN

SHEET NUMBER G08-008-A2111	ISSUE 0
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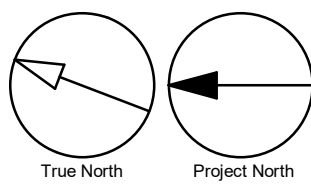


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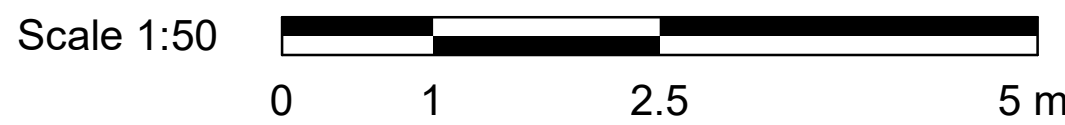
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Toronto, ON M9W 0C9, Canada  
tel 416 679 1930 fax 416 675 4620  
ibigroup.com

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PROJECT ADDRESS

Fire Hall 145  
20 BEFFORT RD  
North York, ON

PROJECT NO:  
9119- 19- 0612 / IBI 122260

DRAWN BY:  
A. BOYNARIAN

CHECKED BY:  
L. BANDIERA

PROJECT MGR:  
F. BOLOURIAN

APPROVED BY:  
E. FENUTA

SHEET TITLE

SECOND FLOOR  
OVERALL PLAN

SHEET NUMBER

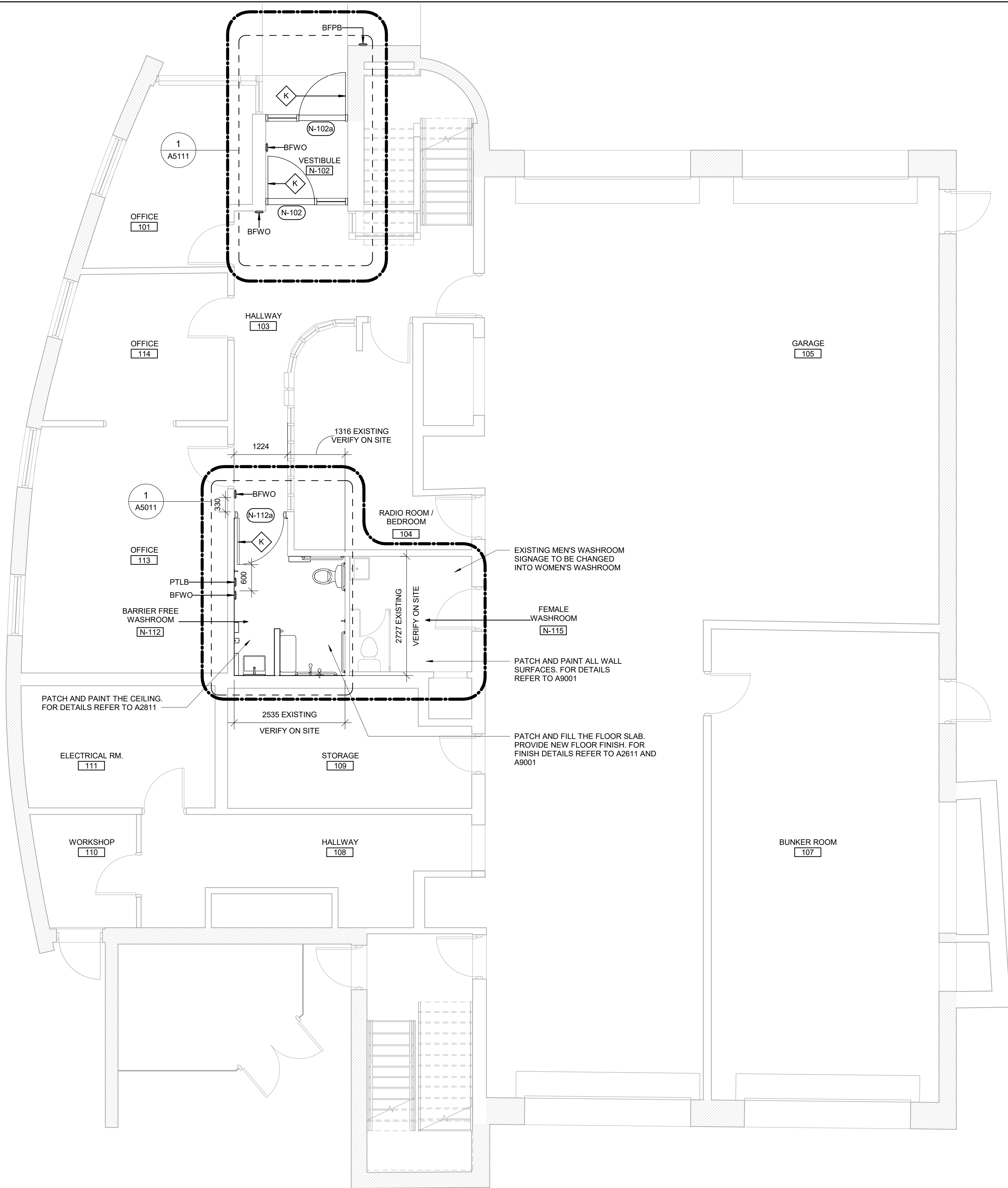
ISSUE

G08-008-A2121

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#### CONSTRUCTION KEY LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- NEW EXTERIOR WALL REFER TO WALL SCHEDULE
- NEW PARTITION REFER TO PARTITION SCHEDULE
- EXISTING DOOR TO REMAIN
- NEW DOOR AND/ OR NEW HARDWARE
- DASHED AREA INDICATES AREA OF WORK

#### CONSTRUCTION GENERAL NOTES

- NEW DOOR CARD READER AND BARRIER FREE PUSH BUTTON TO BE COORDINATED WITH ELECTRICAL DRAWINGS FOR LOCATION AND HEIGHT INSTALLATION REFER TO ARCHITECTURAL DETAIL BOOKLET.
- REROUTE ELECTRICAL SERVICES FROM EXISTING TO NEW LOCATION. REINSTALL ALL ELECTRICAL SWITCHES, RECEPTACLES, CARD READERS AND PULL STATIONS AT ACCESSIBLE HEIGHT AS IDENTIFIED IN THE ELECTRICAL DRAWINGS.
- REPAINT ENTIRE WALL SURFACE AFTER ANY WALL MOUNTED FIXTURES, ACCESSORIES OR HANDRAILS ARE REMOVED/REPLACED OR DOOR OPENINGS ARE WIDENED OR NEW DOOR OPENINGS ARE PROVIDED.

#### CONSTRUCTION KEY NOTES

- | NO | DESCRIPTION   |
|----|---|
| K  | INSTALL NEW DOOR AND FRAME. REFER TO DOOR SCHEDULE A9001, G1004 AND DOOR HARDWARE SCHEDULE IN THE SPECIFICATIONS. |

NOTE:  
REPAIR AND REPAINT ANY FLOOR, WALL AND CEILING DAMAGED DURING CONSTRUCTION TO MATCH EXISTING AND MAKE GOOD.

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**IBI GROUP**  
175 Galaxy Blvd, Unit 100  
Toronto, ON M9W 0C9, Canada  
tel 416 679 1930 fax 416 675 4620  
ibigroup.com

PROJECT TITLE

**CITY OF TORONTO  
ACCESSIBILITY UPGRADES**

PROJECT ADDRESS

**Fire Hall 145  
20 BEFFORT RD  
North York, ON**

PROJECT NO:

**9119- 19- 0612 / IBI 122260**

DRAWN BY:

**A. BOYNARIAN**

CHECKED BY:

**L. BANDIERA**

PROJECT MGR:

**F. BOLOURIAN**

APPROVED BY:

**E. FENUTA**

SHEET TITLE

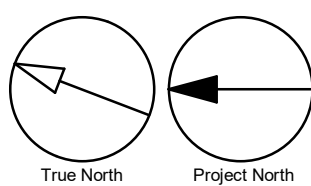
**FIRST FLOOR  
PROPOSED PLAN**

SHEET NUMBER

**G08-008-A2411**

ISSUE

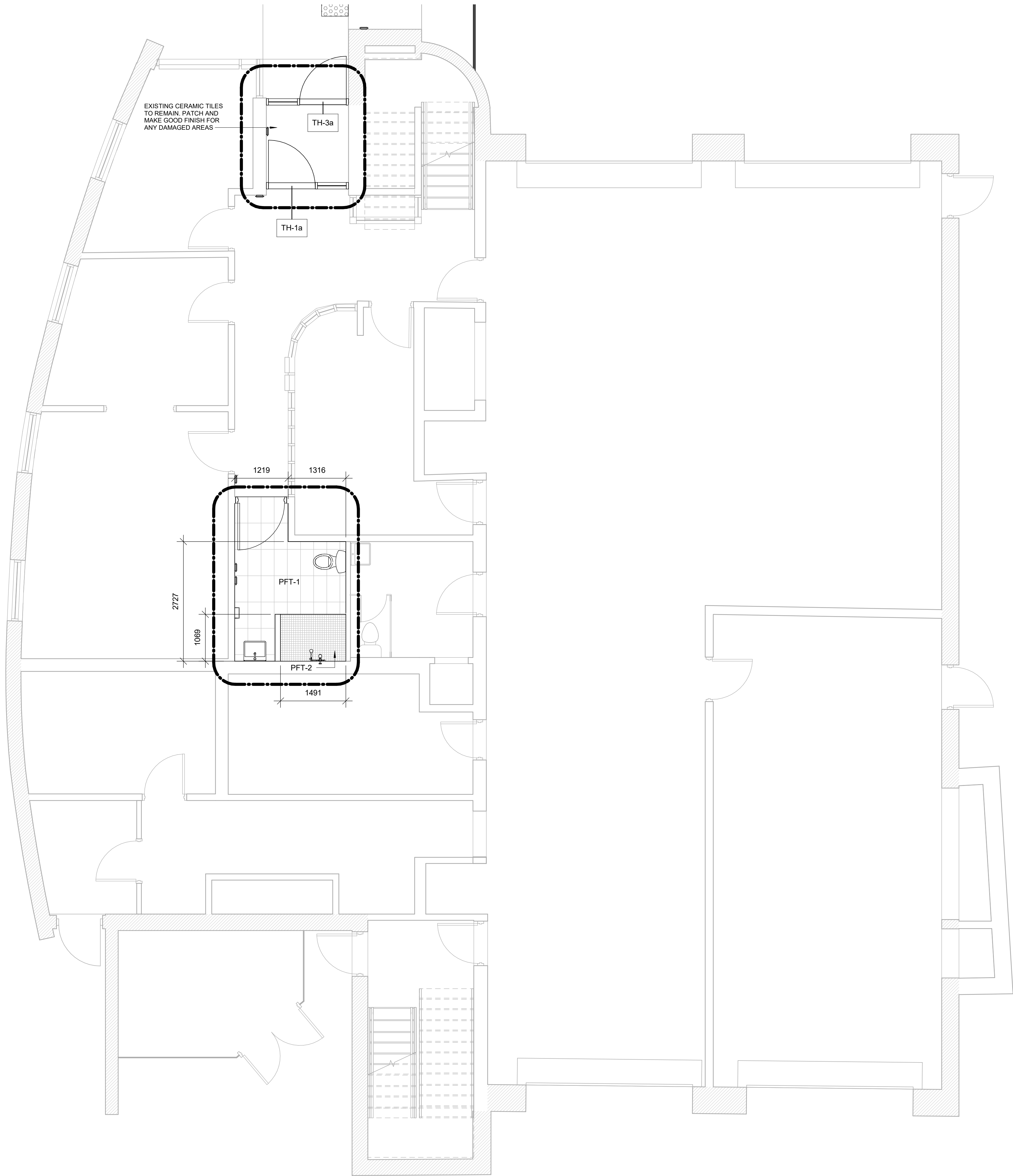
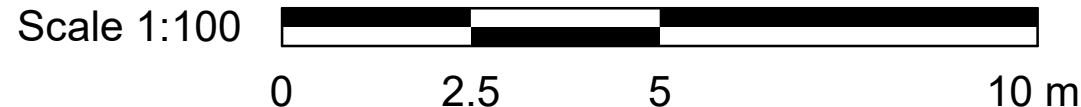
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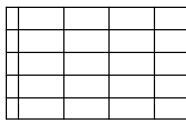
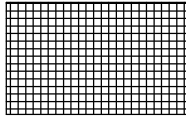

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#### FLOOR FINISHES LEGEND

-  PORCELAIN TILE
-  PORCELAIN SHOWER FLOOR TILE
-  DASHED AREA INDICATES AREA OF WORK

#### FLOOR FINISH GENERAL NOTES

- 1 CONTRACTOR TO REFER TO SPECIFICATION BOOK FOR ALL FLOOR FINISHES AND BASE SPECIFICATIONS.
- 2 CONTRACTOR TO PROTECT ALL NEW FLOOR FINISHES UPON COMPLETION OF INSTALLATION, WITH PLYWOOD SHEETS WHERE CONSTRUCTION WORK IS INCOMPLETE.
- 3 CHANGE OF FLOORING MATERIAL TO OCCUR BELOW THE DOOR LEAF UNLESS OTHERWISE INDICATED.
- 4 PERIMETER COLUMNS AND WALLS TO RECEIVE BASE AS PER SPECIFICATIONS FOR THAT AREA.
- 5 WHERE A CHANGE OF MATERIAL THICKNESS OCCURS, PROVIDE THRESHOLD AS PER DETAILS AND SPECIFICATIONS.
- 6 MAKE GOOD FLOOR FINISHES DAMAGED BY ANY WORK OF THIS PROJECT. ALL FINISHES TO MATCH EXISTING.

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**IBI** **IBI GROUP**  
175 Galaxy Blvd, Unit 100  
Toronto, ON M9W 0C9, Canada  
tel 416 679 1930 fax 416 675 4620  
ibigroup.com

PROJECT TITLE

**CITY OF TORONTO**  
**ACCESSIBILITY UPGRADES**

PROJECT ADDRESS

**Fire Hall 145**  
**20 BEFFORT RD**  
**North York, ON**

PROJECT NO:

9119- 19- 0612 / IBI 122260

DRAWN BY:

**A. BOYNARIAN**

CHECKED BY:

**L. BANDIERA**

PROJECT MGR:

**F. BOLOURIAN**

APPROVED BY:

**E. FENUITA**

SHEET TITLE

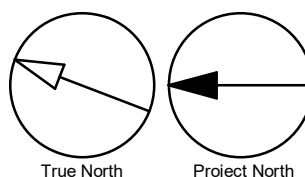
**FIRST FLOOR FINISH**  
**PLAN**

SHEET NUMBER

**G08-008-A2611**

ISSUE

**0**



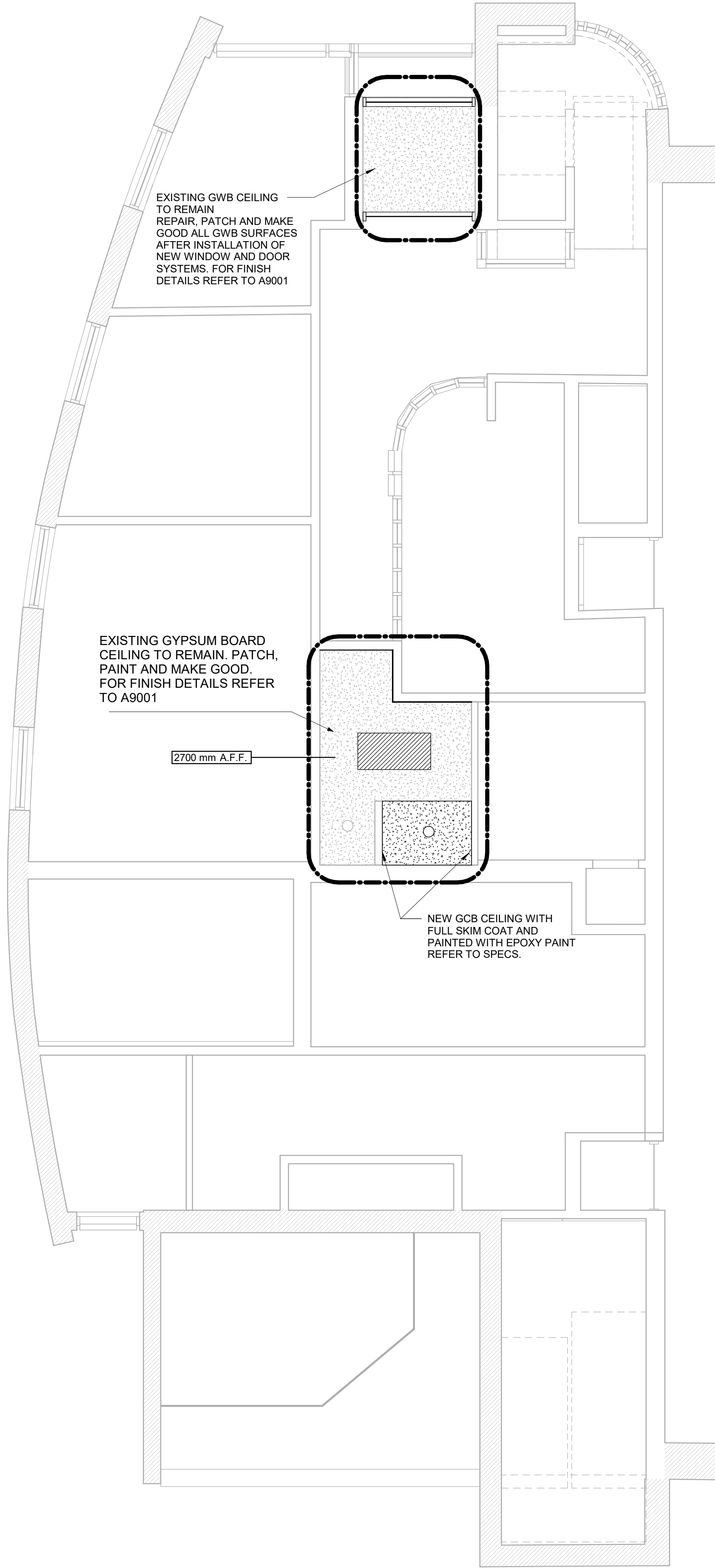
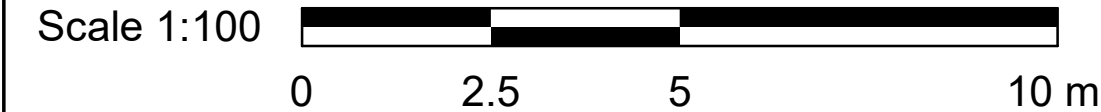
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10mm

SCALE CHECK  
1 in



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#### CEILING LEGEND



GYPSUM BOARD CEILING  
AND BULKHEAD



CEILING, PENDANT OR  
MOUNTED LUMINAIRE

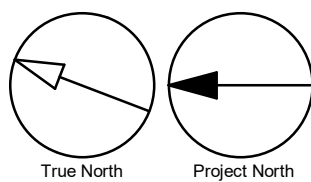


DASHED AREA INDICATES  
AREA OF WORK

#### CEILING GENERAL NOTES

1 NEW PROPOSED CEILING HEIGHT TO MATCH EXISTING,  
UNLESS OTHERWISE NOTED.

NOTE:  
REPAIR AND REPAINT ANY FLOOR, WALL AND CEILING DAMAGED  
DURING CONSTRUCTION TO MATCH EXISTING AND MAKE  
GOOD.



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Toronto, ON M9W 0C9, Canada  
tel 416 679 1930 fax 416 675 4620  
ibigroup.com

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ACCESSIBILITY UPGRADES

PROJECT ADDRESS

Fire Hall 145  
20 BEFFORT RD  
North York, ON

PROJECT NO:

9119- 19- 0612 / IBI 122260

DRAWN BY:

A. BOYNARIAN

CHECKED BY:

L. BANDIERA

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

E. FENUTA

SHEET TITLE

FIRST FLOOR  
REFLECTED CEILING  
PLAN

SHEET NUMBER

G08-008-A2811

ISSUE

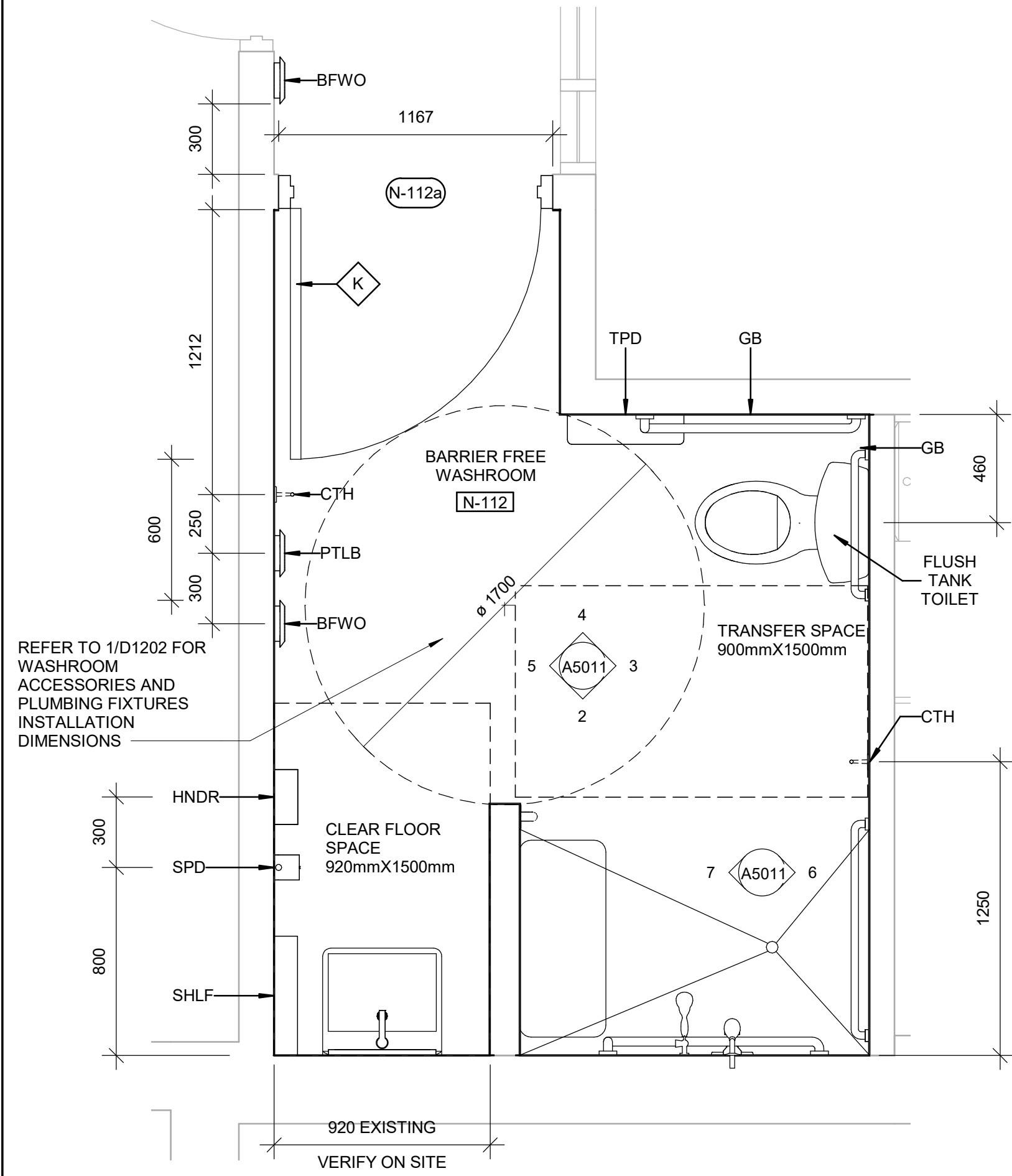
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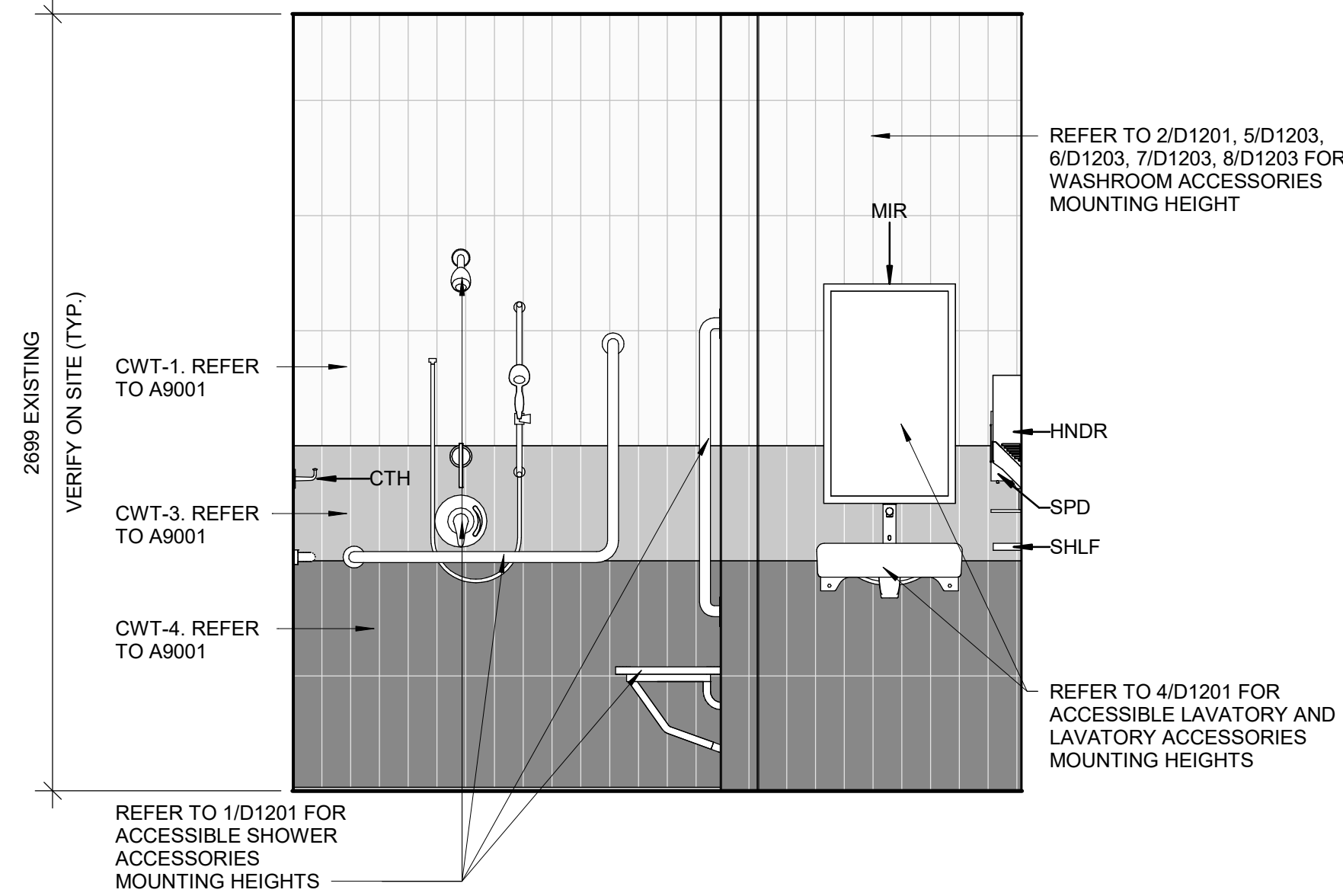
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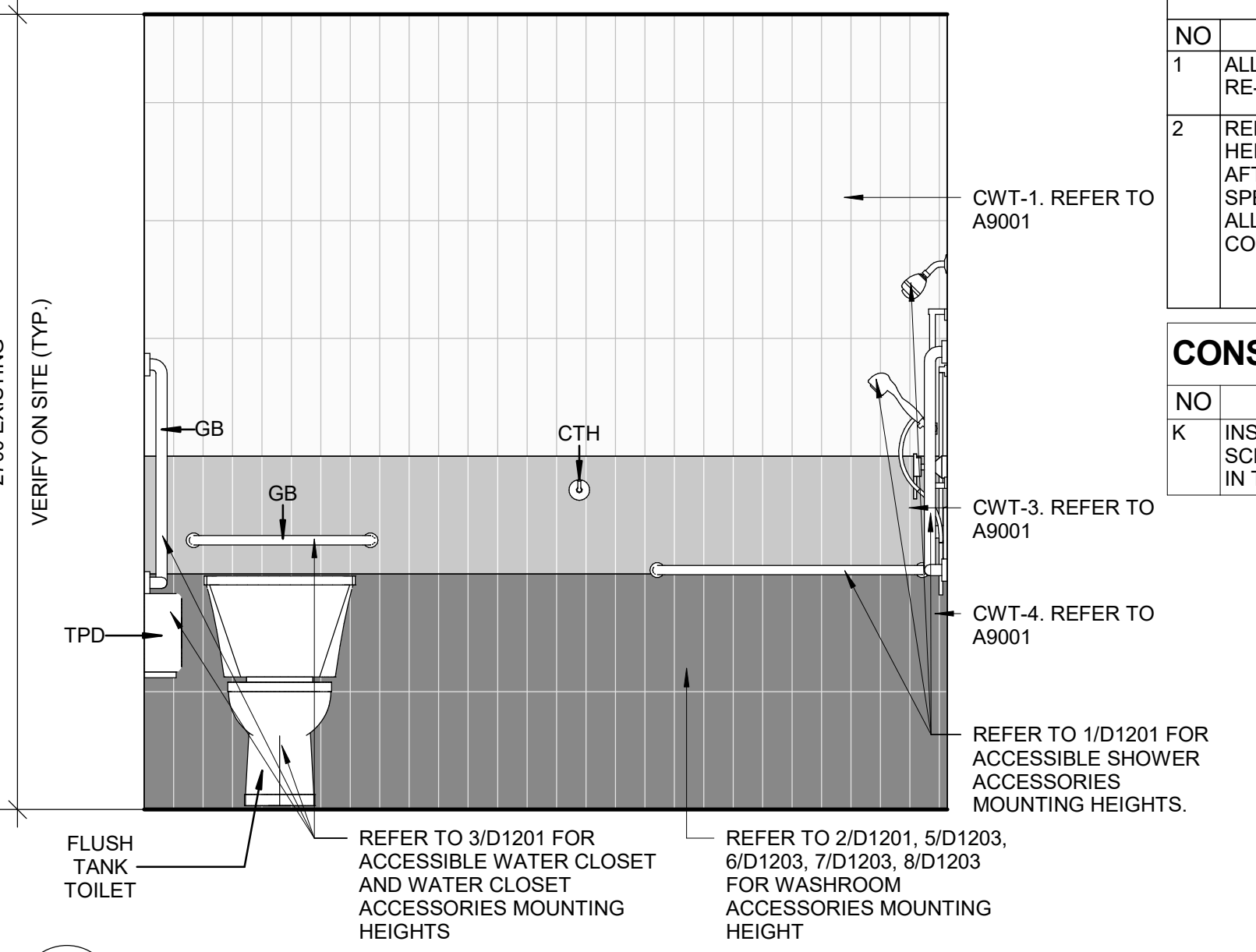




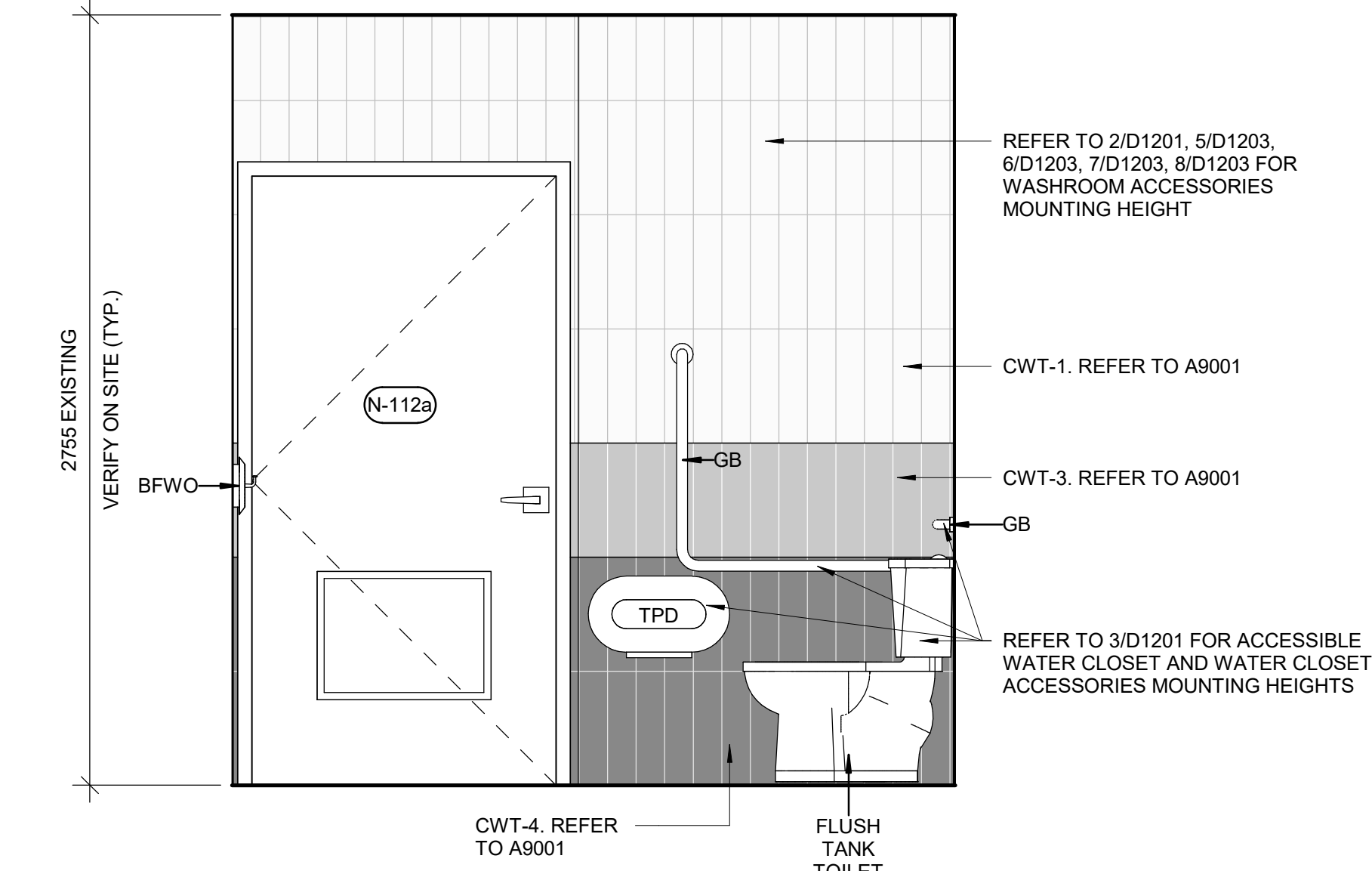
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A5011 Scale: 1 : 20



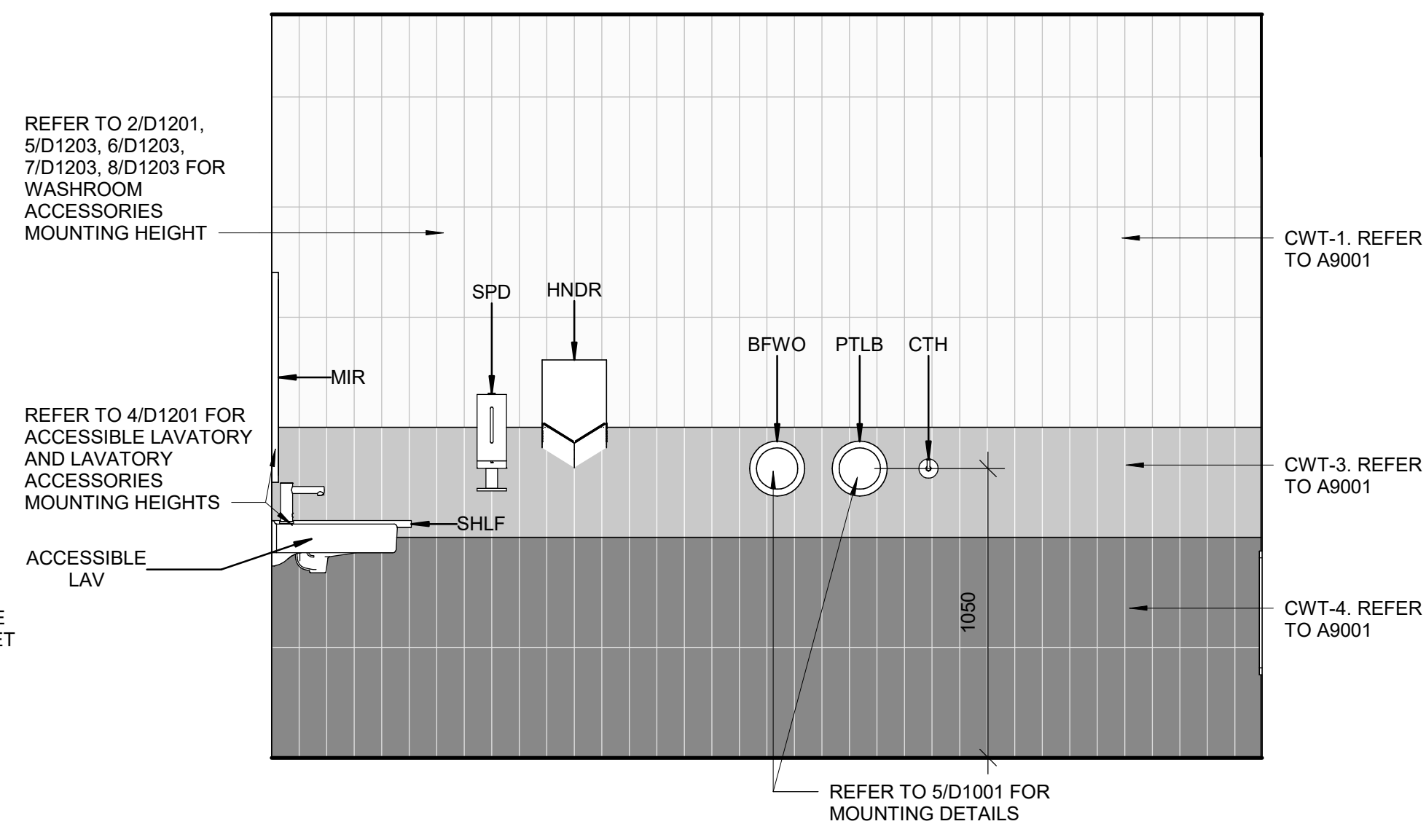
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A5011 Scale: 1 : 20



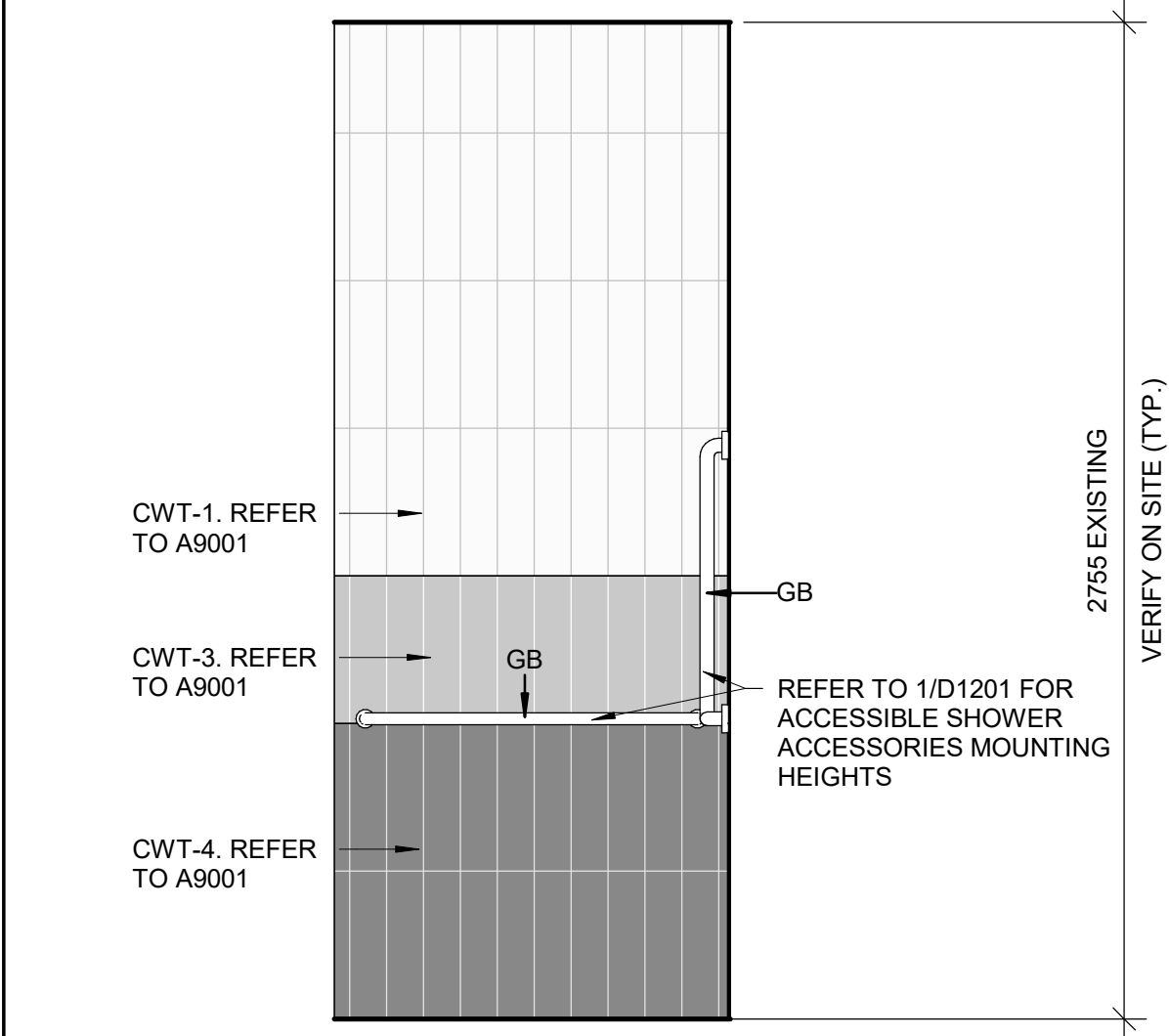
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A5011 Scale: 1 : 20



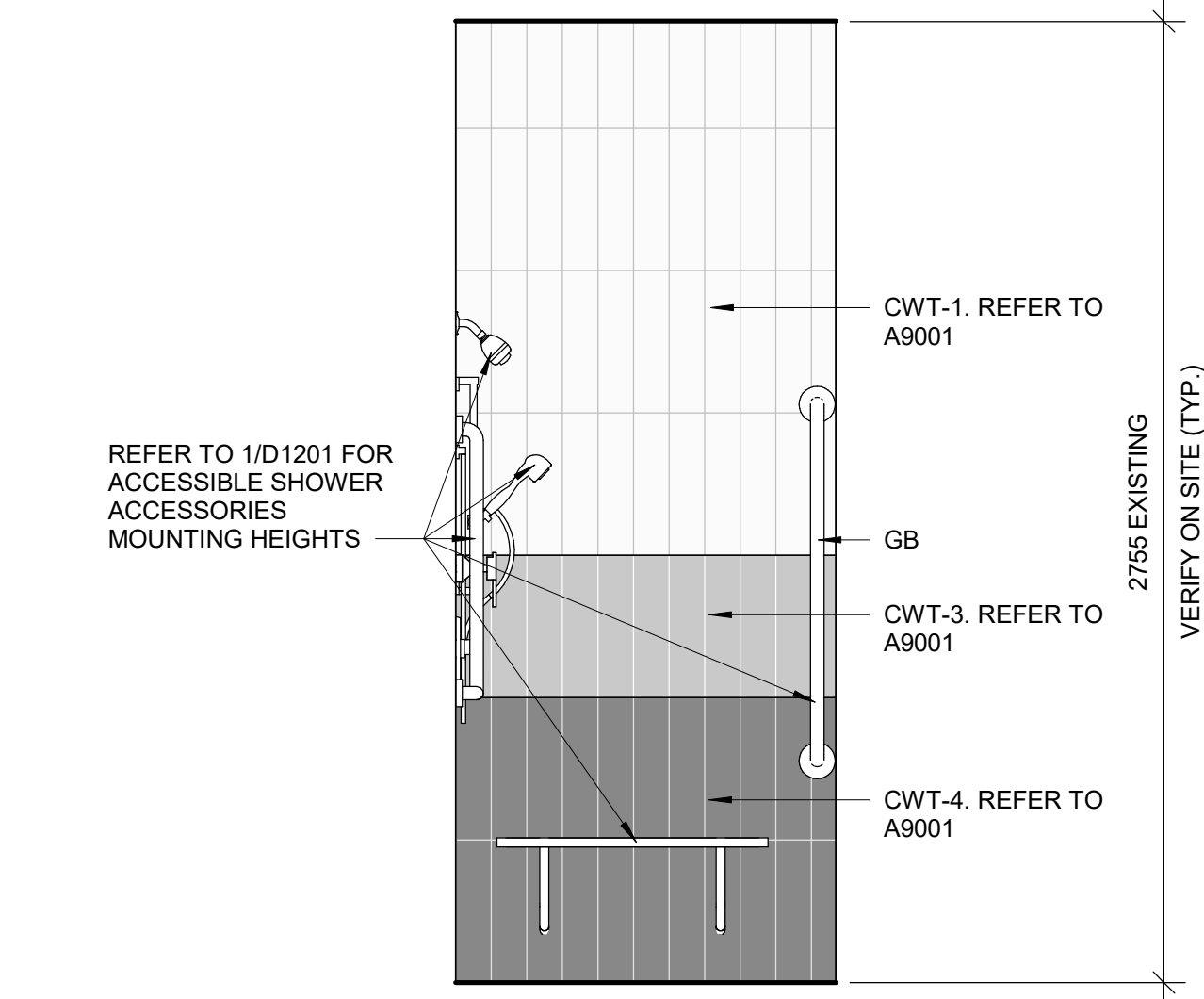
4 FIRST FLOOR BARRIER FREE WASHROOM N-112 - EAST ELEVATION  
A5011 Scale: 1 : 20



5 FIRST FLOOR BARRIER FREE WASHROOM N-112 - NORTH ELEVATION  
A5011 Scale: 1 : 20



6 BARRIER FREE WASHROOM - SHOWER SOUTH ELEVATION  
A5011 Scale: 1 : 20



7 BARRIER FREE WASHROOM - SHOWER NORTH ELEVATION  
A5011 Scale: 1 : 20

WASHROOM GENERAL NOTES	
NO	DESCRIPTION
1	ALL EXISTING SOAP DISPENSERS AND MIRRORS TO BE RE-MOUNTED AT TADG COMPLIANT HEIGHTS.
2	REFER TO 2/D1201 FOR TADG COMPLIANT RE-MOUNTING HEIGHTS OF ALL EXISTING WASHROOM ACCESSORIES AFTER INSTALLATION OF NEW WALL TILES OR ALTERNATE SPECIFIED FINISH. ALL FIXTURES LOCATIONS TO REMAIN. ALL EXISTING SOAP DISPENSERS BE NEWLY FITTED WITH COLLECTORS.

CONSTRUCTION KEY NOTES	
NO	DESCRIPTION
K	INSTALL NEW DOOR AND FRAME. REFER TO DOOR SCHEDULE A9001, G1004 AND DOOR HARDWARE SCHEDULE IN THE SPECIFICATIONS.

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**IBI GROUP**  
175 Galaxy Blvd, Unit 100  
Toronto, ON M9W 0C9, Canada  
tel 416 679 1930 fax 416 675 4620  
ibigroup.com

**PROJECT TITLE**  
**CITY OF TORONTO**  
**ACCESSIBILITY UPGRADES**

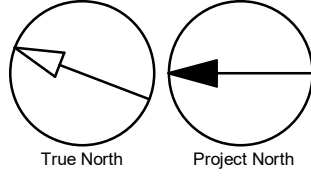
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**20 BEFFORT RD**  
**North York, ON**

**PROJECT NO:**  
9119- 19- 0612 / IBI 122260

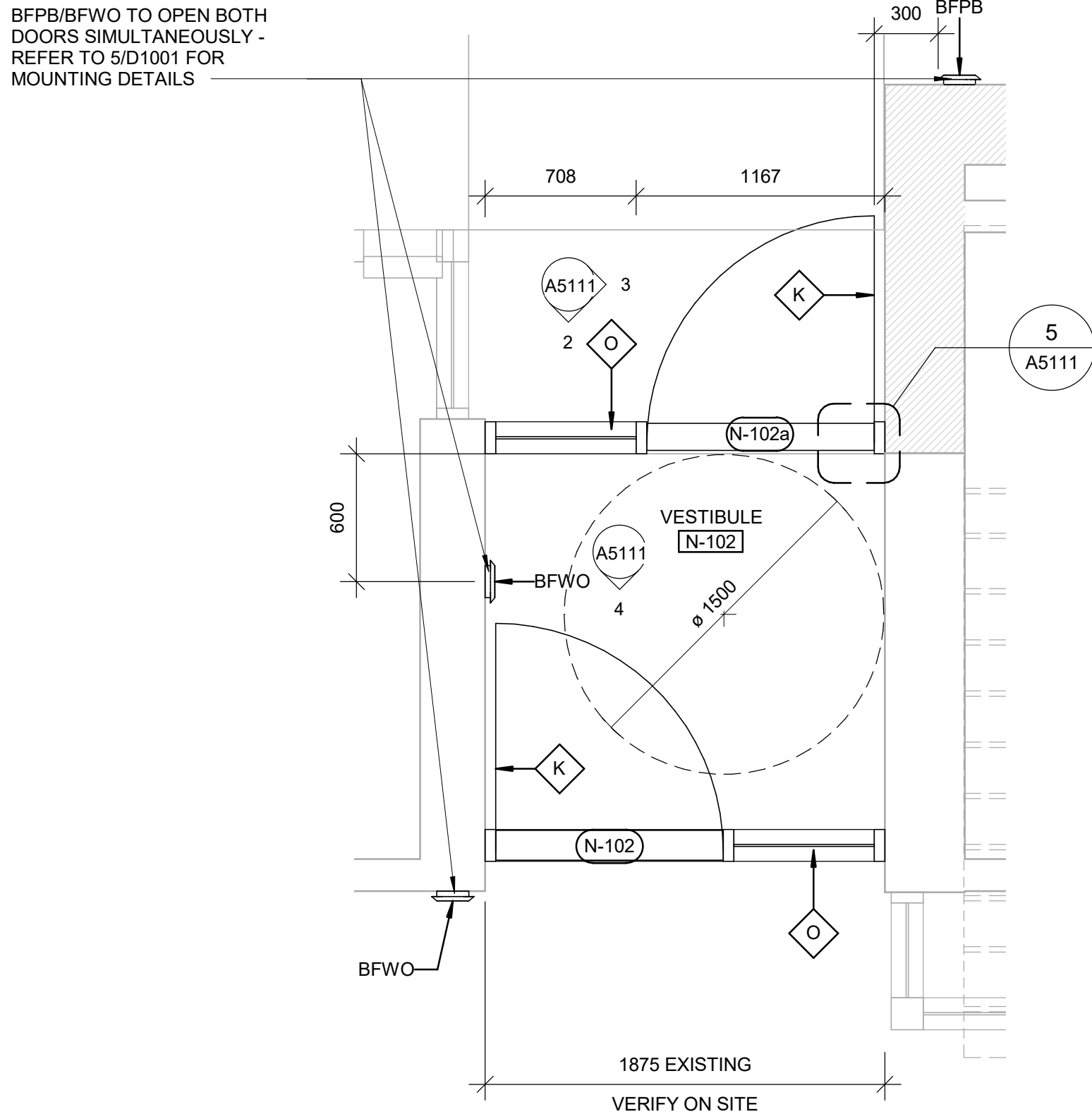
<b>DRAWN BY:</b> A. BOYNARIAN	<b>CHECKED BY:</b> L. BANDIERA
<b>PROJECT MGR:</b> F. BOLOURIAN	<b>APPROVED BY:</b> E. FENUTA

**SHEET TITLE**  
**WASHROOM**  
**PLANS/ELEVATIONS**

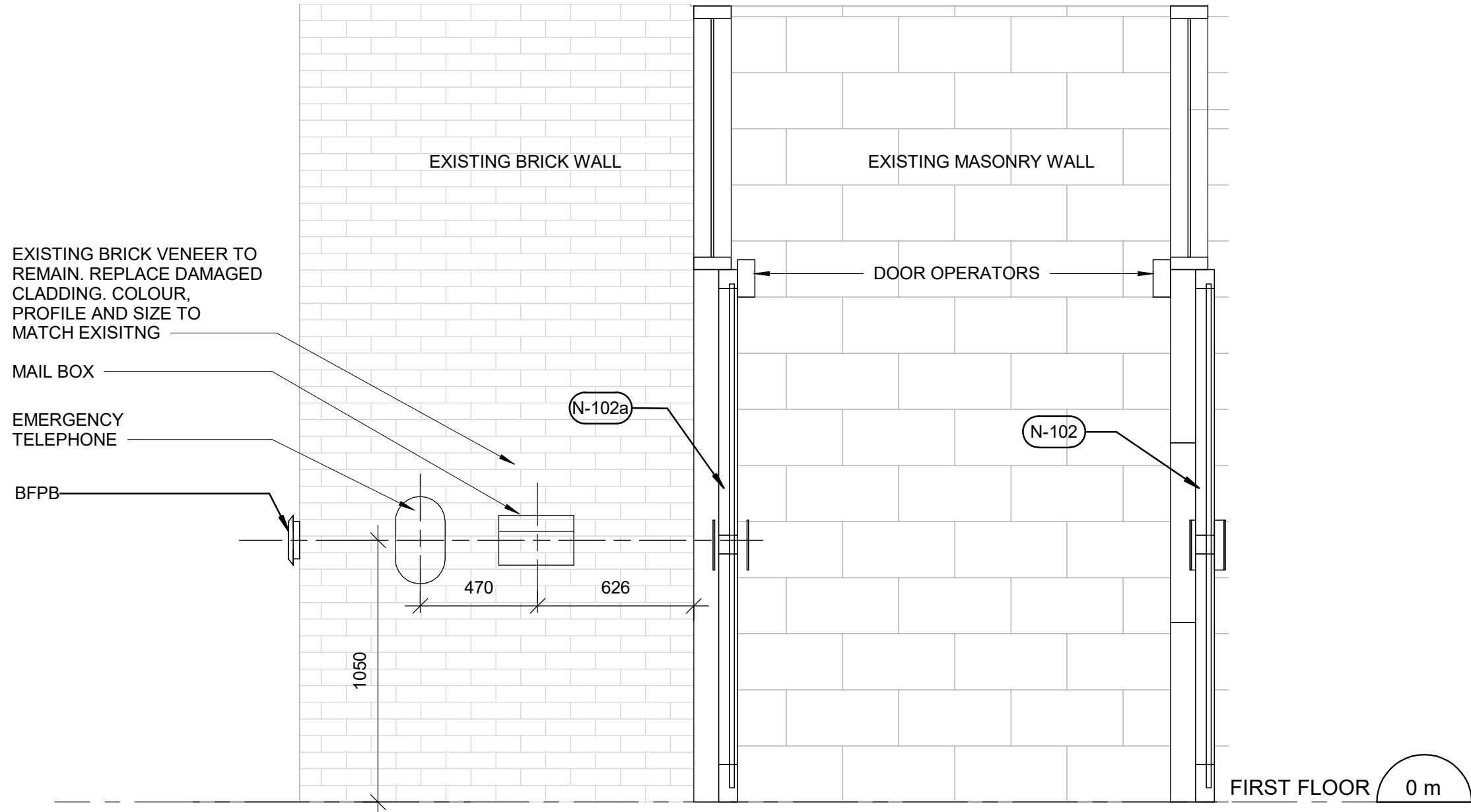
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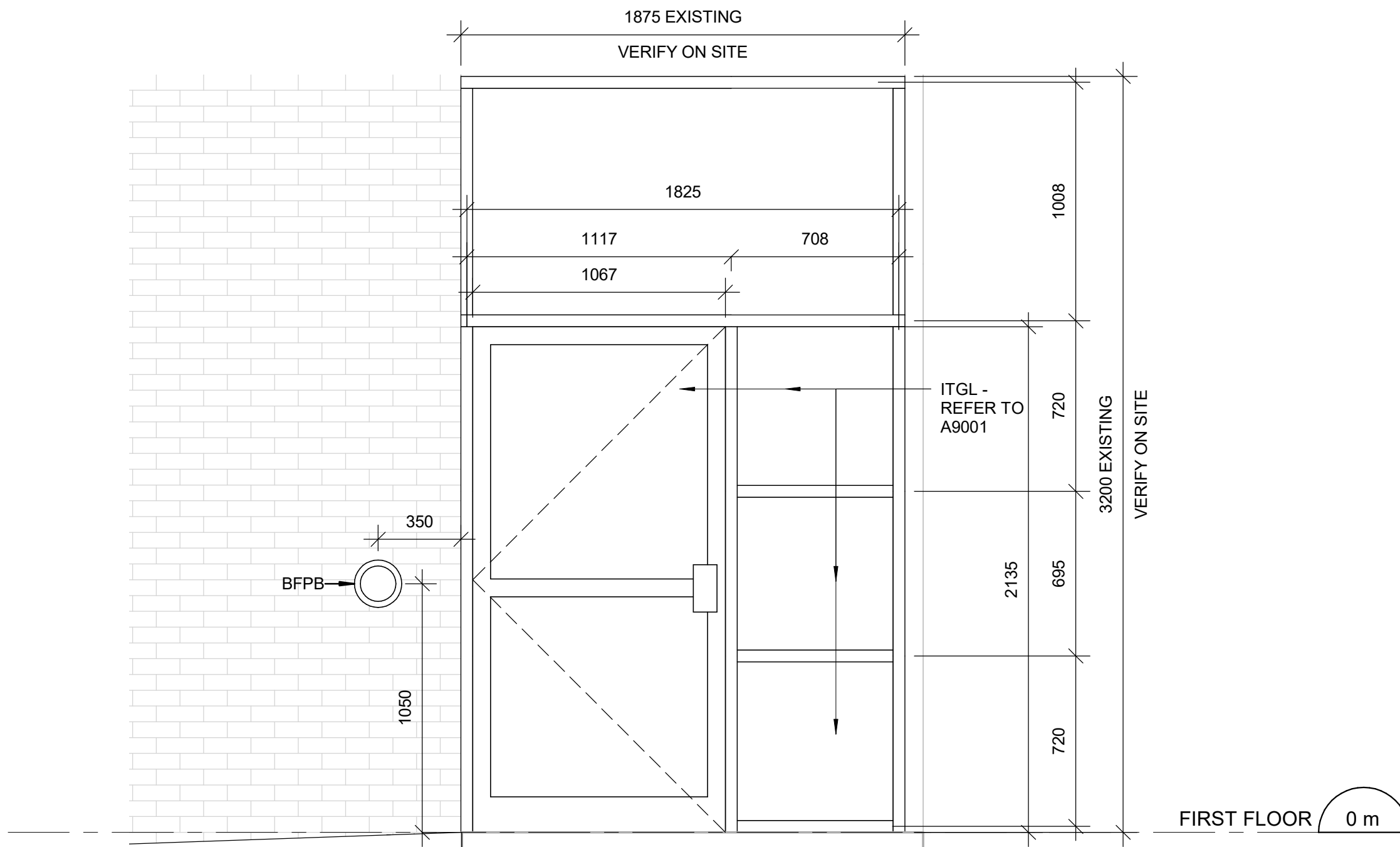




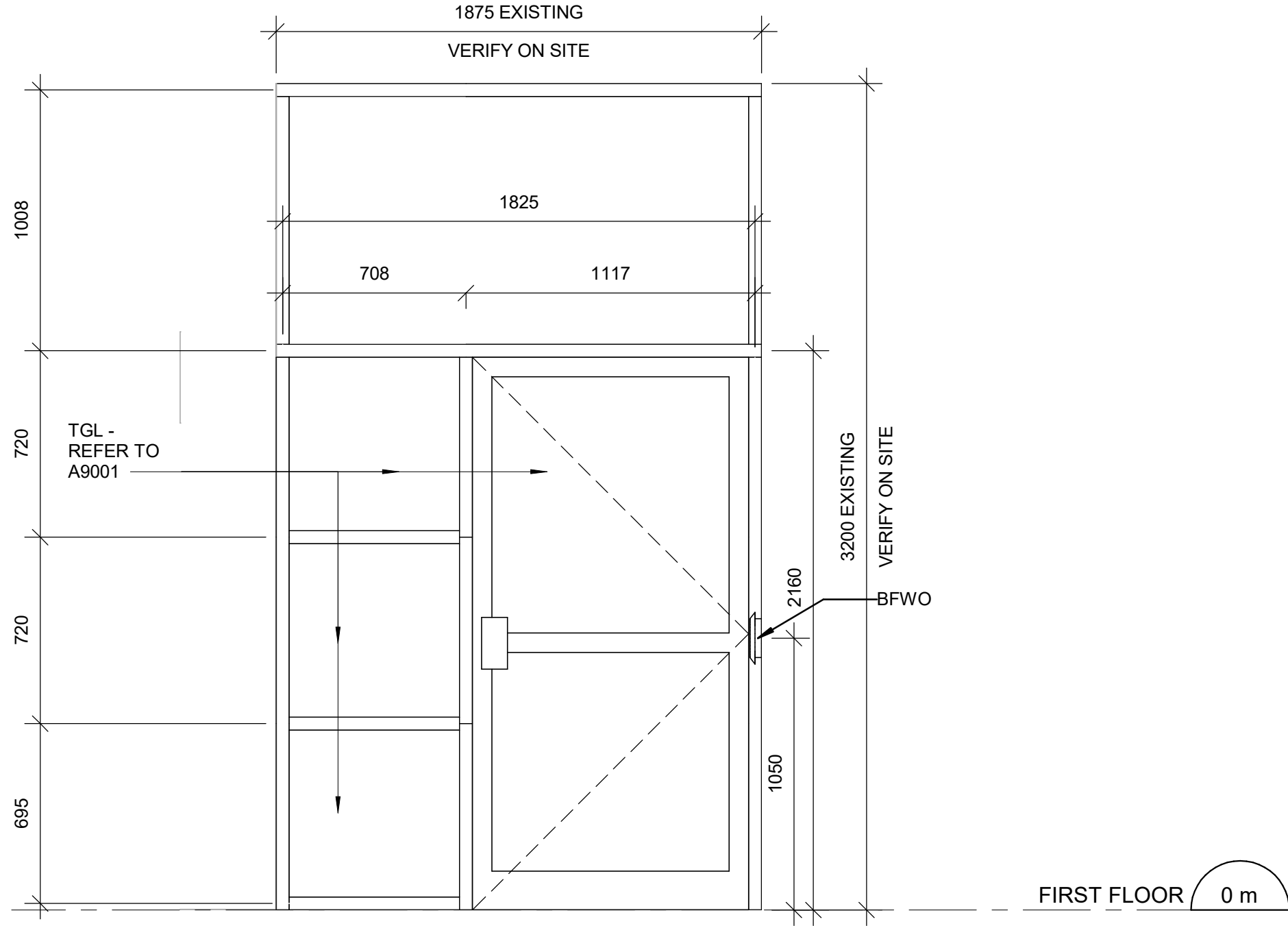
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A5111 Scale: 1 : 25



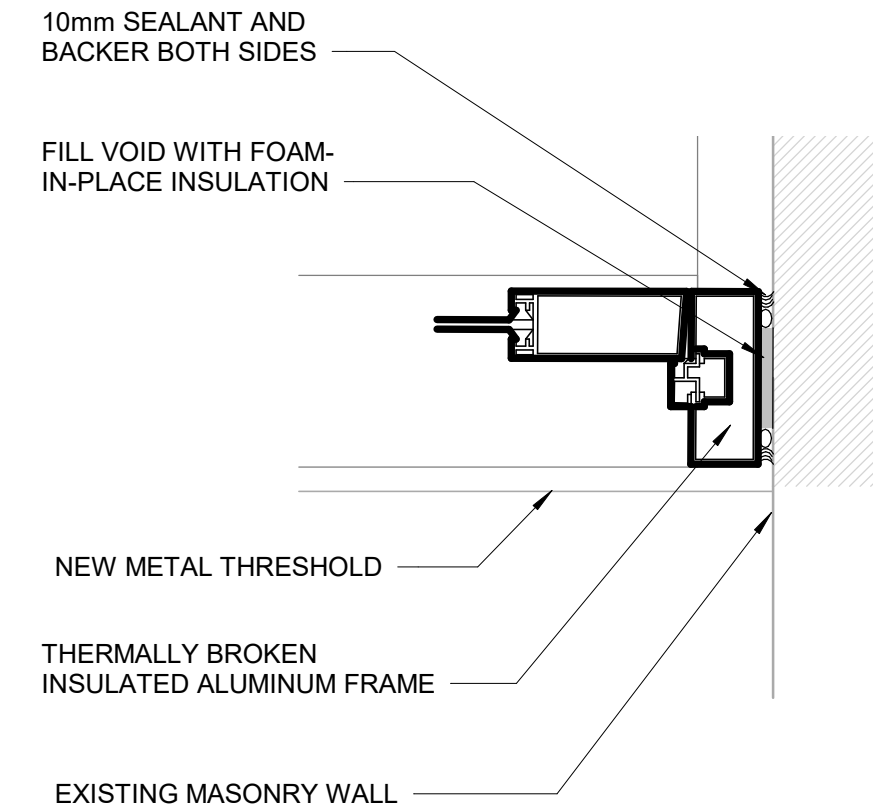
3 FRONT ENTRANCE - SOUTH ELEVATION  
A5111 Scale: 1 : 20



2 FRONT ENTRANCE - WEST ELEVATION  
A5111 Scale: 1 : 20



4 VESTIBULE N-102 - WEST ELEVATION  
A5111 Scale: 1 : 20



5 VESTIBULE N-102 - DOOR JAMB DETAIL  
A5111 Scale: 1 : 5

CONSTRUCTION KEY NOTES	
NO	DESCRIPTION
K	INSTALL NEW DOOR AND FRAME. REFER TO DOOR SCHEDULE A9001, G1004 AND DOOR HARDWARE SCHEDULE IN THE SPECIFICATIONS.
O	INSTALL NEW CURTAIN WALL OR STORE FRONT FRAMING TO MATCH EXISTING, WITH NEW DOOR PER SPECIFIED WIDTH AND HEIGHT. REFER TO DOOR SCHEDULE A9001 AND DOOR HARDWARE SCHEDULE IN THE SPECIFICATIONS.

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Toronto, ON M9W 0C9, Canada  
Tel 416 679 1930 fax 416 675 4620  
ibigroup.com

PROJECT TITLE  
**CITY OF TORONTO  
ACCESSIBILITY UPGRADES**

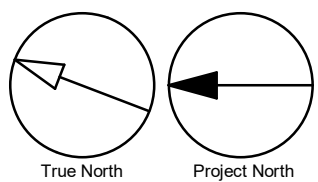
PROJECT ADDRESS  
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20 BEFFORT RD  
North York, ON**

PROJECT NO:  
9119- 19- 0612 / IBI 122260

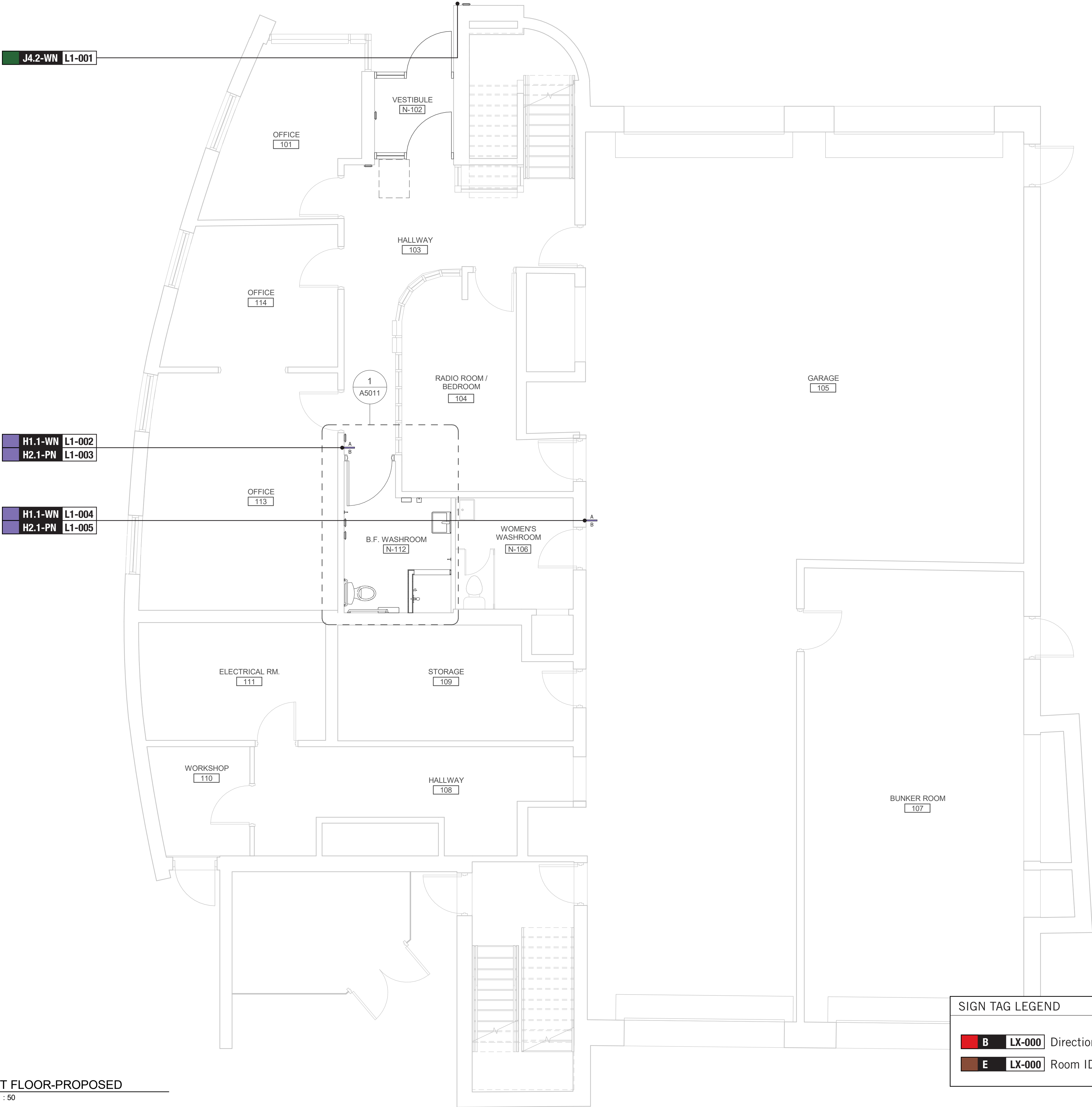
DRAWN BY: <b>A. BOYNARIAN</b>	CHECKED BY: <b>L. BANDIERA</b>
PROJECT MGR: <b>F. BOLOURIAN</b>	APPROVED BY: <b>E. FENUITA</b>

SHEET TITLE  
**VESTIBULE  
PLAN/ELEVATIONS**

SHEET NUMBER <b>G08-008-A5111</b>	ISSUE <b>0</b>
--------------------------------------	-------------------







1 FIRST FLOOR-PROPOSED  
A2411 Scale: 1 : 50

SIGN TAG LEGEND

B

LX-000

Directional

H

LX-000

Amenity

S

LX-000

Stair ID

E

LX-000

Room ID

J

LX-000

Entrance

SIGN TAG LEGEND

Signtype Colour

Signtype

EX

L0

L1

L2

L3

Exterior

Basement

Level 1

Level 2

Level 3

Specific Sign Location

A1.1-WN

L1-000

Powered:

Y

N

D

Yes

No

Data

Mounting Style:

P

S

F

W

Projecting

Suspended

Freestanding

Wall-mounted

G

C

D

T

Glass


Column

Door

Transom

CLIENT

CITY OF TORONTO



55 John ST.  
TORONTO, ON  
M5V 3C6

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ISSUES


No.	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	2021-10-19

CONSULTANTS

ENTRO  
33 Harbour Square, Suite 202  
Toronto, Canada M5J 2G2

SEAL

PRIME CONSULTANT



IBI GROUP  
175 Galsworthy Blvd., Unit 100  
Toronto, ON M9W 0C9, Canada  
tel 416 675 1830 fax 416 675 4620  
ibigroup.com

PROJECT TITLE

CITY OF TORONTO  
ACCESSIBILITY UPGRADES

PROJECT ADDRESS

FIRE HALL 145  
20 BEFFORT RD  
North York, ON

PROJECT NO:  
9119 – 19 – 0162 / IBI 122260

DRAWN BY:  
B. FERNANDEZ

CHECKED BY:  
C.D. SCHNOBB

PROJECT MGR:  
R. DALY

APPROVED BY:

SHEET TITLE

SIGNAGE & WAYFINDING  
DETAILS  
FIRST FLOOR LOCATION  
PLAN

SHEET NUMBER

G08-110-A8010

ISSUE

0




SIGN CODE	LEVEL	LOC #	SIGN TYPE DESCRIPTION	SIDE A		SIDE B	
				MESSAGE (English)		MESSAGE (English)	
J4.2	L1	001	Accessible Entrance ID - Exterior	[accessible picto] Main Entrance			
H1.1	L1	002	Amenity ID	[accessible universal washroom picto] Washroom Braille			
H2.1	L1	003	Projecting Amenity ID	[accessible universal washroom picto] Washroom			
H1.1	L1	004	Amenity ID	[women washroom picto] Women Braille			
H2.1	L1	005	Projecting Amenity ID	[women washroom picto] Women		[women washroom picto] Women	

SIGN TYPE	SIGN TYPE DESCRIPTION	COUNT
B1.1	Directional	0
E2.1	Room ID	0
E2.2	Line Room ID	0
H1.1	Amenity ID	2
H2.1	Projecting Amenity ID	2
J4.2	Accessible Entrance ID - Exterior	1
S1.1	Stair ID - Inside Stairwell	0
S1.2	Stair ID - Corridor Side	0
S1.3	Stair ID - Roof Exit, Inside Stairwell	0
S1.4	Stair ID - Exterior Door	0
Total		5

CLIENT

CITY OF TORONTO



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Toronto, ON M9W 0C9, Canada  
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C.D. SCHNOBB

PROJECT MGR:

R. DALY

APPROVED BY:

SHEET TITLE

SIGNAGE & WAYFINDING  
DETAILS  
MESSAGE SCHEDULE

SHEET NUMBER

G08-110-A8100

ISSUE

0



DOOR SCHEDULE																
DOOR NO.	LOCATION	DOOR				PANEL			FRAME		DOOR HARDWARE			FIRE RATING (MINUTES)	REMARKS	
		TYPE	WIDTH	HEIGHT	THICKNESS	MAT.	FIN.	GLASS	MAT.	FIN.	SECURITY ACCESS CONTROL DEVICE	BFPB	PANIC DEVICE			
FIRST FLOOR																
N-102	VESTIBULE	Fts	1067	2135	45	ALUM	ANOD	ITGL	ALUM	ANOD	N/A	BFWO			PUSH BUTTON TO OPEN BOTH DOORS N-102a & N-102b SIMULTANEOUSLY	
N-102a	VESTIBULE	Fts	1067	2135	45	ALUM	ANOD	TGL	ALUM	ANOD	CARD READER	BFPB		N/A	PUSH BUTTON TO OPEN BOTH DOORS N-102a & N-102b SIMULTANEOUSLY	
N-112a	BARRIER FREE WASHROOM	A(L)	1067	2135	45	HM	PT	<->	HM	PT	N/A	BFWO	N/A	N/A		

ROOM FINISH SCHEDULE																
ROOM NUMBER	ROOM NAME	FLOOR		BASE		NORTH		EAST		SOUTH		WEST		MAT.	FIN.	HEIGHT
		MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.			
FIRST FLOOR																
N-102	VESTIBULE	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	GWB	PT-2	EXIST
N-112	BARRIER FREE WASHROOM	EXIST	PFT-1	EXIST	EXIST	CWT-4	GWB	CWT-1, CWT-3, CWT-4	GWB	CWT-1, CWT-3, CWT-4	GWB	CWT-1, CWT-3, CWT-4	GWB	CWT-1, CWT-3, CWT-4	GWB	PT-2
N-115	FEMALE WASHROOM	EXIST	EXIST	EXIST	EXIST	PT-1	EXIST	PT-1	EXIST	PT-1	EXIST	PT-1	EXIST	PT-1	EXIST	EXIST

ROOM FINISH KEY SCHEDULE							
ABBRV	MATERIAL	COLOUR	FINISH	SIZE	REF	SUPPLIER	NOTES
CWT-1	CERAMIC WALL TILE	ARCTIC WHITE	MATTE	100mm X 400mm (4"X16")	COLOUR AND DIMENSIONS SERIES	OLYMPIA TILE	
CWT-2	CERAMIC WALL TILE	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	GC TO PROVIDE SAMPLE FOR APPROVAL. TILE ENTIRE WALL AREA AS INDICATED IN DRAWINGS AND IN ROOM FINISH SCHEDULE.
CWT-3	CERAMIC WALL TILE	TAUPE	MATTE	100mm X 400mm (4"X16")	COLOUR AND DIMENSIONS SERIES	OLYMPIA TILE	ACCENT SHOWER TILE
CWT-4	CERAMIC WALL TILE	DARK GREY	MATTE	100mm X 400mm (4"X16")	COLOUR AND DIMENSIONS SERIES	OLYMPIA TILE	ACCENT SHOWER TILE
EWf-1	ENGINEERED WOOD FLOORING	RED OAK	COLORADO COMMERCIAL FINISH	3/8"		MIRAGE	
MAT-1	ANTI FATIGUE MATTING	EC20	SILVER	1000mm X 1800mm (40"X72")		FORBO	REQUEST NON-BEVELED EDGES
PFT-1	PORCELAIN FLOOR TILE	MICA	MATTE	300mm X 300 mm(12"X24")		D9/EMOTION	
PFT-2	PORCELAIN FLOOR TILE	TAUPE	MATTE	50mm X 50mm (2"X2")	ROC BASIC	STONE TILE	SHOWER FLOOR TILE
PFT-3	PORCELAIN FLOOR TILE	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	GC TO PROVIDE SAMPLE FOR APPROVAL. TILE ENTIRE FLOOR AREA AS INDICATED IN DRAWINGS AND IN ROOM FINISH SCHEDULE.
PFT-4	PORCELAIN FLOOR TILE	200	SMOOTH(V)	304.8mm X 609.6mm (12"X24")	CORE COLLECTION TERRA	MOSA TILE	WASHROOM FLOORS
PLAM-1	PLASTIC LAMINATE	ALABASTER D431	N/A	AS SPECIFIED IN DRAWINGS		WILSONART	CABINET MILWORKS LOWERS
PLAM-2	PLASTIC LAMINATE	SEA D90	N/A	AS SPECIFIED IN DRAWINGS		WILSONART NORTH	CABINET MILWORKS UPPERS
PT-1	PAINT	7004 SNOWBOUND	EGGSHELL	N/A		SHERWIN WILLIAMS SW	
PT-2	PAINT	OC-64 PURE WHITE	FLAT	N/A		BENJAMIN MOORE	CEILINGS
PT-3	PAINT	MATCH EXISTING PAINT	TBD	N/A		BENJAMIN MOORE	GC TO PROVIDE SAMPLE ON 12"X12" CARD FOR APPROVAL. PAINT ENTIRE WALL OR CEILING AS SPECIFIED IN ROOM FINISH SCHEDULE.
PT-4	PAINT	EBONY SLATE 2118-30	EGGSHELL	N/A		BENJAMIN MOORE	
Q-1	QUARTZ	5151 EMPIRE WHITE	N/A	AS SPECIFIED IN DRAWINGS	SUPERNATURAL COLLECTION	CAESARSTONE	FOR BACKSPLASH AND COUNTERTOPS

DOOR SCHEDULE GENERAL NOTES

1	DOOR HEIGHT FOR INFORMATION PURPOSES ONLY. NEW DOOR HEIGHTS TO MATCH SITE CONFIRMED EXISTING DOOR HEIGHTS.
2	REFER TO ELECTRICAL DRAWINGS FOR CARD READER LOCATION ON EXISTING DOORS.
3	REFER TO DOOR HARDWARE SCHEDULE AND SPECIFICATION FOR ADDITIONAL INFORMATION ON DOOR HARDWARE.
4	WHERE DOORS ARE BEING WIDENED, REPAINT AFFECTED PAINTED WALL SURFACES WITH PT-3.

DOOR ABBREVIATIONS

*	DENOTES YES
ALUM	ALUMINUM
ANOD	ANODIZED
BFAO	BARRIER-FREE AUTOMATIC OPENER
BFPB	BARRIER-FREE PUSH BUTTON
BFWO	BARRIER-FREE WAVE TO OPEN
CR	CARD READER
EXIST	EXISTING
FBM	FINGER BIOMETRIC
GWB	GYPSUM WALL BOARD
GWG	GEORGIAN WIRE GLASS
HM	HOLLOW METAL
IHM	INSULATED HOLLOW METAL
ITGL	INSULATED TEMPERED (SAFETY) GLASS
KP	KEY PAD
OBM	OCULAR BIOMETRIC
PF	PRE FINISHED
PLAM	PLASTIC LAMINATE
PT	PAINT
SIM	SIMILAR
SS	STAINLESS STEEL
TGL	TEMPERED GLASS
WD	WOOD

CLIENT

CITY OF TORONTO



Corporate Real Estate Management  
Project Management Office  
Metro Hall Toronto, ON  
MSV 3C6

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SEAL



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PROJECT TITLE

CITY OF TORONTO  
ACCESSIBILITY UPGRADES

PROJECT ADDRESS

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20 BEFFORT RD  
North York, ON

PROJECT NO:

9119- 19- 0612 / IBI 122260

DRAWN BY:

A. BOYNARIAN

CHECKED BY:

L. BANDIERA

PROJECT MGR:

F.BOLOURIAN

APPROVED BY:

E. FENUITA

SHEET TITLE

DOOR AND ROOM FINISH  
SCHEDULE

SHEET NUMBER

G08-008-A9001

ISSUE

0