EASTDALE CVI

MINOR OFFICE ALTERATIONS

265 HARMONY RD. NORTH, OSHAWA, L1G 6L5
PROJECT# Q25-22
DATE: JUNE 20, 2025

DRAWING LIST

ARCHITECTURAL (INCLUDES MECHANICAL & ELECTRICAL SCOPE)

A0 - GENERAL NOTES & SPECIFICATIONS
A1 - CONSTRUCTION KEY PLAN
A2 - DEMOLITION FLOOR PLAN - LAN TECH OFFICE
A3 - NEW FLOOR PLAN - LAN TECH OFFICE
A4 - DEMOLITION FLOOR PLAN - VP OFFICE
A5 - NEW FLOOR PLAN - VP OFFICE
A6 - MILLWORK ELEVATIONS AT STAFF ROOM

DESIGNATED SUBSTANCES SURVEY

PARASOL ENVIRONMENTAL REPORT NO.13307
DATED JUNE 6, 2025

STRUCTURAL DRAWINGS

ENGINEERING LINK - 25-2529 - DATED JUNE 17, 2025

NEW DOORS & HARDWARE SCHEDULE

RIVETT ARCHITECTURAL HARDWARE LTD

SPECIFICATIONS FOR MATERIALS

ARCHITECTURAL SPECIFICATIONS
NEW ACOUSTIC CEILINGS - ARMSTRONG OR APPROVED EQUIVALENT:
MAIN TEE 7300, CROSS TEE XL 7340, WALL MOULDING JS 25-U SHADOW MOULD
CEILING TILES - CERTAINTEED PBT-197 OR APPROVED EQUIVALENT

MECHANICAL SPECIFICATIONS
NEW MECHANICAL DIFFUSERS - SCD - 31 - 33, WHITE IN COLOUR, PRICE INDUSTRIES
AIR RETURN GRILLE - EGG CRATE STYLE

ELECTRICAL SPECIFICATIONS (ALL LIGHTS INDEPENDENTLY SUPPORTED ABOVE CEILING)
2X4 LIGHTS - 2TG8214 - 12 -120 - 1/2EB, PHILLIPS
1X4 LIGHTS - 5000K, LED, 1X4, WHITE, LITHONIA LIGHTING

LEGEND

	NEW DUPLEX RECEPTACLE
	NEW QUAD RECEPTACLE
	NEW DATA
	NEW LIGHTS
SP	PAGING SYSTEM SPEAKER
$	NEW SINGLE POLE LIGHT SWITCH

CONSTRUCTION WORKING TIMES AND WORKING RESTRICTIONS DURING SCHOOL YEAR (APPLICABLE TO WORK UP UNTIL JUNE 30, 2025):

1. DAYTIME HOURS OF WORK: 7:30AM - 4PM
2. AFTER-HOURS WORK (ALL NOISY, DISRUPTIVE, AND HOT WORK): 4PM - 7:30AM
3. SITE ACCESS / EGRESS TIMES FOR TRADES TO BE COORDINATED CLOSELY WITH DDSB'S PROJECT SUPERVISOR AS TO AVOID CLOSE CONTACT WITH SCHOOL STAFF AND STUDENTS. (PRECAUTIONARY MEASURE TO INCREASE SOCIAL DISTANCING AND FOLLOW COVID 19 PROCTOCOLS)

SITE SAFETY REQUIREMENTS:

4. ALL CONTRACTORS SHALL SIGN-IN AT SCHOOL ENTRY PRIOR TO ATTENDING THE CONSTRUCTION SITE.
5. THE PRIME CONTRACTOR SHALL SET UP A SITE SAFETY BOARD AT THE CONSTRUCTION SITE AT AN AGREED UPON LOCATION.
6. INTERRUPTION TO ANY MECHANICAL OR ELECTRICAL SYSTEMS WILL BE COORDINATED WITH THE PROJECT SUPERVISOR A MINIMUM OF 48 HOURS IN ADVANCE.
7. PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN BY ALL PERSONNEL ENTERING THE CONSTRUCTION SITE.
8. HOT WORK PERMITS SHALL BE POSTED WHEN HOT WORK IS TO TAKE PLACE (SEE DDSB FRONT END FOR DETAILS). ALL HOT WORK SHALL TAKE PLACE AFTER HOURS.
9. COORDINATE SMOKE ALARM BY-PASS WITH DDSB PROJECT SUPERVISOR WHERE WORK MAY GENERATE SMOKE.
10. CONCRETE CUTTING SHALL BE WET-CUT ONLY, NOT DRY CUTTING WILL BE PERMITTED. SCAN SLAB AS REQUIRED PRIOR TO REMOVALS TO ENSURE CLEARANCES.

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	JUNE 20, 2025

LEGEND & GENERAL NOTES

Address: 265 Harmony Road North, Oshawa, ON L1G 6L5

School: EASTDALE CVI

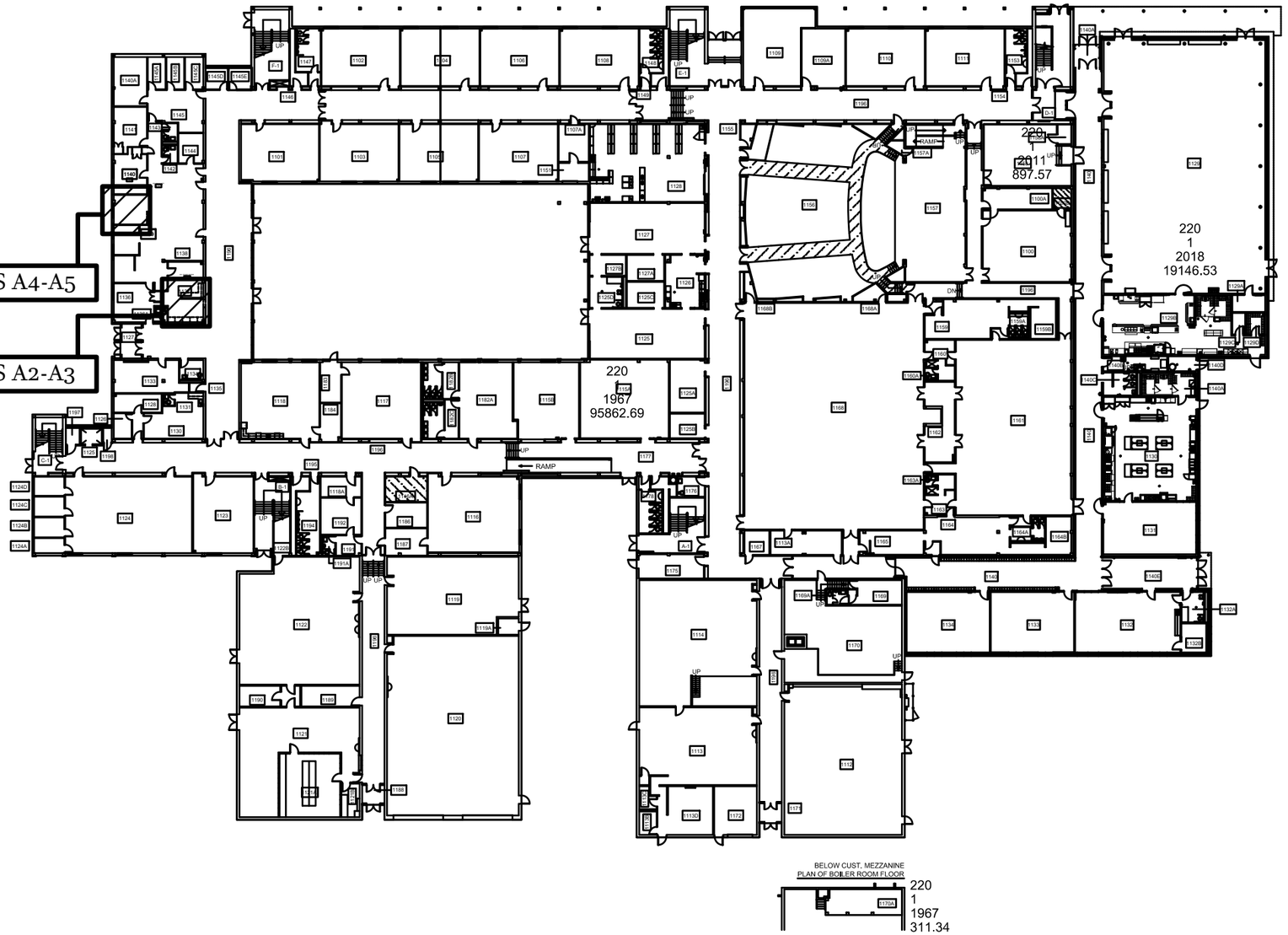
Date: JUNE 20, 2025
Drawn By: MK/NT
Scale: N.T.S.
Checked By: RR
Project Number: Q25-22

DDSB Ignite Learning

A0

DWGS A4-A5

DWGS A2-A3



BELOW CUST. MEZZANINE
PLAN OF BOILER ROOM FLOOR

220
1
1967
311.34

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	JUNE 20, 2025

TITLE
KEYPLAN

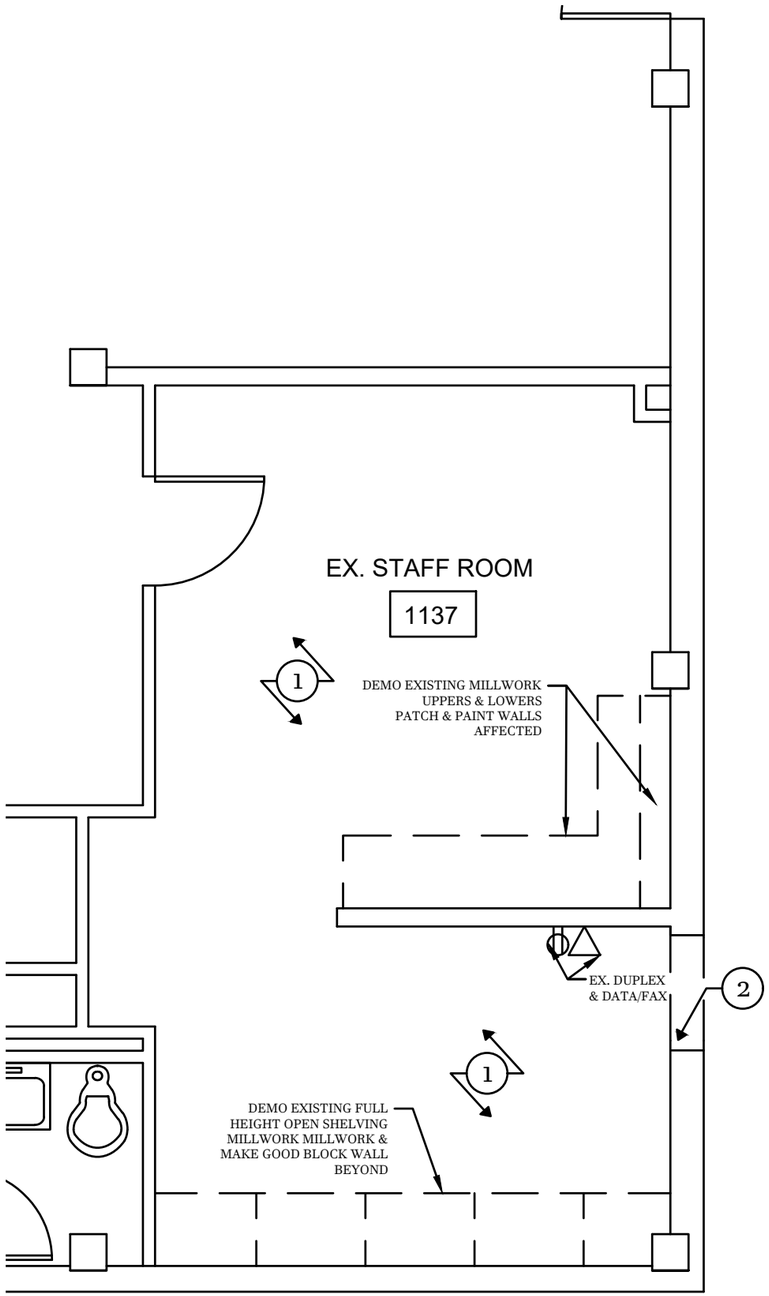
Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

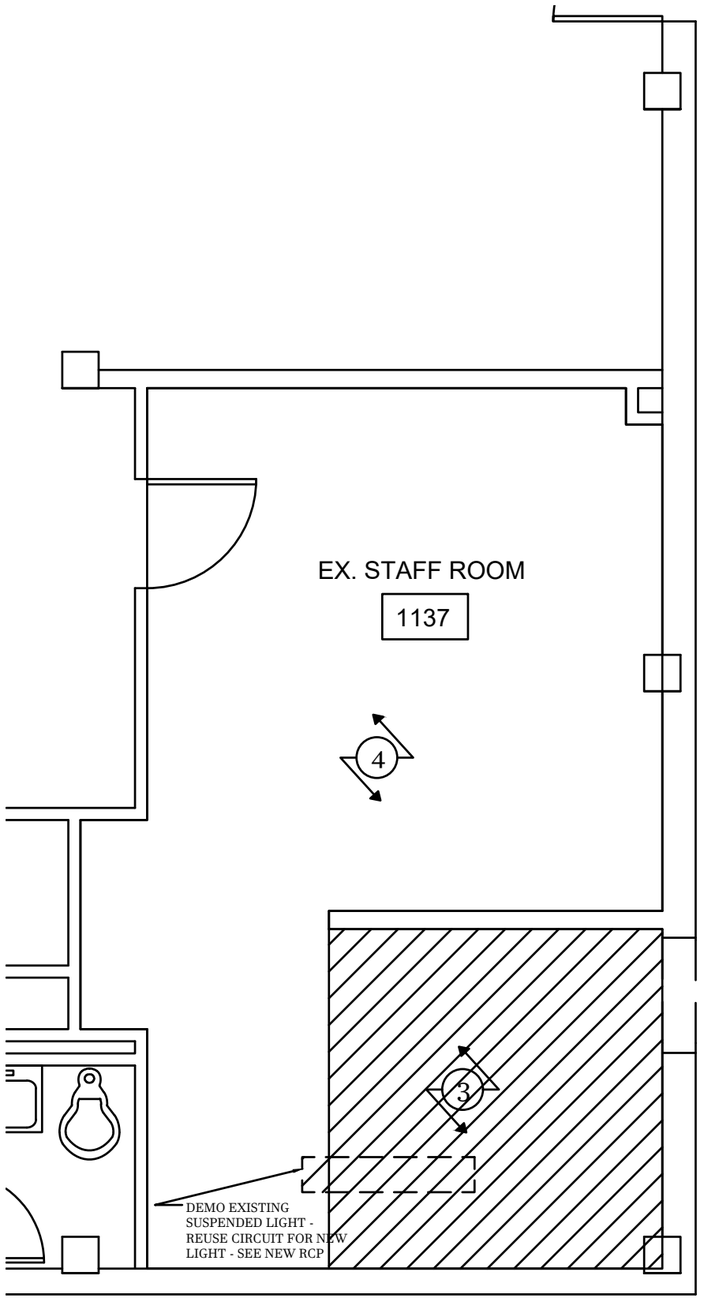
Date: JUNE 20, 2025
Drawn By: MK/NT
Scale: N.T.S.
Checked By:
Project Number Q25-22

DDSB Ignite Learning

A1



1 A1 DEMO FLOOR PLAN - NEW LAN TECH



1 A1 DEMO CEILING PLAN - NEW LAN TECH

ALL EX. WALLS ARE CONCRETE BLOCK UNLESS NOTED OTHERWISE

1. EXISTING VCT FLOORING TO REMAIN
2. EXISTING DRYWALL CEILING TO REMAIN
   CUT NEW OPENING IN EXISTING BLOCK WALL FOR NEW DOOR. SEE STRUCTURAL & DOOR HARDWARE SCHEDULE FOR SIZING INFORMATION. REFER TO PARASOL DESIGNATED SUBSTANCE REPORT FOR ABATMEENT REQUIREMENTS
3. EXISTING GYPSUM BOARD CEILING TO BE DEMOLISHED - REWORK EXISTING ABOVE CEILING MECHANICAL & ELECTRICAL TO SUIT NEW ACT CEILING. REFER TO PARASOL DESIGNATED SUBSTANCE REPORT FOR ABATEMENT REQUIREMENTS. ABATEMENT OF EXISTING GYPSUM BOARD CEILING BY OTHERS.
4. EXISTING DRYWALL CEILING TO REMAIN

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	JUNE 20, 2025

TITLE
DEMO PLAN - LAN TECH

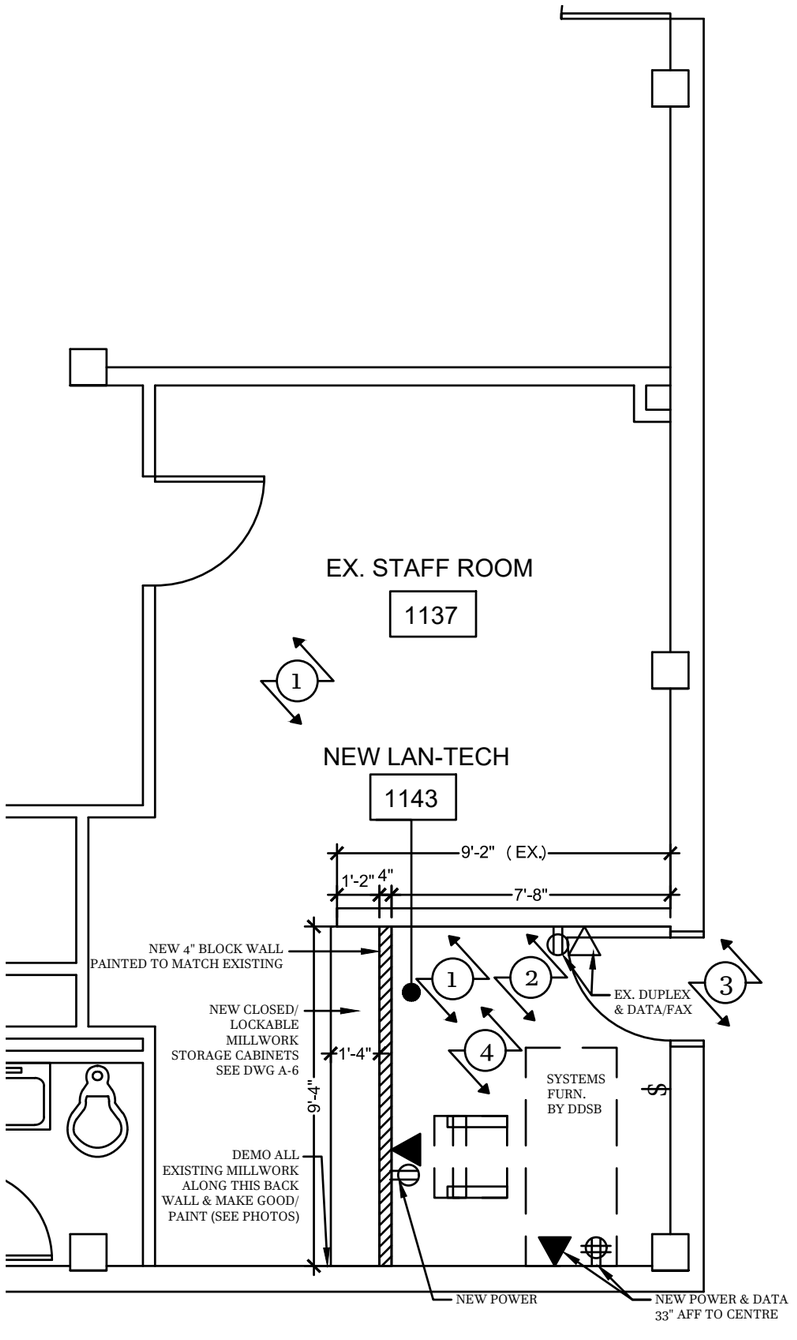
Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

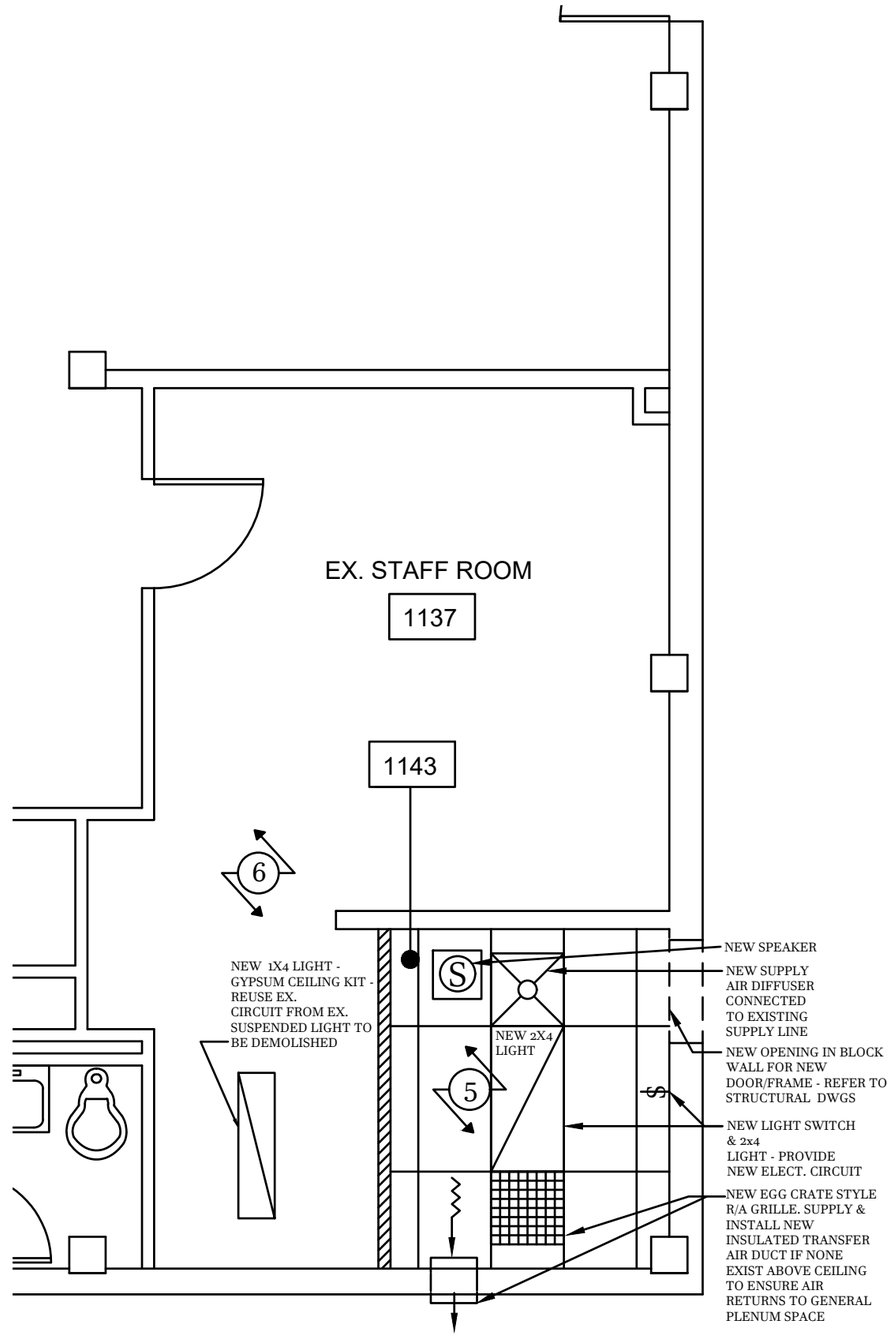
Date:	JUNE 20, 2025
Drawn By:	MK/NT
Scale:	N.T.S.
Checked By:	RR
Project Number	Q25-22

DDSB Ignite Learning

A2



1 / A2 NEW FLOOR PLAN - NEW LAN TECH



1 / A2 NEW CEILING PLAN - NEW LAN TECH

ALL EX. WALLS
ARE CONCRETE
BLOCK UNLESS
NOTED OTHERWISE

1. EXISTING VCT FLOORING TO REMAIN
2. PATCH & PAINT ALL WALLS, DOORS, FRAMES
3. SUPPLY & INSTALL NEW FIRE RATED DOOR & FRAME PER DOOR HARDWARE SCHEDULE. SUPPLY & INSTALL NEW STEEL LINTEL PER STRUCTURAL.
4. NEW RUBBER BASE TO BE INSTALLED ON ALL WALLS
5. NEW ACT CEILING
6. EXISTING GYPSUM BOARD CEILING TO REMAIN - MAKE GOOD AS REQUIRED AT NEW WALL FOR LAN-TECH ROOM. INCLUDE TO PRIME & PAINT.

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	JUNE 20, 2025

TITLE
NEW PLAN - LAN TECH

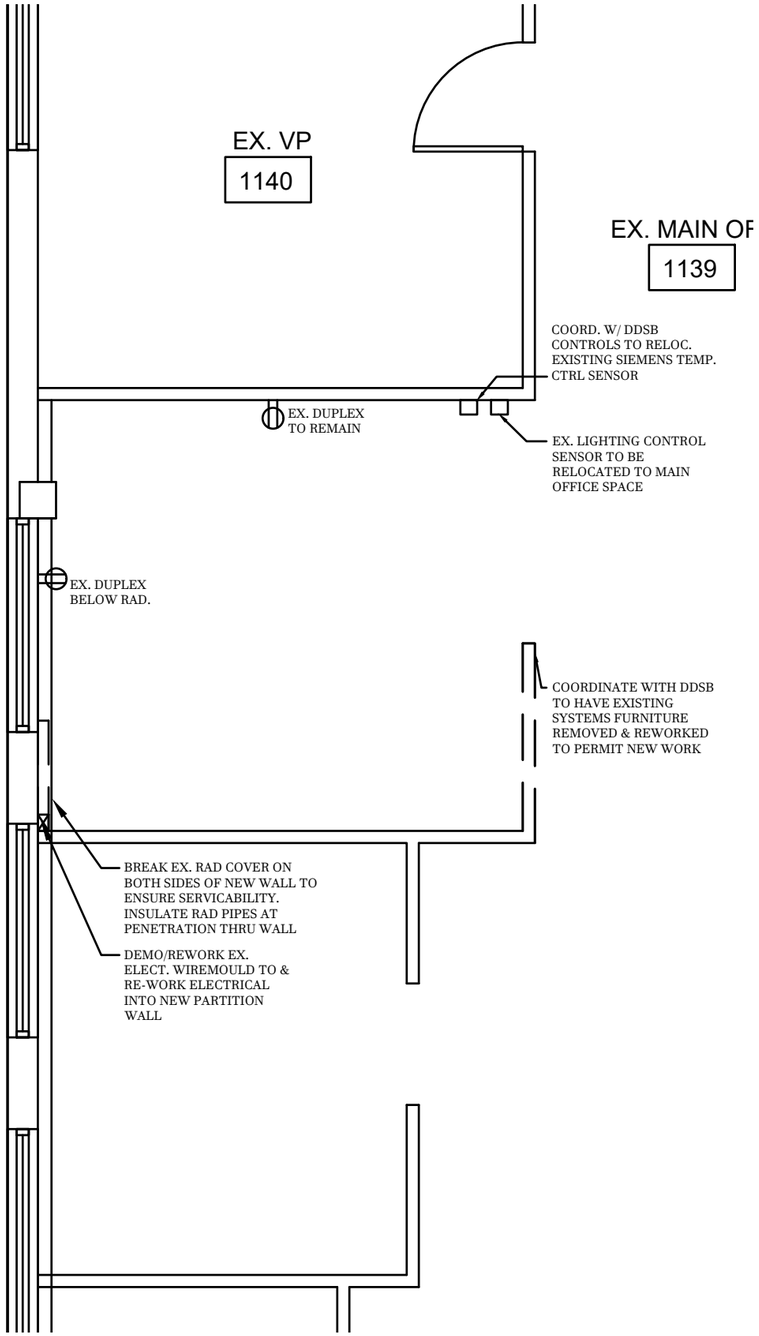
Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

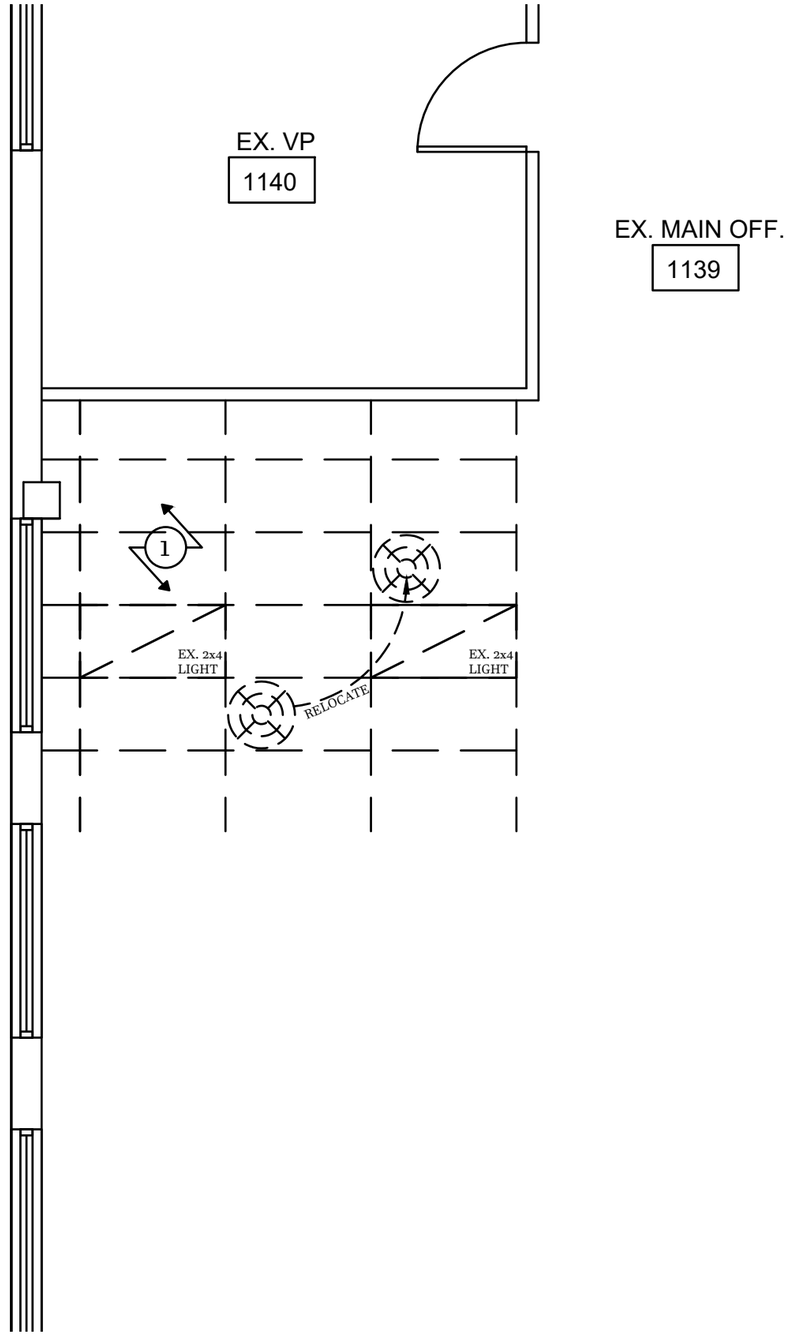
Date: JUNE 20, 2025
Drawn By: MK/NT
Scale: N.T.S.
Checked By: RR
Project Number Q25-22

DDSB Ignite Learning

A3



1 / A3 DEMO FLOOR PLAN - NEW VP OFFICE



1 / A3 DEMO CEILING PLAN - NEW VP OFFICE

ALL EX. WALLS ARE CONCRETE BLOCK UNLESS NOTED OTHERWISE

1 MODIFY EXISTING ACT CEILING TO SUIT NEW BLOCK WALLS THAT ARE TO EXTEND TO UNDERSIDE OF DECK.

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	JUNE 20, 2025

TITLE
DEMO PLAN - VP OFFICE

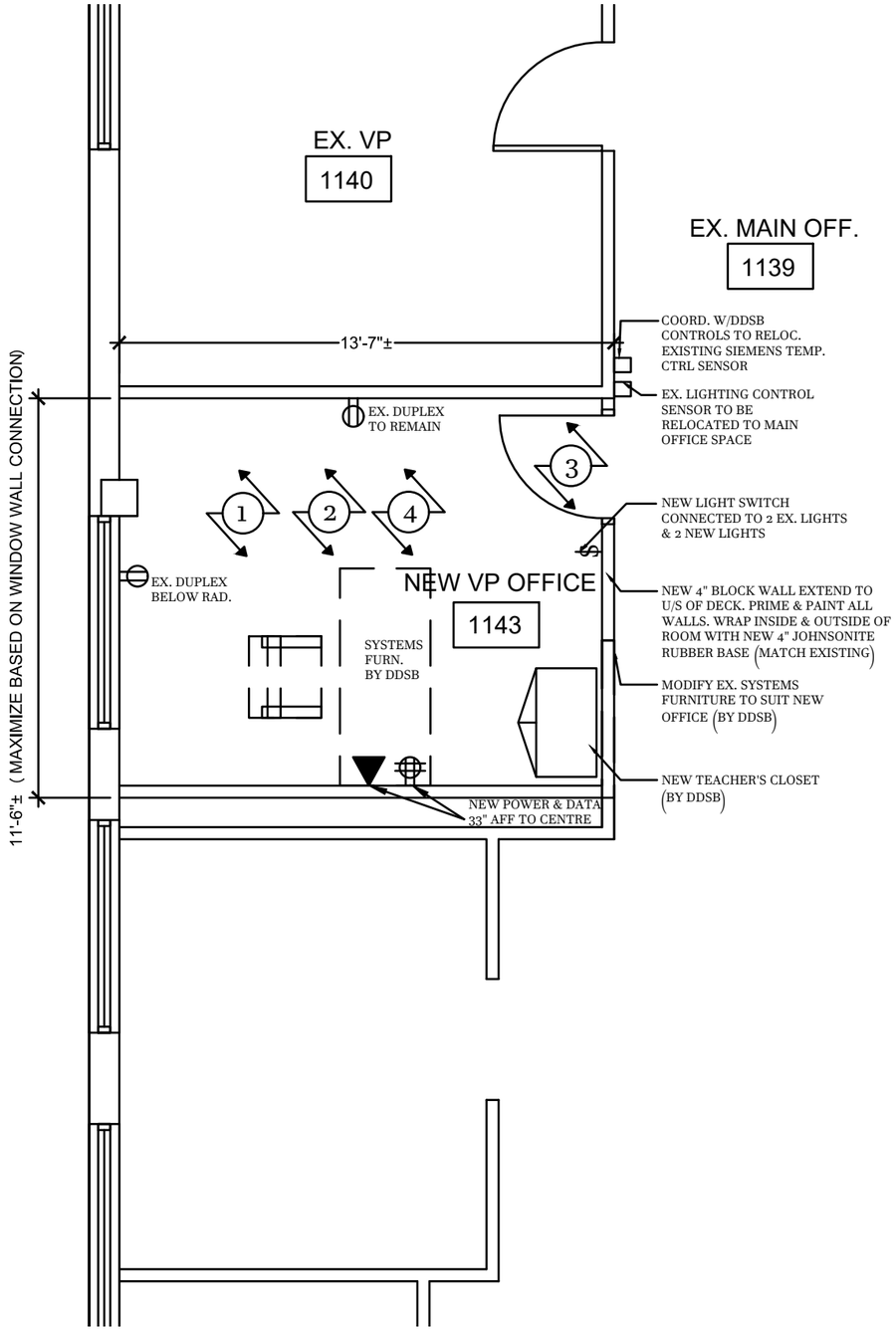
Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

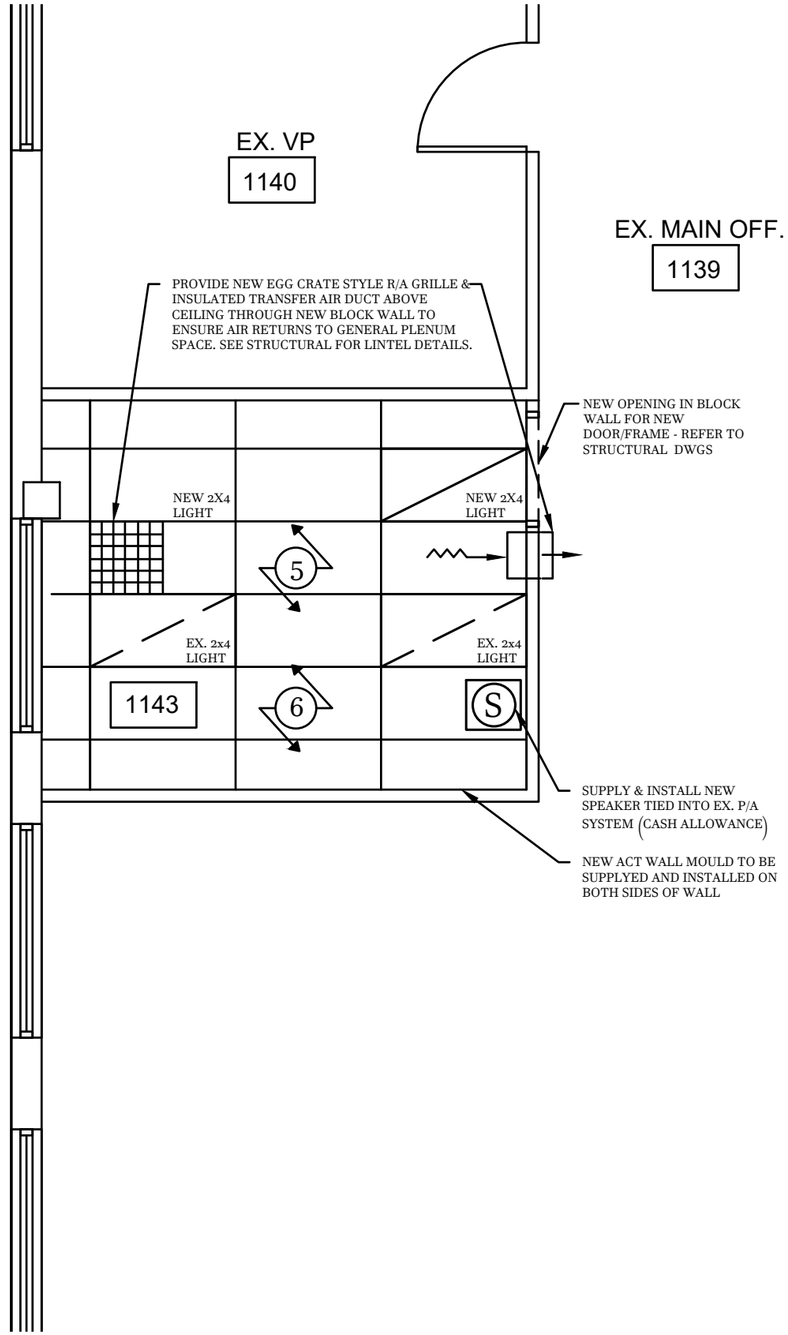
Date: JUNE 20, 2025
Drawn By: MK/NT
Scale: N.T.S.
Checked By: RR
Project Number Q25-22

DDSB Ignite Learning

A4



1 / A4 NEW FLOOR PLAN - NEW VP OFFICE



1 / A4 NEW CEILING PLAN - NEW VP OFFICE

ALL EX. WALLS ARE CONCRETE BLOCK U.N.O.

1. EXISTING VCT FLOORING TO REMAIN
2. PATCH & PAINT ALL WALLS, DOORS, FRAMES
3. SUPPLY & INSTALL NEW DOOR & FRAME PER HARDWARE SCHEDULE. SUPPLY & INSTALL STEEL LINTEL OVER DOOR PER STRUCTURAL.
4. NEW4" RUBBER BASE TO BE INSTALLED ON ALL WALLS
5. EXISTING ACT CEILING TO REMAIN. REMOVE & REINSTATE AS REQUIRED TO PERMIT NEW BLOCK WALLS TO EXTEND TO UNDERSIDE OF DECK.
6. PROVIDE NEW LIGHTING CIRCUIT TIED INTO NEW LIGHT SWITCH AND EXISTING/NEW LIGHTS WITHIN OFFICE

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	JUNE 20, 2025

TITLE
NEW PLAN - VP OFFICE

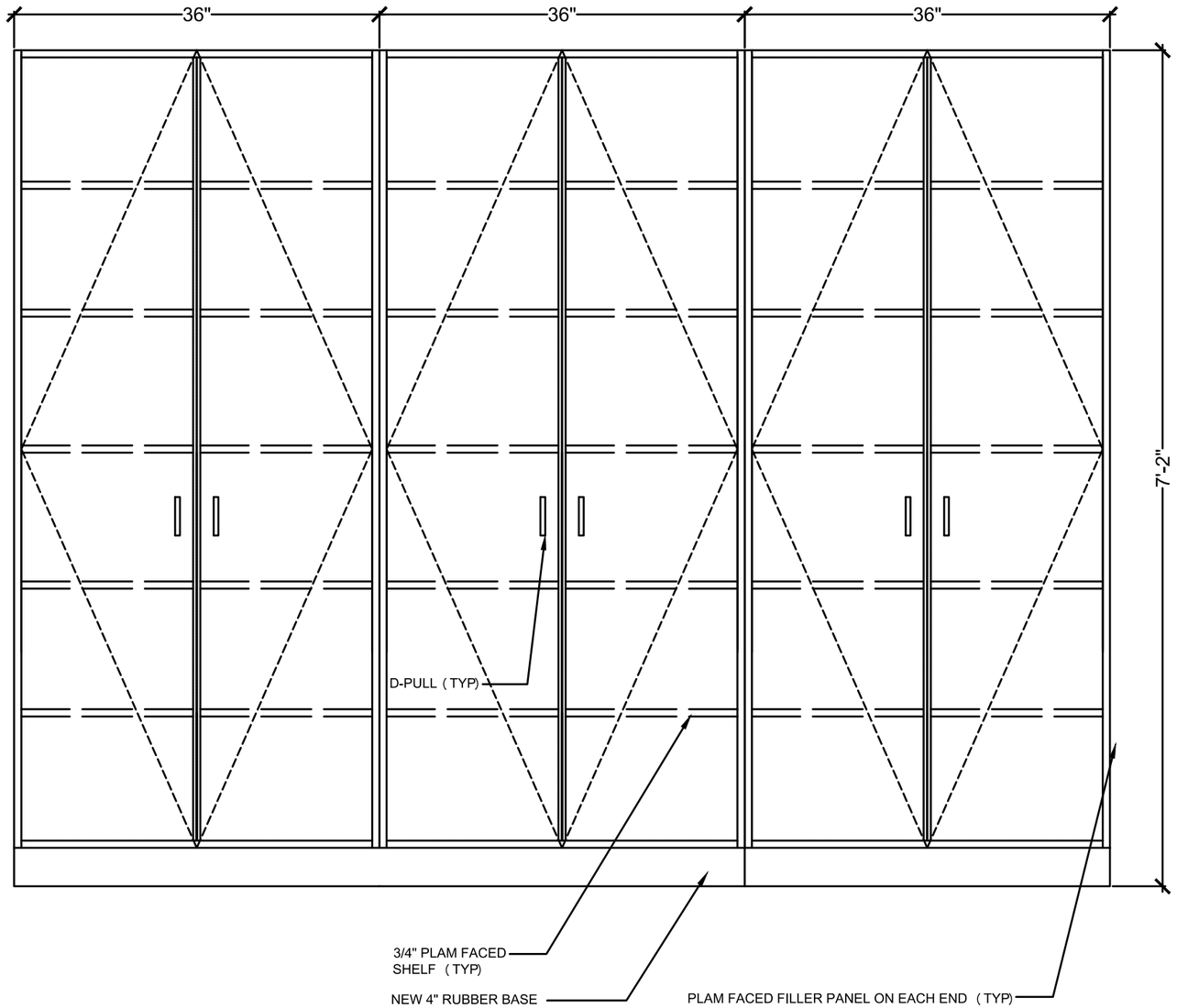
Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

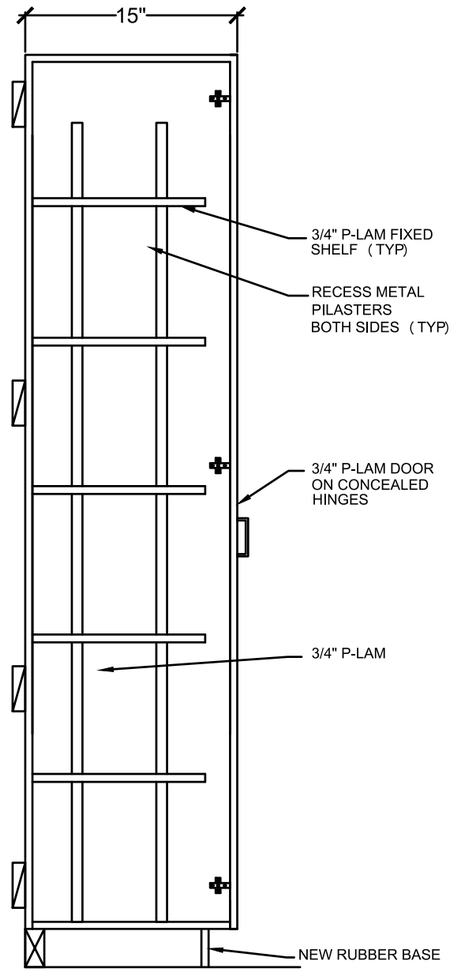
DDSB Ignite Learning

Date: JUNE 20, 2025
Drawn By: MK/NT
Scale: N.T.S.
Checked By: RR
Project Number Q25-22

A5



1 / A6 MILLWORK ELEVATION



2 / A6 MILLWORK SECTION

ALL EX. WALLS
ARE CONCRETE
BLOCK UNLESS
NOTED OTHERWISE

1 TYPICAL NOTE - ALL MILLWORK SURFACES TO BE PLAM FINISH WITH $\frac{3}{4}$" PLYWOOD SUBSTRATE

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	JUNE 20, 2025

TITLE
MILLWORK ELEVATION AT STAFF ROOM

Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

DDSB Ignite Learning

Date:	JUNE 20, 2025
Drawn By:	MK/NT
Scale:	N.T.S.
Checked By:	RR
Project Number	Q25-22
	A6

Parasol Environmental Inc.

125-1860 Appleby Line, Unit # 14,
Burlington, Ontario L7L 7H7

Limited Designated Substance Survey Report

Eastdale Collegiate and Vocational Institute

265 Harmony Road North, Oshawa, Ontario

Prepared for

Durham District School Board
400 Taunton Road East, Whitby, Ontario

June 6, 2025
Parasol Project No: 13307

Executive Summary

Parasol Environmental Inc. (Parasol) was retained by the Durham District School Board to conduct a Limited Designated Substance Survey within Eastdale Collegiate and Vocational Institute located at 265 Harmony Road North, Oshawa, Ontario. The purpose of the survey was to record the presence, location, condition and quantities of Designated Substances and Hazardous Materials within the surveyed area that may be disturbed during the planned renovation. Additional information is provided to document corrective measures necessary to ensure that remedial action occurs applying the proper abatement procedures, if necessary.

The survey was completed by Brad Panzer of Parasol on June 2, 2025.

The following table summarizes the Designated Substances and Hazardous Materials observed within the surveyed area.

Designated Substance or Hazardous Material	Findings	Recommendation
Asbestos	Confirmed and suspected asbestos-containing materials were identified as follows: Friable Asbestos • Mechanical Insulations (Parging Cement) Non-Friable Asbestos • Vinyl Floor Tiles • Vinyl Floor Tile Mastic • Primer (Applied to Masonry Block Finishes) • Light Fixture Heat Shield Paper Distinctive Asbestos • Drywall Finishes	The following remedial work is necessary to comply with Ontario Regulation 278/05: • Repair drywall ceiling finishes using Type 2 abatement procedures.
Benzene	No major sources were identified.	No recommendations are warranted as no benzene products were observed.
Lead	Low-level lead concentrations were found to be present in the following materials: • White Paint • Beige Paint • Masonry Block Mortar Lead-containing concentrations were found to be present in the following materials: • Yellow Paint Lead of varying concentrations is also suspected to be present in the following items: • Ceramic Floor Tile Glazing • Solder on pipe fittings	All paint and masonry mortar was observed in GOOD condition. If disturbed, remove using lead abatement procedures as per EACC *"Lead Guideline for Construction, Renovation, Maintenance or Repair".*

Designated Substance or Hazardous Material	Findings	Recommendation
Mercury	Mercury vapour is presumed to be present within all fluorescent light tubes.	If removed, the fluorescent lights are to be kept sealed and intact, which will prevent direct skin contact and the inhalation of mercury vapour.
Silica	Crystalline silica is suspected to be present within: • Ceramic tiles and grout, • Masonry and mortar, • Concrete (poured or pre-cast)	The removal or disturbance of material suspected to contain crystalline silica are to follow procedures outlined in the MOL document *"Guideline - Silica on Construction Projects"*, dated September 2004.
Polychlorinated Biphenyls (PCBs)	T8 light fixtures observed contain non-PCB electronic ballasts.	If disturbed, compare fluorescent light fixture's ballast to the Environment Canada Document, *"PCB Identification of Lamp Ballasts Containing PCBs"* dated August 1991. If the ballast does not contain a label that states "PCB Free" or the serial code that does not identify it as "PCB Free" then the ballast should be presumed to contain PCBs and disposed of accordingly.
Mould	No major sources were identified.	No recommendations are warranted as no mould or water-damaged building materials were observed.
Other Designated Substances	The following Designated Substances are not likely to be found in the area assessed: • Acrylonitrile • Arsenic • Coke Oven Emission • Ethylene Oxide • Isocyanates • Vinyl Chloride	No recommendations are warranted as none were observed.

Before any renovation activities, perform an intrusive investigation for concealed Designated Substances and sample building materials that were not previously tested and may be disturbed as part of the renovation. In addition, consideration should be given to mechanical, electrical and structural components that pass beyond the rooftop into the building and may be impacted by the project. Further, consideration of the known or suspected asbestos-containing materials within the building should be assessed that may be disrupted during the renovation.

This executive summary is to be read in conjunction with the remainder of the report.

TABLE OF CONTENTS

1.0 Introduction

1.1 Background

Parasol Environmental Inc. (Parasol) was retained by the Durham District School Board to conduct a Limited Designated Substance Survey within Eastdale Collegiate and Vocational Institute located at 265 Harmony Road North, Oshawa, Ontario. The purpose of the survey was to record the presence, location, condition and quantities of Designated Substances and Hazardous Materials within the surveyed area that may be disturbed during the planned renovation. Additional information is provided to document corrective measures necessary to ensure that remedial action occurs using the proper abatement procedures, if necessary.

The survey was completed by Brad Panzer of Parasol on June 2, 2025.

2.0 Regulatory Framework

The following Acts, Regulations, Guidelines and documents were utilized for the survey and the preparation of this report:

1. *Occupational Health and Safety Act R.S.O. 1990, c. O.1.*
   - I. *Ontario Regulation 278/05- Designated Substances – Asbestos on Construction Projects and in Buildings and Repair Operations.*
   - II. *Ontario Regulation 490/09- Designated Substances*.
   - *III. Ontario Regulation 833 – Control of Exposure to Biological or Chemical Agents.*
   - *IV. Ontario Regulation 213/91 – Construction Projects*
2. Ministry of Labour (MOL) Document, "*Guideline - Lead on Construction Projects"*, September 2004.
3. Environmental Abatement Council of Canada (EACC) *"Lead Guideline for Construction, Renovation, Maintenance or Repair"*, October 2014.
4. Ministry of Labour (MOL) Document, "*Guideline - Silica on Construction Projects"*, September 2004.
5. Environment Canada Document, *"PCB Identification of Lamp Ballasts Containing PCBs"* August 1991.
6. Canadian Construction Association (CCA), "*Mould Guidelines for the Canadian Construction Industry*", 2018.
7. Environmental Abatement Council of Canada (EACC) "*Mould Abatement Guidelines - Edition 3"*, 2015.
8. Ontario Ministry of Labour (MOL), *Alert: Mould in Workplace Buildings*, ISSN: 1195-5228, December 2000.
9. Environmental Abatement Council of Canada (EACC) *"Pre-Construction Designated Substances and Hazardous Materials Assessments Guideline for Construction, Renovation and Demolition Projects"* 2021.

Ontario Regulation 490/09 – *Designated Substances* defines the eleven (11) Designated Substances, establishes the requirements for workplaces containing these materials, which include the health and safety responsibilities, control programs to minimize worker's exposures, and sets out the maximum exposure concentrations.

The control and management of asbestos in Ontario are further prescribed by Ontario Regulation *278/05- Designated Substances – Asbestos on Construction Projects and in Buildings and Repair Operations*.

The major components of O. Reg 278/05 require that an asbestos survey record be completed for buildings or private residences with more than four units, and an asbestos management program be established for the asbestos-containing materials present within these buildings. The regulation also states the frequency in which a building material must be sampled, and defines an asbestos-containing material. The current definition of asbestos-containing material in Ontario is having 0.5% or greater fibrous silicate asbestos content by dry weight. Further, the Regulation divides asbestos-containing material into friable material (a

material, when dry, can be crumbled, pulverized, or powdered by hand pressure, or is crumbled, pulverized, or powdered) and non-friable material. In addition, the Regulation also defines the minimum measures and procedures for the repair or removal of asbestos-containing materials. Due to the limited scope of this survey, this report does not meet all the requirements of O. Reg. 278/05 and additional asbestos-containing materials may be present within the building that are not noted within this report. Within this report, building materials are separated into the typical applications of asbestos-containing materials.

Section 30 of the Occupational Health and Safety Act requires an Owner to determine and list Designated Substances present at a project site before beginning work. Further, this information must be included in tender documents, and the Owner and Constructor must ensure that each prospective contractor and subcontractor receive a copy of the information before entering into a binding contract. Otherwise, the Owner is liable to the constructor and every contractor and subcontractor who suffers any loss or damage as a result of the failure. The same liability applies to the Constructor regarding their contractors and subcontractors. This report meets the requirements of Section 30 of the Act.

Section 6, subsection 3 of O. Reg 213/91 requires that a Notice of Project be filed with the Ministry of Labour before beginning a project and the document requires the constructor to remark if any Designated Substance will be used, handled, or disturbed on the project. The information provided in this report can be used for the Notice of Project.

Based on the Environmental Abatement Council of Canada (EACC) *"Lead Guideline for Construction, Renovation, Maintenance or Repair"*, dated October 2014, and for this report, paints, mortar, or surface coatings containing less than or equal to 0.1% lead by weight (1000 µg/g or 1000 mg/kg or 1000 ppm lead) are considered low-level lead paints, mortars, or surface coatings. Paints, mortars, or surface coatings containing greater than 0.1% lead by weight (1000 µg/g, or 1000 mg/kg, or 1000 ppm) but less than 0.5% lead by weight (5000 µg/g, or 5000 mg/kg, or 5000 ppm lead) are considered lead-containing paints, mortars, or surface coatings. Paints, mortars, or surface coatings containing equal to or greater than 0.5% lead by weight (5000 µg/g, or 5000 mg/kg, or 5000 ppm lead) are considered lead-based paints, mortars, or surface coatings.

3.0 Methodology and Scope

3.1 Scope of Assessment

The survey was limited to the select portions of the main office area as illustrated on the architectural drawings provided by the client. The scope of the assessment was carried out in all accessible areas on a non-intrusive basis. Areas that were inaccessible at the time of the survey are listed in Section 3.11.

For this assessment, the following Designated Substances, as defined under *Ontario Regulation 490/09-Designated Substances* made under the *Occupational Health and Safety Act R.S.O. 1990, c. O.1* were assessed for as they are typically found in buildings and building material:

1. Asbestos
2. Benzene
3. Lead
4. Mercury
5. Silica

In addition to the above-noted Designated Substances, Parasol personnel also documented the presence of the following hazardous materials, which have similar Regulations that outline the management, handling and disposal of the material.

1. Polychlorinated Biphenyls
2. Mould

For this assessment, the following Designated Substances, as defined under *Ontario Regulation 490/09-Designated Substances* made under the *Occupational Health and Safety Act R.S.O. 1990, c. O.1*, were not assessed as they would not be found in building materials that may be disturbed as part of this project and typically only found in industrial or manufacturing settings.

1. Acrylonitrile
2. Arsenic
3. Coke Oven Emission
4. Ethylene Oxide
5. Isocyanates
6. Vinyl Chloride

No additional comments will be made regarding these materials within this report unless the Owner or the Owner Representative notifies Parasol of the use of these materials within the building.

3.2 Methodology

The assessment was completed largely on a visual basis at ground level and representative checks were made above ceilings with the aid of a six-foot (6FT) step ladder. Locations and building materials present above this height were considered to be inaccessible. In addition, due to the non-intrusive nature of the assessment, materials concealed above solid ceiling finishes, within wall cavities, and below floor grade may be present that are not documented within this report. Designated Substances should be presumed to be present within these locations and all necessary precautions should be followed when accessing these spaces.

3.3 Asbestos

Representative bulk samples of building materials were collected in the frequency required under Table 1, Subsection 3(3) of *Ontario Regulation 278/05- Designated Substances – Asbestos on Construction Projects and in Buildings and Repair Operations*. Samples were submitted to EMC Scientific Inc., an independent, NVLAP accredited laboratory for analysis. The bulk samples were analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques in accordance with the EPA 600/R-93/116 *Method for the Determination of Asbestos in Bulk Building Materials*. If a material was determined to be asbestos-containing, the laboratory was instructed to cease analysis of the remaining samples in the Sample Set.

The locations and conditions of the asbestos-containing materials identified within the building are detailed in this report. The condition criteria were evaluated using The Public Works and Government Services Canada (PWGSC) document *Public Services and Procurement Canada Asbestos Management Standard* updated June 1, 2019, which were then used to form recommendations for the asbestos-containing material present within the surveyed area.

The condition of the asbestos-containing material was assessed as follows:

Condition	Non-Friable	Friable
GOOD	• Material intact and stable • Minor cracks may be present on the surface	• Material is intact, with no signs of damage or delamination. • Up to 1% of sprayed fireproofing has visible damage. • Mechanical insulation is completely covered in jacketing, with no penetrations or exposed insulation.
FAIR	• Criteria not used	• Jacket insulation is missing • Minor damage (cuts, tears, or nicks) to jacketed insulation. • Insulation is exposed but not showing surface disintegration. • Missing insulation ranges from minor to none.
POOR	• Material is broken, lifted, damaged, or deteriorated	• Damage cannot be easily repaired • More than 1% of sprayed fireproofing is damaged, delaminated, or deteriorated.

Condition	Non-Friable	Friable
		• The original insulation jacket is missing, damaged, deteriorated, or delaminated. • Insulation is exposed and significant areas have been dislodged.

3.4 Excluded Asbestos-Containing Building Materials

Due to the non-intrusive basis of the survey, the following building materials, if present, were excluded from the survey but should be considered asbestos-containing until proven otherwise: roofing materials, refractory brick in boilers and incinerators, fire door core insulation, elevator brakes, mastics, high voltage wiring, heat shields within light fixtures, mechanical packing and gaskets, insulation or vermiculite inside wall cavities or concealed spaces, insulations within mechanical units or ducts, wall finishes concealed behind visible wall finishes, window and door glazing/caulking compounds, flooring material concealed beneath visible flooring and/or concealed beneath existing sub-floors, ceramic tile grout and mortar/adhesive concealed behind ceramic tiles, and sub-grade materials.

3.5 Benzene

No samples of building materials suspected of containing benzene were collected. If above or below grade fuel tanks were present within the assessed area, they were noted within the appropriate findings section.

3.6 Lead

Representative bulk samples of the most prevalent painted finishes and/or masonry mortar suspected of containing lead that is to be disturbed as part of the project were collected at the time of the assessment. A small area of the mortar or paint and subsurface layers were collected by scraping the material down to the substrate to which they are applied. Paint finishes of limited applications were not collected. Samples were submitted to EMSL Canada Inc. (EMSL), an ELLAP accredited laboratory. The paint or mortar samples were analyzed using Flame Atomic Absorption Spectrometry in accordance with EPA Method SW 846 3050B/7000B *Flame Atomic Absorption Spectrophotometry*. Results of the analysis were reported by the laboratory as the percentage of lead by weight of the total sample (% by wt.) or the mass of lead by the mass of the total sample (mg/kg).

The condition of painted surfaces and/or masonry mortar is also detailed in this report. A visual assessment of the mortar or paint for signs of cracking, chipping, flaking, bubbling and deterioration due to friction were noted and were assessed as GOOD, FAIR or POOR based on the degree and extent of deterioration.

The remainder of the suspect lead-containing material (lead piping, copper pipes soldering joints, wiring connectors, electric cable sheathing, batteries, and lead sheeting) were noted if present.

3.7 Mercury

A visual inspection was completed based on the age, appearance, and historical uses of suspect mercury-containing equipment, building materials, or products to identify their locations and quantities. Suspect mercury-containing equipment was not dismantled nor were samples collected for the determination of mercury content.

3.8 Silica

A visual inspection of building materials suspected of containing crystalline silica (e.g., concrete, cement, tile, brick, masonry, mortar) was completed based on the historical use of suspect silica-containing materials in certain materials. Samples of building material were not collected for the determination of the presence or absence of crystalline silica.

3.9 Mould Contamination

A visual inspection to note the extent of surface mould growth and water-damaged building materials was completed within the assessed areas. No sampling for mould spore concentration, or destructive testing

to identify concealed mould growth or water damage, was completed. Surface discolouration, material degradation, or suspect mould growth were noted.

3.10 Polychlorinated Biphenyls

A visual inspection for polychlorinated biphenyls (PCBs) was completed on a select number of accessible fluorescent light ballasts present within the assessed areas. If available, information was collected from the ballasts' label and compared to the information in the Environment Canada Document, *"PCB Identification of Lamp Ballasts Containing PCBs"*, dated August 1991. It is important to note that due to safety precautions, the light fixtures were not opened to obtain the manufacturer's details as the fixtures were not de-energized. If visual confirmation of PCB content within the ballast could not be made, it was assumed that light fixtures in areas constructed before 1980 and did not have T8 style fluorescent light fixtures are PCB-containing until proven otherwise.

Information from electrical equipment, transformers specifically, was limited to the exterior labels, or nameplates, a review of maintenance records, and the age of the building to determine PCB content. No dielectric fluids were collected at the time of the assessment.

Caulking and sealants were not sampled or analyzed for PCB content. It should be assumed that if the material was installed before 1980, it contains PCBs until proven otherwise.

Dry-type transformers and fluorescent light ballasts with T8 style lights are presumed to be free of PCBs.

3.11 Inaccessible Locations

At the time of the survey the following locations were inaccessible:

1. 1138-Vault

It should be presumed that asbestos-containing materials are present within these locations until proven otherwise.

4.0 Existing Reports and Drawings

The following reports were provided to Parasol and the information presented within these reports was utilized in the preparation of this report.

1. Detailed Asbestos-Containing Building Materials Survey Report. Maple Environmental Inc. January 2018 (Maple Project No: 16312-119)

Detailed drawings were provided by the client and can be found in Appendix B.

5.0 Findings

The results of the visual identification and the bulk sampling completed during the duration of the survey are summarized below. The materials are divided into typical building material applications. The Laboratory Certificate of Analysis for the bulk samples collected while on site are presented in Appendix A.

5.1 Building Information

A summary of pertinent building details specific to the surveyed area is provided in the table below. Information is based on onsite observations, and interviews conducted as well as the provided prior reports.

Building Element	Details
Date of Construction & Additions	1967-Original Building, 2018-Building Addition
Number of Floors	2
Total Area	172,332 SF
Roof Type	Modified Bitumen
Floors	Vinyl Floor Tiles, Ceramic
Walls	Masonry Block, Brick, Drywall, Wood Panel

Building Element	Details
Ceilings	Lay-in Ceiling Tiles, Drywall
HVAC	Forced Air, Radiators
Structure	Steel, Concrete

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations.

5.2 Asbestos

5.2.1 Building Materials Not Observed

At the time of the survey, the following building materials, which are known to historically contain asbestos were not observed and therefore are not discussed further within the report.

1. Sprayed Fireproofing
2. Texture Coat Finishes
3. Plaster Finishes
4. Vermiculite
5. Vinyl Sheet Flooring
6. Transite Cement Products
7. Caulking

5.2.2 Sprayed Fireproofing

Sprayed fireproofing was not observed within the surveyed area. However, it should be noted that asbestos-containing sprayed fireproofing is present within adjacent areas of the building. It is recommended to exercise caution when removing solid building systems, as the potential presence for concealed asbestos-containing fireproofing exists.

5.2.3 Acoustic Ceiling Tiles

The following acoustic ceiling tiles were observed to be present at the time of the survey:

Tile Number	Sample Number	Description	Locations	Asbestos Content	Notes
AT-01	NA	2’x4’ Pinhole and Random Flecks	1136, 1139	NA	Date Stamped (06/21/2006) non-ACM

ND= None Detected, NA= Not Applicable, CH= Chrysotile Asbestos, AM= Amosite Asbestos

5.2.4 Drywall Finishes

Drywall with joint compound applied to gypsum board was observed throughout the surveyed area as wall and ceiling finishes. Analysis of Sample Set S03A-C determined that sample S03A was found to contain **2% Chrysotile asbestos.** The remaining samples within the sample set were not analyzed due to the stop positive confirmation. Ontario Regulation 278/05, requires a material to be considered as asbestos-containing if one or more of the samples within the set is determined to contain asbestos. Therefore, all drywall with joint compound applied is considered to be asbestos-containing until additional sampling proves otherwise. The drywall was observed in FAIR to GOOD condition at the time of the assessment.

5.2.5 Insulations

Friable asbestos-containing insulations and non-asbestos-containing insulations were observed to be present on mechanical systems throughout the surveyed area.

5.2.5.1 Fitting Insulation

Parging cement applied to pipe fittings was observed to be present within the surveyed area. Previous sampling performed by others determined that the material contains **25-50% Chrysotile asbestos**. At the time of the assessment, all visible parging cement applied to pipe fittings was observed in GOOD condition. Parging cement is likely to be concealed above solid ceilings throughout the surveyed area.

The remaining fitting insulation present within the surveyed area was observed to be fibreglass; a material not suspected to contain asbestos.

5.2.5.2 Straight Insulation

Cellulose insulation applied to pipe straights was observed to be present within the surveyed area. Analysis of Sample Set S05A-C determined that the cellulose pipe insulation does not contain asbestos.

The remaining pipe straight insulation present within the surveyed area was observed to be fibreglass; a material not suspected to contain asbestos.

5.2.5.3 Duct Insulation

Ducts present within the surveyed area were observed to be externally insulated with fibreglass; a building material not suspected to contain asbestos, or were not insulated.

5.2.5.4 Mechanical Equipment Insulation

Mechanical equipment (radiators) within the surveyed area was observed to not be externally insulated.

5.2.6 Vermiculite

No loose-fill vermiculite was observed to be present within the surveyed area at the time of the assessment. However, as the survey was non-destructive, loose-fill vermiculite may be present within the voids of the masonry blocks, which is a historical application of vermiculite. Precaution should be taken if the masonry block is to be disturbed.

5.2.7 Vinyl Floor Tiles

The following vinyl floor tiles were observed to be present at the time of the survey:

Tile Number	Sample Number	Description	Locations	Asbestos Content	Notes
VFT-01	**S01A-C**	**12”x12” White with Black Spots**	**1136, 1137, 1137A, 1139**	**ND**	**GOOD Condition**
		Black Mastic		**1% CH**	

ND= None Detected, NA= Not Applicable, CH= Chrysotile Asbestos, AM= Amosite Asbestos

As VFT-01 cannot be removed without disturbing or effectively separated from the associated asbestos-containing mastic, the tiles are deemed asbestos-containing and if removed, applicable asbestos abatement procedures apply.

5.2.8 Other

- Mortar associated with masonry block finishes was observed throughout the surveyed area. Analysis of Sample Set S02A-E determined that the mortar does not contain asbestos. However, a layer of primer applied to the surface of the masonry block mortar sample (Sample S02A) was analyzed as a separate sample layer and was determined to contain **1% Chrysotile asbestos**. As the material is applied directly to the surface of the masonry block, all painted masonry block finishes should be considered as asbestos-containing. Masonry Block finishes were observed in GOOD condition at the time of the assessment.
- Mortar associated with brick finishes was observed within the surveyed area. Analysis of Sample Set S08A-C determined that the samples do not contain asbestos.
- Ceramic tile grout and mortar was observed within the surveyed area. Analysis of Sample Set S06A-C determined that the samples do not contain asbestos.

- Heat shield paper associated with a light fixture was observed within the surveyed area and is limited to location #1136A-Washroom. Analysis of Sample Set S07A-C determined that the material contains **70% Chrysotile asbestos**. Heat shield paper was observed in GOOD condition at the time of the assessment.
- Ceiling tile mastic remnants were observed on the drywall second ceiling within the surveyed area. Analysis of Sample Set S04A-C determined that the samples do not contain asbestos.

5.3 Benzene

No products suspected of containing benzene were identified within the surveyed area.

5.4 Lead

Results of the lead in paint chips and/or masonry mortar are presented in the table below. The Certificate of Analysis is attached in Appendix A.

Sample No	Sample Location	Description	Substrate	Result	Lead Class	Condition
Pb-01	1139-Office	White Paint	Walls	0.013%	Low-Level Lead	GOOD
Pb-02	1137A-Storage	Beige Paint	Walls	0.020%	Low-Level Lead	GOOD
Pb-03	1137A-Storage	Mortar	Masonry Block	46 mg/Kg	Low-level Lead	GOOD
Pb-04	**1136A-Washroom**	**Yellow Paint**	**Walls**	**0.20%**	**Lead-Containing**	**GOOD**

As noted in the EACC guidelines, results above 0.1% are considered elevated and specific procedures apply to the removal or disturbance of these materials.

The following building materials were observed to be present within the assessed area and are suspected to contain lead:

1. Ceramic Floor Tile Glazing
2. Solder on pipe fittings

5.5 Mercury

5.5.1 Lamps

Mercury vapour is presumed to be present within all fluorescent light tubes.

5.5.2 Devices and Equipment

Thermostatic switches within the assessed areas were not observed to have liquid mercury present.

It is important to note that equipment present within the assessed area was not dismantled to verify the presence or absence of mercury within. As such, concealed mercury-containing devices may be present that are not noted within this report. Caution should be taken when dismantling this equipment as mercury-containing components should be assumed to be present.

5.6 Silica

The following building materials were observed to be present within the assessed area and are presumed to contain crystalline silica:

1. Ceramic tiles and grout
2. Masonry and mortar
3. Concrete (poured or pre-cast)

5.7 PCBs

5.7.1 Light Fixtures

Light fixtures observed within the surveyed area were observed to contain T8 lights, which contain electronic ballast and do not contain PCBs.

5.7.2 Transformers

Transformers were not observed to be present within the surveyed area.

5.8 Mould

No obvious visible mould growth and water damage were observed to be present within the surveyed area.

6.0 Conclusions and Recommendations

Based on the results of the bulk sampling and visual identification, the following Designated Substances and Hazardous Materials are known and/or assumed to be present within the surveyed area:

1. Asbestos
2. Lead
3. Mercury
4. Silica
5. PCBs

Parasol proposes the following recommendations:

6.1 General Recommendations

6.1.1 Asbestos

Based on the results of the bulk sampling and visual identification, the following asbestos-containing building materials were identified:

1. Mechanical Insulations (Parging Cement)
2. Drywall Finishes
3. Vinyl Floor Tiles
4. Vinyl Floor Tile Mastic
5. Primer (Applied to masonry block finishes)
6. Light Fixture Heat Shield Paper

Due to the presence of asbestos-containing materials within the building, the Asbestos Management Program must be updated and maintained for the building.

Perform a reassessment survey of asbestos-containing materials on an annual basis (minimum requirement).

Before any renovation activities, perform an intrusive investigation for concealed asbestos-containing materials and sample building materials that were not previously tested and may be disturbed as part of the renovation.

Before completing any renovation or alteration, all asbestos-containing material that may be disturbed as part of the project should be removed following Ontario Regulation 278/05.

6.1.2 Asbestos Abatement Procedures

The removal of non-friable asbestos-containing material (vinyl floor tiles, vinyl floor tile mastic, primer applied to masonry block finishes and light fixture heat shield paper) is to be completed using Type 1

asbestos abatement procedures provided that the material is wetted and non-powered hand tools are used. Type 2 asbestos abatement procedures apply if the non-friable material is disturbed with power tools equipped with dust collecting HEPA filters. If power tools are required that are not equipped with a HEPA attachment, then Type 3 asbestos abatement procedures apply.

Additional Type 2 and Type 3 asbestos abatement procedures apply to a building that has asbestos-containing sprayed fireproofing present within the building. These include the use of Type 2 asbestos abatement procedures when replacing HVAC filters, and Type 3 asbestos abatement procedures when cleaning or removing components associated with the HVAC system.

Removal of less than one square meter ($1m^2$) of drywall is to be completed using Type 1 asbestos abatement procedures. If greater than one square meter ($1m^2$) of drywall is to be disturbed then Type 2 asbestos abatement procedures apply.

Depending on the condition, geometry and size, the removal of mechanical insulations are to be completed using Type 2, Glove Bag or Type 3 asbestos abatement procedures.

6.1.3 Lead

Based on the results of the bulk sampling and the visual identification, low-level lead concentrations (less than or equal to 0.1% lead by weight (1000 µg/g or 1000 mg/kg or 1000 ppm lead)) were found to be present in the following building materials: white paint, beige paint and masonry block mortar.

Low-level lead guidelines only apply if they meet the following criteria:

1. The paint and substrate are not disturbed in an aggressive manner (grinding, cutting or blasting) or not heated where fumes are produced (welding or torching),
2. Dust control and suppression procedures are utilized so that the TWA (10 mg/m^3) for particulates not otherwise specified (PNOS) is not exceeded and airborne lead concentrations are kept below 0.05 mg/m^3,and,
3. Washing facilities are available for workers to wash hands and faces.

Based on the results of the bulk sampling and the visual identification, lead-containing concentrations (greater than 0.1% lead by weight (1000 µg/g, or 1000 mg/kg, or 1000 ppm) but less than 0.5% lead by weight (5000 µg/g, or 5000 mg/kg, or 5000 ppm lead) were found to be present in the following building materials: yellow paint.

Removal or disturbance of paints and brick mortar is to follow the procedures outlined in the EACC document *"Lead Guideline for Construction, Renovation, Maintenance or Repair"*, October 2014.

6.1.4 Mercury

Mercury vapour is present within fluorescent lights.

When removing the fluorescent lights, the materials are to be handled carefully to ensure they are kept sealed and intact, which will prevent direct skin contact and the inhalation of mercury vapour. Mercury is to be disposed of per Ontario Regulation 347 if greater than five kilograms (5 kg) is produced within a month.

6.1.5 Silica

Crystalline silica is suspected to be present within the ceramic tiles and grout, masonry and mortar, and concrete (poured or pre-cast) within the assessed area.

The removal or disturbance of material suspected to contain crystalline silica should follow procedures outlined in the MOL document "*Guideline - Silica on Construction Projects*", dated September 2004.

6.1.6 PCBs

The light fixtures observed at the time of the assessment contain T8 lights, which are known to contain non-PCB electronic ballasts.

If the fluorescent light fixtures are to be disturbed as part of the project, they should be disassembled and the information on the ballast compared to the Environment Canada Document, *"PCB Identification of Lamp Ballasts Containing PCBs"* dated August 1991. If the ballast does not contain a label that states "PCB Free"

or the serial code that does not identify it as "PCB Free" then the ballast should be presumed to contain PCBs and disposed of accordingly.

6.1.7 Mould

No visible mould growth or water-damaged building materials were observed within the assessed area. If mould growth is discovered as part of the renovation project, then the material should be removed following the Environmental Abatement Council of Canada (EACC) "*Mould Abatement Guidelines - Edition 3"*, dated 2015. Further, a qualified Health and Safety professional should be consulted to inspect and verify the proper removal of the building materials.

6.2 Remedial Recommendations

The following remedial work should be completed regardless of the planned renovation.

6.2.1 Asbestos

The following remedial work is necessary if the asbestos-containing building materials are to remain:

Location	Description and Quantity	Remedial Recommendations
1137-Work Room	2 SF of Drywall in FAIR Condition	Repair drywall ceiling using Type 2 Asbestos Abatement Procedures

7.0 Statement of Limitations

The information and recommendations detailed in this report were carried out by trained professional and technical staff following generally accepted engineering and scientific work practices and procedures. Recommendations provided in this report have been generated in accordance with accepted industry guidelines and practices. These guidelines and practices are considered acceptable as of the date of this report.

During the preparation of this report, Parasol relied on information provided by the client, which includes reports and test results prepared by other consultants, the history and use of the site supplied by on-site personnel, and testing services provided by independent laboratories. Parasol has not made any independent verification of the provided information.

The collection of samples at the location noted was consistent with the scope of work agreed upon with the person or entity to whom this report is addressed and the information obtained concerning prior site investigations. As conditions between samples may vary, the potential remains for the presence of unknown additional contaminants for which there were no known indicators.

Information provided in this report by Parasol is intended for the client's use only. Parasol will not provide results or information to any party unless disclosure by Parasol is required by law. Any use by a third party of reports or documents authored by Parasol or any reliance by a third party on or decisions made by a third party based on the findings described in said documents is the sole responsibility of such third parties. Parasol accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

Please contact the undersigned regarding the information presented within this report.

Sincerely,

Brad Panzer, Senior Project Manager
Parasol Environmental Inc.

Appendix A
Laboratory Certificate of Analysis

emcscientific
INCORPORATED

Laboratory Analysis Report

To:

Brad Panzer
Parasol Environmental
125–1860 Appleby Line, Unit #14
Burlington, Ontario
L7L 7H7

EMC LAB REPORT NUMBER: A120688
Job/Project Name: Eastdale CVI
Analysis Method: Polarized Light Microscopy – EPA 600
Date Received: Jun 3/25 **Date Analyzed:** Jun 5/25
Analyst: Jayoda Perera
Reviewed By: Malgorzata Sybydlo

Job No: 13307
Number of Samples: 26
Date Reported: Jun 5/25

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-01A	A120688-1	VFT-01/ 1139 – office	2 Phases: a) White, vinyl floor tile b) Black, mastic	 **ND** **Chrysotile**	 **1**		 100 99
S-01B	A120688-2	VFT-01/ 1137 – work room	2 Phases: a) White, vinyl floor tile b) NA	 **ND** **NA**			 100
S-01C	A120688-3	VFT-01/ 1137A – storage	2 Phases: a) White, vinyl floor tile b) NA	 **ND** **NA**			 100
S-02A	A120688-4	Masonry block mortar/ 1139 – office	2 Phases: a) Off white, primer b) Grey, cementitious material	 **Chrysotile** **ND**	 **<0.5**		 100 100
S-02B	A120688-5	Masonry block mortar/ 1139 – office	2 Phases: a) White and blue, primer b) Grey, cementitious material	 **Chrysotile** **ND**	 **1**		 99 100
S-02C	A120688-6	Masonry block mortar/ 1139 – office	2 Phases: a) NA b) Grey, cementitious material	 **NA** **ND**			 100
S-02D	A120688-7	Masonry block mortar/ 1137 – work room	2 Phases: a) NA b) Grey, cementitious material	 **NA** **ND**			 100
S-02E	A120688-8	Masonry block mortar/ 1137A – storage	2 Phases: a) NA b) Grey, cementitious material	 **NA** **ND**			 100

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A120688
Client's Job/Project Name/No.: 13307
Analyst: Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-03A	A120688-9	DJC/ 1137 – work room	Off white, joint compound	**Chrysotile**	**2**		98
S-03B	A120688-10	DJC/ 1137A – storage	NA	**NA**			
S-03C	A120688-11	DJC/ 1139 – office	NA	**NA**			
S-04A	A120688-12	Ceiling tile mastic/ 1139 – office	Brown, mastic	**ND**			100
S-04B	A120688-13	Ceiling tile mastic/ 1139 – office	Brown, mastic	**ND**			100
S-04C	A120688-14	Ceiling tile mastic/ 1139 – office	Brown, mastic	**ND**			100
S-05A	A120688-15	Pipe insulation/ 1139 – office	2 Phases: a) Black, paper with tar b) Brown, layered paper	 **ND** **ND**		 80 90	 20 10
S-05B	A120688-16	Pipe insulation/ 1139 – office	2 Phases: a) Black, paper with tar b) Brown, layered paper	 **ND** **ND**		 80 90	 20 10
S-05C	A120688-17	Pipe insulation/ 1139 – office	2 Phases: a) Black, paper with tar b) Brown, layered paper	 **ND** **ND**		 80 90	 20 10
S-06A	A120688-18	Grout + mortar/ 1139 – office	Grey, cementitious material	**ND**			100
S-06B	A120688-19	Grout + mortar/ 1139 – office	Grey, cementitious material	**ND**			100
S-06C	A120688-20	Grout + mortar/ 1139 – office	Grey, cementitious material	**ND**			100
S-07A	A120688-21	Heat shield/ 1136A – washroom	Off white, paper	**Chrysotile**	**70**	10	20
S-07B	A120688-22	Heat shield/ 1136A – washroom	NA	**NA**			

emcscientific
INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A120688
Client's Job/Project Name/No.: 13307
Analyst: Jayoda Perera

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-07C	A120688-23	Heat shield/ 1136A – washroom	NA	**NA**			
S-08A	A120688-24	Brick mortar/ 1136 – principal	Grey, cementitious material	**ND**			100
S-08B	A120688-25	Brick mortar/ 1136 – principal	Grey, cementitious material	**ND**			100
S-08C	A120688-26	Brick mortar/ 1136 – principal	Grey, cementitious material	**ND**			100

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.
5. Vinyl floor tiles may contain very fine asbestos fibres which the PLM method cannot detect. TEM analysis may be necessary to confirm the absence of asbestos.

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EMSL Canada Inc.
2756 Slough Street, Mississauga, ON L4T 1G3
Phone/Fax: (289) 997-4602 / (289) 997-4607
http://www.EMSL.com torontolab@emsl.com

EMSL Canada Or	552509799
CustomerID:	55PAEN75
CustomerPO:	13307
ProjectID:	

Attn: **Brad Panzer**
Parasol Environmental Inc.
125-1860 Appleby Line
Unit 14
Burlington, ON L7L 7H7

Phone: (416) 579-1284
Fax:
Received: 6/3/2025 09:00 AM
Collected: 6/2/2025

Project: **13307/ Eastdale CVI**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client SampleDescription	*Collected*	*Analyzed*	*Weight*	*RDL*	*Lead Concentration*
Pb-01	6/2/2025	6/3/2025	0.2518 g	0.0064 % wt	0.013 % wt
552509799-0001	Site: 1139-Office/White Paint				
Pb-02	6/2/2025	6/3/2025	0.2547 g	0.0064 % wt	0.020 % wt
552509799-0002	Site: 1137A-Storage/Beige Paint				
Pb-04	6/2/2025	6/3/2025	0.2541 g	0.0064 % wt	0.20 % wt
552509799-0004	Site: 1136A- Washroom/ Yellow Paint				

Rowena Fanto, Lead Supervisor
or other approved signatory

Initial report from 06/06/2025 08:36:13

EMSL Canada Inc.
2756 Slough Street, Mississauga, ON L4T 1G3
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EMSL Canada Or	552509799
CustomerID:	55PAEN75
CustomerPO:	13307
ProjectID:	

Attn: **Brad Panzer**
Parasol Environmental Inc.
125-1860 Appleby Line
Unit 14
Burlington, ON L7L 7H7

Phone: (416) 579-1284
Fax:
Received: 6/3/2025 09:00 AM
Collected: 6/2/2025

Project: **13307/ Eastdale CVI**

Test Report: Lead by Flame AAS (SW 846 3050B/7000B)*

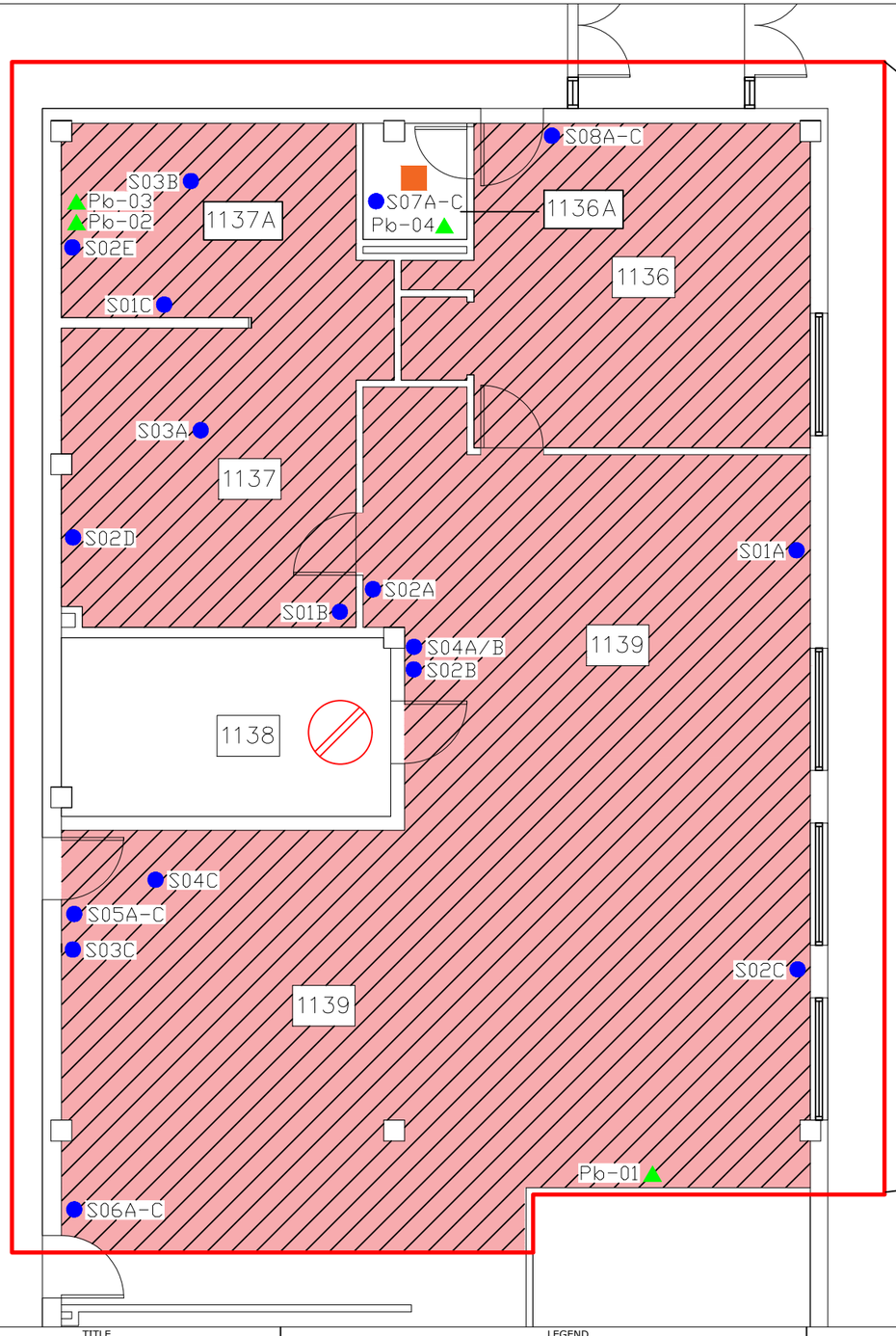
Client SampleDescription	*Collected*	*Analyzed*	*Weight (g)*	*RDL*	*Lead Concentration*
Pb-03	6/2/2025	6/3/2025	0.5063 g	32 mg/Kg	46 mg/Kg
552509799-0003	Site: 1137A-Storage/Masonry Block Mortar				

Rowena Fanto, Lead Supervisor
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
* Analysis following Lead in Soil/Solids by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 40 mg/kg based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.
Samples analyzed by EMSL Canada Inc. Mississauga, ON

Initial report from 06/06/2025 08:36:13

Appendix B
Site Drawing



NOTE:

1) Drywall finishes with drywall joint compound applied are confirmed to contain Chrysotile asbestos.

2) Primer applied to masonry block finishes is confirmed to contain Chrysotile asbestos.

Refer to Main Report.

TITLE	LEGEND		CONFIRMED & SUSPECTED ACM		DRAWING NO	DRAWN BY:
Limited Designated Substance Survey First Floor Plan	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	DSR-01	B. PANZER
CLIENT	⊘	NO ACCESS		VINYL FLOOR TILES AND ASSOCIATED MASTIC	SCALE	PARASOL PROJECT NO
Durham District School Board	●	ASBESTOS SAMPLE LOCATION		LIGHT FIXTURE HEAT SHIELD PAPER	NTS	13307
LOCATION	▲	LEAD SAMPLE LOCATION		MECHANICAL INSULATIONS (PARGING CEMENT)	DATE	
Eastdale Collegiate and Vocational Institute 265 Harmony Road North Oshawa, Ontario	▭	SURVEY AREA	NOTE NOTE	DRYWALL FINISHES PRIMER (APPLIED TO MASONRY BLOCK FINISHES)	June 6, 2025	N

Parasol Environmental Inc.

A. GENERAL INFORMATION

1. READ STRUCTURAL DOCUMENTS IN CONJUNCTION WITH CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DOCUMENTS.

2. CONTRACTOR TO BE RESPONSIBLE FOR CHECKING SITE CONDITIONS AGAINST DOCUMENTS, BEFORE PROCEEDING WITH THE WORK, AND REPORT DISCREPANCIES TO THE CONSULTANT.

3. CONTRACTOR TO PROVIDE LABOUR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL STRUCTURAL WORK INDICATED.

4. CARRY OUT CONSTRUCTION OPERATIONS, INCLUDING THE INSTALLATION OF TEMPORARY GUYING AND SHORING REQUIRED, ENSURING THAT THE EXISTING STRUCTURE OR MEMBERS ALREADY ERECTED ARE NOT LOADED IN EXCESS OF THEIR SAFE LOAD CARRYING CAPACITY.

5. STRUCTURAL DOCUMENTS DO NOT NECESSARILY SHOW ALL OPENINGS AND SLAB VARIATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR THE EXACT LOCATION, NUMBER, AND SIZE OF OPENINGS, TRENCHES, PITS, SUMPS, SLEEVES, AND DEPRESSIONS. PROVIDE STRUCTURAL FRAMING AT THESE LOCATIONS IN ACCORDANCE WITH THE APPLICABLE TYPICAL DETAIL.

B. REFERENCE STANDARDS/CODES AND ACTS

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED TO CONFORM WITH THE 2024 ONTARIO BUILDING CODE, ONTARIO REGULATION 203/24 (REFFERED TO AS “THE BUILDING CODE”), ANY APPLICABLE ACTS OF ANY AUTHORITY HAVING JURISDICTION, AND THE FOLLOWING:

TABLE B.1: REFERENCE STANDARDS

REF	CODE	TITLE
a)	CAN/CSA A23.1	CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION.
b)	CAN/CSA A23.2	METHODS OF TEST FOR CONCRETE.
c)	CAN/CSA A23.3	DESIGN OF CONCRETE STRUCTURES.
d)	CAN/CSA-S16	LIMIT STATES DESIGN OF STEEL STRUCTURES.
e)	CAN/CSA G40.20/G40.21	STRUCTURAL QUALITY STEEL.
f)	CAN/CSA-A370	CONNECTORS FOR MASONRY
g)	CSA-A371	MASONRY CONSTRUCTION FOR BUILDINGS.
h)	S304.1	DESIGN OF MASONRY STRUCTURES
i)	CSA G30.18	CARBON STEEL BARS FOR CONCRETE REINFORCING

2. ALL STANDARDS AND PUBLICATIONS REFERENCED BY THE STANDARDS NOTED ABOVE ARE TO APPLY.

3. WHERE THERE ARE DIFFERENCES BETWEEN THE DOCUMENTS AND THE STANDARDS, CODES AND ACTS, THE MOST STRINGENT SHALL GOVERN.

C. MATERIALS

1. PROVIDE ONLY NEW STRUCTURAL MATERIALS IN ACCORDANCE WITH THE REFERENCE STANDARDS AND THE FOLLOWING, UNLESS OTHERWISE NOTED.

   1.1 STRUCTURAL STEEL:
   (a) ANGLES AND CHANNELS (L, C) AND PLATES TO CONFORM TO CAN/CSA-G40.20/G40.21 GRADE 300W.

   1.2 PRIME PAINT: CONFORM TO CISC/CPMA STANDARD 2-75.

   1.3 NON-SHRINK GROUT = COMPRESSIVE STRENGTH OF 35 MPa AT 24 HOURS.

   1.4 BLOCK: CONFORM TO CAN3-A165 SERIES, MINIMUM COMPRESSIVE STRENGTH = 15.0 MPa (MIN.) BASED ON NET AREA.

   1.5 MORTAR: CONFORM TO CSA A179 TYPE S FOR LOADBEARING WALLS UNLESS NOTED.

   1.6 MASONRY GROUT: CONFORM TO CSA A179, 15 MPa MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, 250 mm (10”) SLUMP, MAXIMUM AGGREGATE SIZE 10 mm (3/8”)

D. EXECUTION

1. STRUCTURAL STEEL

   1.1. PAINT ALL STRUCTURAL STEEL TO REQUIREMENTS OF CISC/CPMA 2-75. TOUCH UP ALL FIELD WELDS.

   1.2. ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH CSA G164.

   1.3. ALL WELDS SHALL CONFORM TO CSA STANDARD W59.

   1.4. ALL WELDS EXPOSED TO VIEW SHALL BE GROUND SMOOTH.

   1.5. ANY ORGANIZATION UNDERTAKING TO WELD UNDER THIS CONTRACT SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU UNDER REQUIREMENTS OF DIVISION 1 OR DIVISION 2.1 OF W47.1.

   1.6. UNLESS A REINFORCED MASONRY OR CONCRETE LINTEL IS SHOWN, IN MASONRY WALLS OR MASONRY PARTITIONS PROVIDE LOOSE STEEL LINTELS IN ACCORDANCE WITH REQUIREMENTS OF DOCUMENTS OVER ALL DOORWAYS, OTHER OPENINGS, AND RECESSES, INCLUDING THOSE FOR MECHANICAL OR ELECTRICAL SERVICES. IT IS THE RESPONSIBLITY OF THE CONTRACTOR TO COORDINATE THE LOCATION, SIZE AND NUMBER OF OPENINGS REQUIRED BY THE MECHANICAL AND ELECTRICAL CONSULTANT.

FOR CONTINUATION, SEE DRAWING NO. SK-S1.2

LIST OF STRUCTURAL DRAWINGS

Original drawing sheet is 11 x 17

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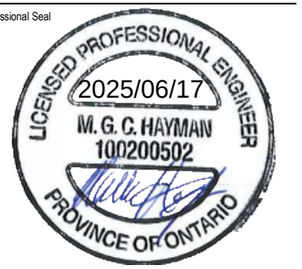

No.	Issue Description	YYYY-MM-DD
01	ISSUED FOR TENDER	2025-06-13

North

Project Title:

265 HARMONY RD. N., OSHAWA
EASTDALE CVI

Designed by:	MH	Scale:	AS NOTED
Drawn by:	MH	Date:	JUN. 13, 2025

Drawing Title

GENERAL NOTES

Drawing Number

SK-S1.1

1.7. DO NOT SPLICE STRUCTURAL STEEL SECTIONS WITHOUT PRIOR APPROVAL OF THE CONSULTANT. ALL SPLICES SHALL DEVELOP THE FULL CAPACITY OF THE SECTION AND ARE TO BE TESTED BY NON DESTRUCTIVE METHODS, BY AN INDEPENDENT INSPECTION AND TESTING COMPANY, AT THE CONTRACTOR'S EXPENSE.

1.8. COMPLETELY FILL VOIDS BENEATH STEEL BASES ON CONCRETE WITH AN APPROVED NON-SHRINK 36MPa (5ksi) GROUT

1.9. SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING REQUIREMENTS. CONFIRM COMPATIBILITY OF FIREPROOFING MATERIAL WITH STEEL PAINT.

2. MASONRY

2.1. PROVIDE A MINIMUM LENGTH OF 200 mm (8") OF 100% SOLID MASONRY UNITS FOR BEARING OF STEEL, CONCRETE OR REINFORCED MASONRY LINTELS.

2.2. SUPPLY AND PLACE REINFORCEMENT AND CONCRETE FOR REINFORCED MASONRY LINTELS IN ACCORDANCE WITH TYPICAL DETAILS SHOWN.

3. ALTERATIONS AND/OR CONNECTIONS TO EXISTING STRUCTURE

3.1. INSPECT THE EXISTING BUILDING AND BECOME THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.

3.2. PRIOR TO FABRICATION OF STRUCTURAL STEEL, OPEN UP ALL AREAS WHERE CONNECTIONS ARE TO BE MADE TO EXISTING WORK AND TAKE FIELD MEASUREMENTS. MODIFY METHODS FOR CONNECTING TO SUIT SITE CONDITIONS FOUND AND TO THE APPROVAL OF THE CONSULTANT. CARRY OUT LOCAL REPAIRS TO THE EXISTING WORK AS NECESSARY AND AS DIRECTED BY THE CONSULTANT.

3.3. SHORE EXISTING WORK AS REQUIRED UNTIL ALL NEW WORK HAS BEEN COMPLETED AND REVIEWED BY THE CONSULTANT.

3.4. MAKE GOOD THE EXISTING WORK.

E. QUALITY CONTROL

1. GENERAL

1.1 IMPLEMENT A SYSTEM OF QUALITY CONTROL TO ENSURE THAT THE MINIMUM STANDARDS SPECIFIED HEREIN ARE ATTAINED.

1.2 BRING TO THE ATTENTION OF THE CONSULTANT ANY DEFECTS IN THE WORK OR DEPARTURES FROM THE CONTRACT DOCUMENTS, WHICH MAY OCCUR DURING CONSTRUCTION. THE CONSULTANT WILL DECIDE UPON CORRECTIVE ACTION AND GIVE RECOMMENDATIONS IN WRITING.

1.3 THE CONSULTANT'S GENERAL REVIEW DURING CONSTRUCTION AND INSPECTION AND TESTING BY INDEPENDENT INSPECTION AND TESTING AGENCIES REPORTING TO THE CONSULTANT ARE BOTH UNDERTAKEN TO INFORM THE OWNER/CLIENT OF THE CONTRACTOR'S PERFORMANCE AND SHALL IN NO WAY AUGMENT THE CONTRACTOR'S QUALITY CONTROL OR RELIEVE THE CONTRACTOR OF CONTRACTUAL RESPONSIBILITY.

2. NOTIFICATION

2.1 PRIOR TO COMMENCING SIGNIFICANT SEGMENTS OF THE WORK, GIVE THE CONSULTANT AND INDEPENDENT INSPECTION AND TESTING COMPANIES APPROPRIATE NOTIFICATION (MINIMUM 24 HOURS) SO AS TO AFFORD THEM REASONABLE OPPORTUNITY TO REVIEW THE WORK. FAILURE TO MEET THIS REQUIREMENT MAY BE CAUSE FOR THE CONSULTANT TO CLASSIFY THE WORK AS DEFECTIVE.

3. DEFECTIVE MATERIALS AND WORK

3.1 WHERE EVIDENCE EXISTS THAT DEFECTIVE WORK HAS OCCURRED OR THAT WORK HAS BEEN CARRIED OUT INCORPORATING DEFECTIVE MATERIALS, THE CONSULTANT MAY HAVE TESTS, INSPECTIONS OR SURVEYS PERFORMED, ANALYTICAL CALCULATIONS OF STRUCTURAL STRENGTH MADE, AND THE LIKE, IN ORDER TO HELP DETERMINE WHETHER THE WORK MUST BE CORRECTED OR REPLACED. TESTS, INSPECTIONS OR SURVEYS OR CALCULATIONS CARRIED OUT UNDER THESE CIRCUMSTANCES WILL BE MADE AT THE CONTRACTOR'S EXPENSE, REGARDLESS OF THEIR RESULTS, WHICH MAY BE SUCH THAT, IN THE CONSULTANT'S OPINION, THE WORK MAY BE ACCEPTABLE.

3.2 ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE, EXCEPT WHERE THIS WOULD, IN THE CONSULTANT'S OPINION, CAUSE UNDUE DELAY OR GIVE RESULTS NOT REPRESENTATIVE OF THE REJECTED MATERIAL IN PLACE. IN THIS CASE, THE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARDS GIVEN BY THE CONSULTANT.

3.3 MATERIALS OR WORK, WHICH FAIL TO MEET SPECIFIED REQUIREMENTS, MAY BE REJECTED BY THE CONSULTANT WHENEVER FOUND AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK REGARDLESS OF PREVIOUS INSPECTION. IF REJECTED, DEFECTIVE MATERIALS OR WORK SHALL BE PROMPTLY REMOVED AND REPLACED OR REPAIRED TO THE SATISFACTION OF THE CONSULTANT, AT NO EXPENSE TO THE OWNER.

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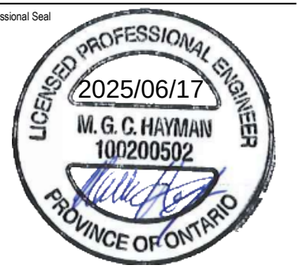


No.	Issue Description	YYYY-MM-DD
01	ISSUED FOR TENDER	2025-06-13

North

Project Title:

265 HARMONY RD. N., OSHAWA
EASTDALE CVI

Designed by:	MH	Scale:	AS NOTED
Drawn by:	MH	Date:	JUN. 13, 2025

Drawing Title

GENERAL NOTES

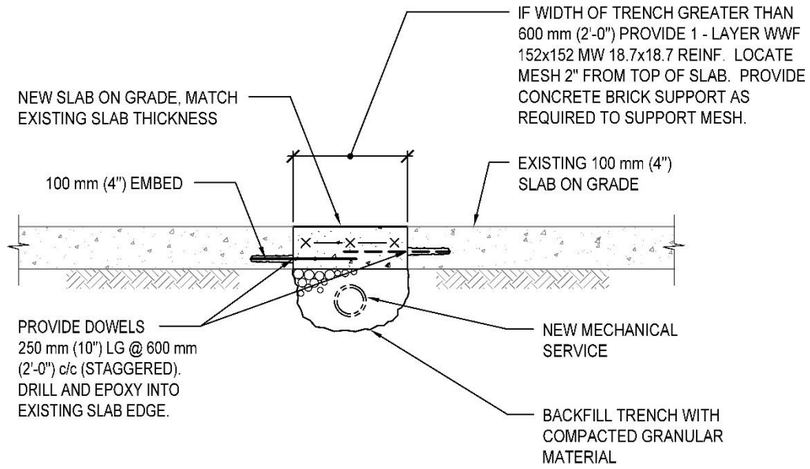
Drawing Number

SK-S1.2

STRUCTURAL ABBREVIATIONS — TD-G01

A BOLT(s)	ANCHOR BOLT(S)	Fy	YIELD STRENGTH	PL	PLATE
AFF	ABOVE FINISHED FLOOR	GA	GAUGE	PLF	POUNDS PER LINEAR FOOT
ALT	ALTERNATIVE	GALV	GALVANIZED	psf	POUNDS PER SQUARE FOOT
ARCH	ARCHITECTURAL	GEN	GENERAL	PT	PRESSURE TREATED
ASL	ADDITIONAL ACCUMULATED SNOW LOAD	H, HORZ	HORIZONTAL	RD	ROOF DRAIN
		H1E	HOOK ONE END	REINF	REINFORCEMENT, REINFORCED
B, BOTT	BOTTOM	HEF	HORIZONTAL EACH FACE	REF	REFER
B/B	BACK TO BACK	Hf	FACTORED HORIZONTAL FORCE	RE	RIGHT END
BEW	BOTTOM EACH WAY	HH	HOOK EACH END	REQ'D	REQUIRED
BLL	BOTTOM LOWER LAYER	HIF	HORIZONTAL INSIDE FACE	REV	REVISION, REVISED
BLDG	BUILDING	HOF	HORIZONTAL OUTSIDE FACE	R/W	REINFORCED WITH
BM	BEAM	HP	HIGH POINT	SAD	SEE ARCHITECTURAL DRAWINGS
BPL	BASE PLATE, BEARING PLATE	HSC	HORIZONTALLY SLOTTED CONNECTION	SCHED	SHEDULE
BRDG	BRIDGING			SDF	STEP DOWN FOOTING
BUL	BOTTOM UPPER LAYER	HSS	HOLLOW STEEL SECTION	SIM	SIMILAR
c	CAMBER	H&V	HORIZONTAL AND VERTICAL	SL	SNOW LOAD
C	EPOXY COATED	IF	INSIDE FACE	SOG	SLAB ON GRADE
c/c	CENTRE TO CENTRE	IN	INCH(ES)	SPDD	STANDARD PROCTOR DRY DENSITY
CA	COLUMN ABOVE	INT	INTERIOR		
CANT	CANTILEVER(ED)	JT	JOINT	ST	STRAIGHT
CB	COL BELOW	K, kip	KILO-POUND, 1000 lbf	STRUCT	STRUCTURAL
CDL	COMPRESSION DEVELOPMENT LENGTH	kg	KILOGRAM(S)	STD	STANDARD
		kip-ft	KIP FOOT, KIP FEET	SW	SHORT WAY
Cf	FACTORED COMPRESSIVE FORCE	kips/ft	KIPS PER LINEAR FOOT	T	TOP
CJ	CONTROL JOINT	kN	KILONEWTON	TDL	TENSION DEVELOPMENT LENGTH
CLS	COMPRESSION LAP SPLICE	kN m	KILONEWTON METRE	TEMP	TEMPORARY, TEMPERATURE
COL(s)	COLUMN(S)	kN/m	KILONEWTON PER METRE	TEW	TOP EACH WAY
COMP	COMPOSITE	kPa	KILOPASCAL	Tf	FACTORED TENSILE FORCE
CONC	CONCRETE	ksf	KIPS PER SQUARE FOOT	THK	THICK
CONT	CONTINUOUS	ksi	KIPS PER SQUARE INCH	TJ	TIE JOIST
c/w	COMPLETE WITH	L	SINGLE ANGLE	TLL	TOP LOWER LAYER
DEMO	DEMOLITION, DEMOLISH(ED)	lbf	POUND-FORCE	TLS	TENSION LAP SPLICE
DIAG	DIAGONAL	lbs	POUNDS	TMf	FACTORED TORSIONAL MOMENT
DIM	DIMENSION	LE	LEFT END	T/O	TOP OF
DL	DEAD LOAD	LG	LONG	TRANS	TRANSVERSE
DP	DEEP	LL	LIVE LOAD, LOWER LAYER	TUL	TOP UPPER LAYER
DWG(s)	DRAWING(S)	LLH	LONG LEG HORIZONTAL	TYP	TYPICAL
DWL(s)	DOWEL(S)	LLV	LONG LEG VERTICAL	T&B	TOP AND BOTTOM
DN	DOWN	LP	LOW POINT	UL	UPPER LAYER
EA	EACH	LSH	LONG SIDE HORIZONTAL	U/N	UNLESS NOTED OTHERWISE
EE	EACH END	LSV	LONG SIDE VERTICAL	U/S	UNDERSIDE OF
EF	EACH FACE	LW	LONG WAY	V, VERT	VERTICAL
ELEC	ELECTRICAL	m	METRE	Vf	FACTORED VERTICAL SHEAR FORCE
EL	ELEVATION	MECH	MECHANICAL		
ELEV	ELEVATOR	Mf	FACTORED MOMENT	VBF	VERTICAL BRACED FRAME
EMBED	EMBEDMENT	ML	MIDDLE LAYER	VEF	VERTICAL EACH FACE
EQ	EQUAL	mm	MILLIMETRE	VIF	VERTICAL INSIDE FACE
ES	EACH SIDE	MPa	MEGAPASCAL	VOF	VERTICAL OUTSIDE FACE
EX, EXIST	EXISTING	Mxf	FACTORED BENDING MOMENT ALONG x-x AXIS	VSC	VERTICALLY SLOTTED CONNECTION
EJ, EXP JT	EXPANSION JOINT				
E-W	EAST-WEST	Myf	FACTORED BENDING MOMENT ALONG y-y AXIS	W	WIDE FLANGE BEAM
EW	EACH WAY			WP	WORKING POINT
EXT	EXTERIOR	NIC	NOT IN CONTRACT	WT	WEIGHT, STRUCTURAL TEE
f'c	28 DAYS CONCRETE COMPRESSIVE STRENGTH	N-S	NORTH-SOUTH	WWF	WELDED WIRE FABRIC, WELDED WIDE FLANGE
		NTS	NOT TO SCALE		
FDN	FOUNDATION	OF	OUTSIDE FACE	@	AT
FIN	FINISHED	OPEN	OPENING	℄	CENTRE LINE
FL	FLOOR	OWSJ	OPEN WEB STEEL JOIST	Ø	DIAMETER
ft	LINEAR FOOT, LINEAR FEET	Pf	FACTORED AXIAL FORCE	▶	MOMENT CONNECTION
FTG	FOOTING	PC	PRE-CAST		

SLAB ON GRADE TRENCH INFILL AT NEW UNDERSLAB SERVICES — TD-CF21



NOTES:

1. REFER TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF NEW UNDER SLAB SERVICES.
2. PRIOR TO CUTTING OF EXISTING SLAB, THE CONTRACTOR SHALL SCAN THE EXISTING SLAB FOR BURIED SERVICES.

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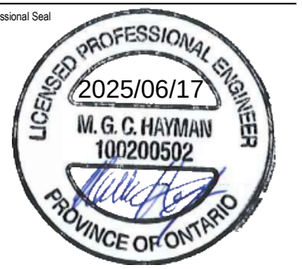


No.	Issue Description	YYYY-MM-DD
01	ISSUED FOR TENDER	2025-06-13

North

Project Title:

265 HARMONY RD. N., OSHAWA
EASTDALE CVI

Designed by:	MH	Scale:	AS NOTED
Drawn by:	MH	Date:	JUN. 13, 2025

Drawing Title

TYPIPCAL DETAILS

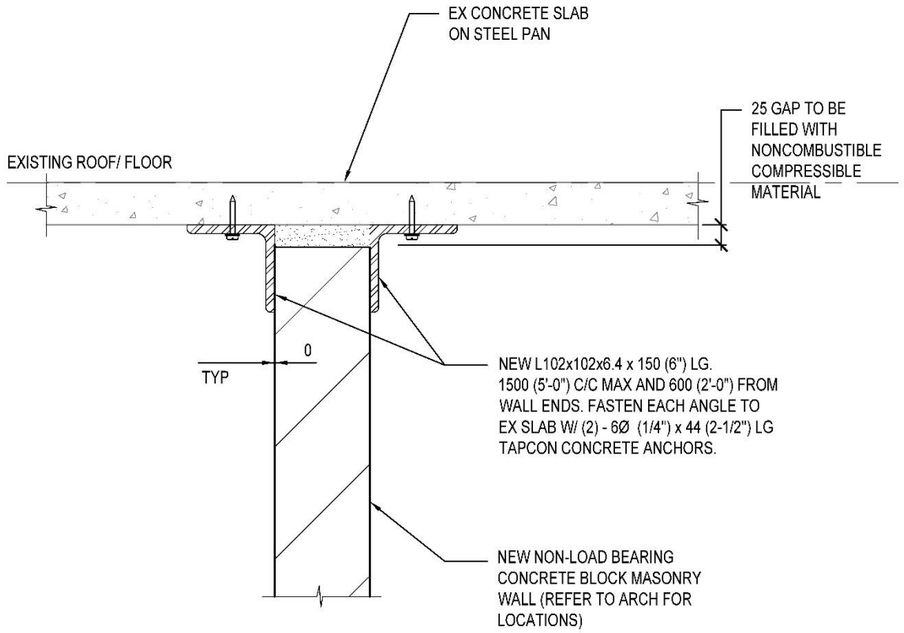
Drawing Number

SK-S1.3

Original drawing sheet is 11 x 17

LATERAL SUPPORT FOR TOP OF MASONRY WALL AT UNDERSIDE OF CONCRETE SLAB ON STEEL PAN

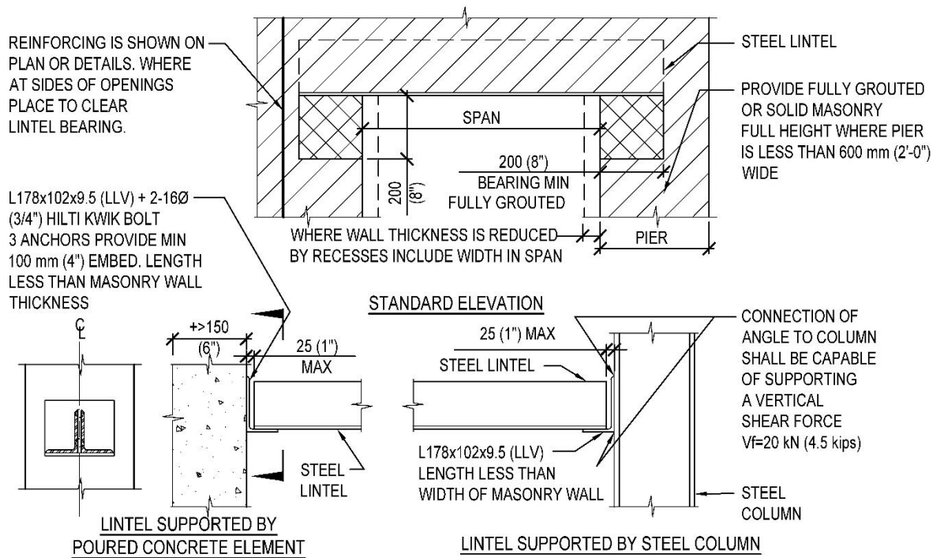
TD-M17



TYPICAL CONNECTION OF NEW CONCRETE BLOCK WALL TO EXISTING CONCRETE CONCRETE SLAB ON PAN

STEEL LINTELS FOR NON-LOAD BEARING MASONRY WALLS

TD-S01



CLEAR SPAN	WALL THICKNESS				
	90 (3 1/2") VENEER	140 (5 1/2")	190 (7 1/2")	240 (9 1/2")	290 (11 1/2")
UP TO 1200 (4'-0")	L89x89x6.4	2-L64x64x6.4	2-L76x89x6.4 (LLH)	L76x102x6.4 + L76x127x6.4 (LLH)	3-L76x89x6.4 (LLH)
1200 (4'-0") TO 1800 (6'-0")	L127x89x6.4 (LLV)	2-L89x64x6.4 (LLV)	2-L89x89x6.4	L102x102x6.4 + L76x127x6.4 (LLH)	3-L89x89x6.4
1800 (6'-0") TO 2400 (8'-0")	L127x89x6.4 (LLV)	2-L89x64x7.9 (LLV)	2-L102x89x7.9 (LLV)	L102x102x9.5 + L89x127x7.9 (LLH)	3-L102x89x6.4 (LLV)
2400 (8'-0") TO 3000 (10'-0")	L127x89x9.5 (LLV)	2-L89x64x9.5 (LLV)	2-L152x89x7.9 (LLV)	L152x102x7.9 (LLV) + L127x127x7.9	3-L127x89x6.4 (LLV)
DETAIL					

NOTES:

1. CONNECT BACK TO BACK DOUBLE ANGLE LINTELS USING 16 mm (5/8") Ø BOLTS AT 450 mm (18") c/c MAX OR BY WELDING AT TOP AND BOTTOM USING 6 mm (1/4") WELDS x 50 mm (2") LONG AT 450 mm (18") c/c MAX. FIRST BOLT OR WELD TO BE A MAX OF 75 mm (3") FROM END OF LINTEL
2. FULLY PACK LINTEL ENDS WITH STEEL SHIMS TO ENSURE EVEN BEARING.
3. LINTELS AS COVERED UNDER THIS DETAIL ARE NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENING LOCATIONS AND SIZES.

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Project No. 25-2529

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01	ISSUED FOR TENDER	2025-06-13

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Project Title:

265 HARMONY RD. N., OSHAWA
EASTDALE CVI

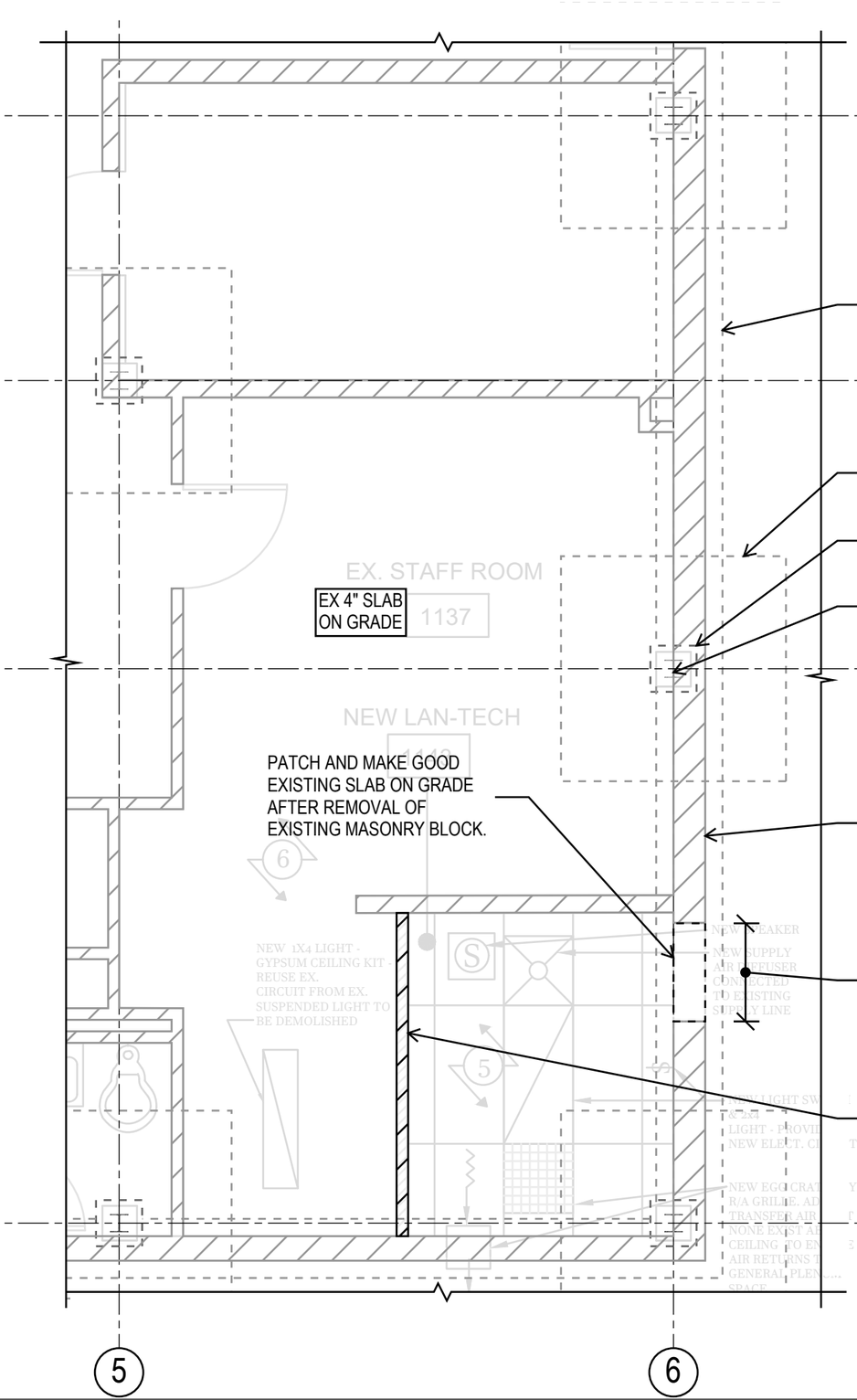
Designed by:	MH	Scale:	AS NOTED
Drawn by:	MH	Date:	JUN. 13, 2025

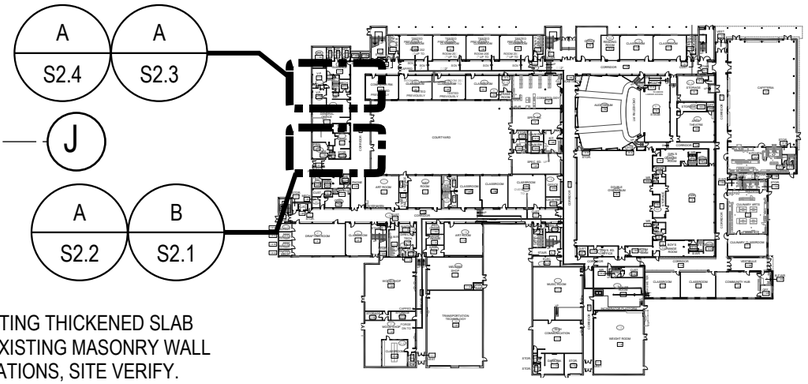
Drawing Title

TYPIPCAL DETAILS

Drawing Number

SK-S1.4





A S2.1 KEY PLAN
N.T.S.

B S2.1 PART FOUNDATION PLAN
1/4"=1'-0"

NOTES:

1. TOP OF SLAB ON GRADE TO BE 0'-0" BELOW FINISHED GROUND FLOOR ELEVATION 0, EXCEPT AS CROSSED AND NOTED. AREAS CROSSED AND NOTED TO BE READ FROM GROUND FLOOR ELEVATION 0.

2. PROVIDE SLAB DEPRESSIONS AND SLOPES, OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS, AS REQUIRED BY THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

3. SEE ARCHITECTURAL DRAWINGS FOR SLOPES TO DRAIN. MAINTAIN SLAB THICKNESSES SHOWN.

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Project No.: 25-2529

LICENSED PROFESSIONAL ENGINEER
2025/06/17
M. G. C. HAYMAN
100200502
PROVINCE OF ONTARIO

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	2025/06/13

TITLE
KEY PLAN AND PART FOUNDATION PLAN

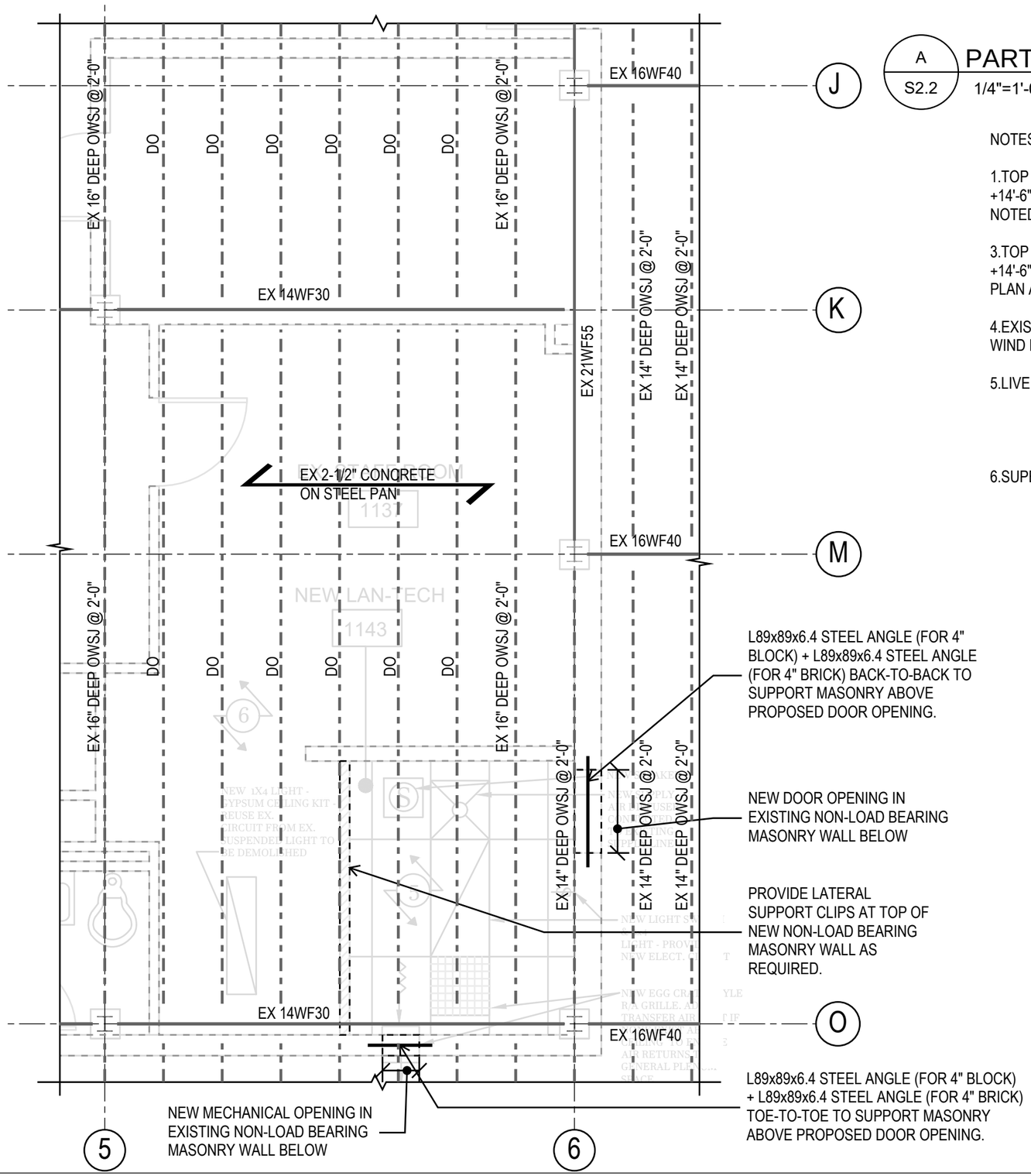
Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

Date:	JUNE 13, 2025
Drawn By:	MH
Scale:	1/4" = 1'-0"
Checked By:	MH
Project Number	

DDSB Ignite Learning

S2.1



A / S2.2

PART SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

NOTES:

1.TOP OF CONCRETE SLAB IS 0'-0" BELOW SECOND FLOOR ELEVATION +14'-6", EXCEPT AS CROSSED AND NOTED. AREAS CROSSED AND NOTED TO BE READ FROM SECOND FLOOR ELEVATION +14'-6".

3.TOP OF STEEL BEAMS ARE 0'-5" BELOW SECOND FLOOR ELEVATION +14'-6", UNLESS NOTED +/- 0'-0" ON PLAN. BEAM ELEVATIONS NOTED ON PLAN ARE TO BE READ FROM SECOND FLOOR ELEVATION +14'-6".

4.EXISTING STRUCTURE HAS BEEN CHECKED FOR NEW LOADS (INCL. WIND LOADS) AND WAS FOUND TO BE ACCEPTABLE.

5.LIVE LOADS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE ON PLAN:

CLASSROOM	50 psf
STAIRS AND CORRIDORS	100 psf

6.SUPERIMPOSED DEAD LOADS ARE:

PARTITION ALLOWANCE	20 psf
CONCRETE TOPPING	20 psf
FLOOR FINISH	15 psf
CEILING FINISHES	5 psf
MECHANICAL & ELECTRICAL	5 psf

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PROVINCE OF ONTARIO

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	2025/06/13

TITLE
PART SECOND FLOOR FRAMING PLAN

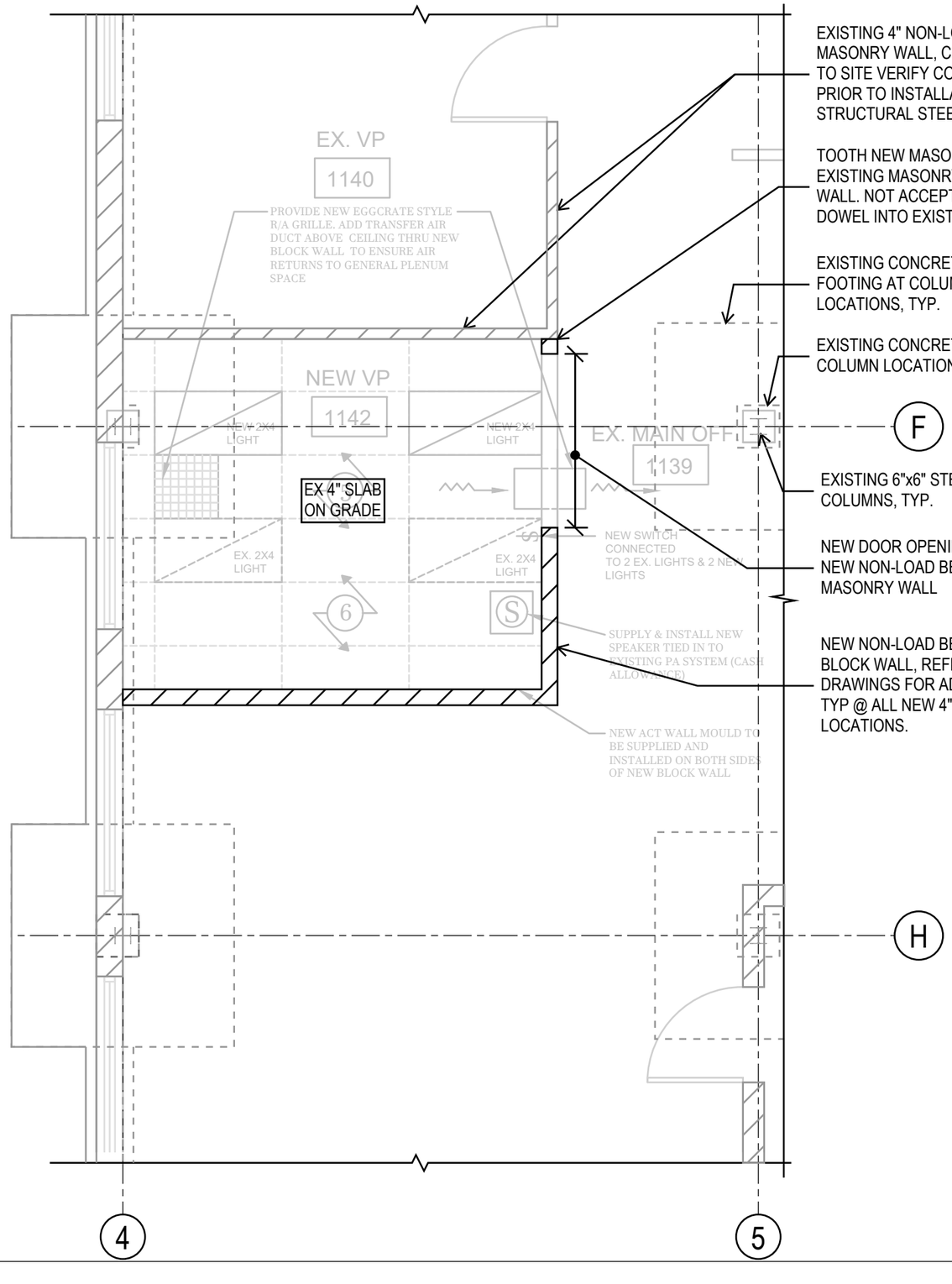
Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

Date:	JUNE 13, 2025
Drawn By:	MH
Scale:	1/4" = 1'-0"
Checked By:	MH
Project Number	

DDSB Ignite Learning

S2.2



EXISTING 4" NON-LOAD BEARING MASONRY WALL, CONTRACTOR TO SITE VERIFY CONSTRUCTION PRIOR TO INSTALLATION OF STRUCTURAL STEEL

TOOTH NEW MASONRY INTO EXISTING MASONRY BLOCK WALL. NOT ACCEPTABLE TO DOWEL INTO EXISTING MASONRY.

EXISTING CONCRETE SPREAD FOOTING AT COLUMN LOCATIONS, TYP.

EXISTING CONCRETE PIER AT COLUMN LOCATIONS, TYP.

EXISTING 6"x6" STEEL COLUMNS, TYP.

NEW DOOR OPENING IN NEW NON-LOAD BEARING MASONRY WALL

NEW NON-LOAD BEARING 4" MASONRY BLOCK WALL, REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION, TYP @ ALL NEW 4" MASONRY WALL LOCATIONS.

A / S2.3 PART FOUNDATION PLAN

1/4"=1'-0"

NOTES:

1. SEE B/S2.1 FOR ADDITIONAL NOTES

engineeringlink
building envelope & structure
375 University Ave., Suite 901
Toronto, ON M5G 2J5
www.engineeringlink.ca

Project No.: 25-2529

LICENSED PROFESSIONAL ENGINEER
2025/06/17
M. G. C. HAYMAN
100200502
PROVINCE OF ONTARIO

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	2025/06/13

TITLE
PART FOUNDATION PLAN

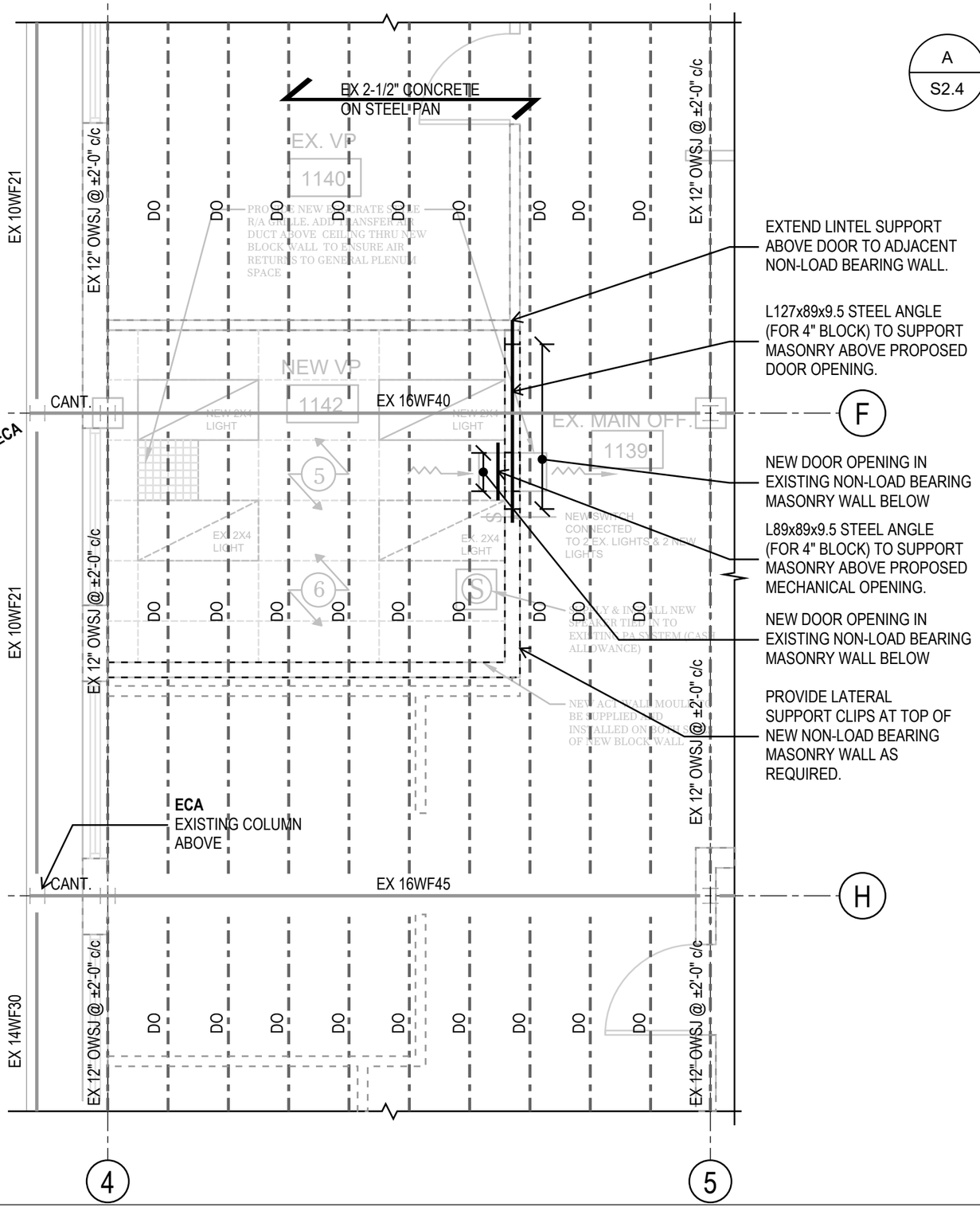
Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

Date:	JUNE 13, 2025
Drawn By:	MH
Scale:	1/4" = 1'-0"
Checked By:	MH
Project Number	

DDSB Ignite Learning

S2.3



A / S2.4 PART SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

NOTES:

1. SEE A/S2.2 FOR ADDITIONAL NOTES.

engineeringlink
building envelope & structure
375 University Ave., Suite 901
Toronto, ON M5G 2J5
www.engineeringlink.ca
Project No.: 25-2529

LICENSED PROFESSIONAL ENGINEER
2025/06/17
M. G. C. HAYMAN
100200502
PROVINCE OF ONTARIO

REV	REASON FOR ISSUANCE	DATE
0	ISSUED FOR TENDER	2025/06/13

TITLE
PART SECOND FLOOR FRAMING PLAN

Address
265 Harmony Road North, Oshawa, ON L1G 6L5

School
EASTDALE CVI

Date:	JUNE 13, 2025
Drawn By:	MH
Scale:	1/4" = 1'-0"
Checked By:	MH
Project Number	

DDSB Ignite Learning

S2.4

RIVETT ARCHITECTURAL HARDWARE LTD.

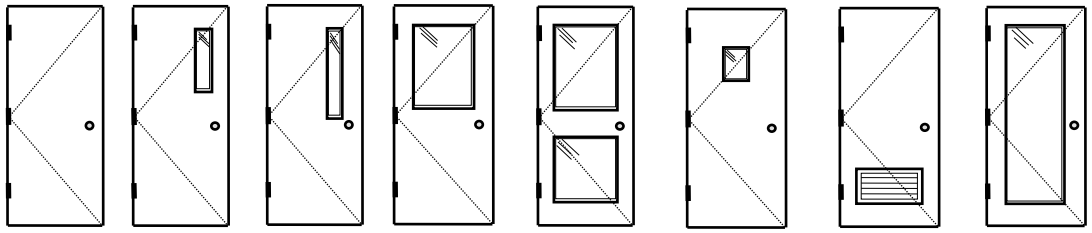
6/20/25

HOLLOW METAL DOOR FRAME SCHEDULE

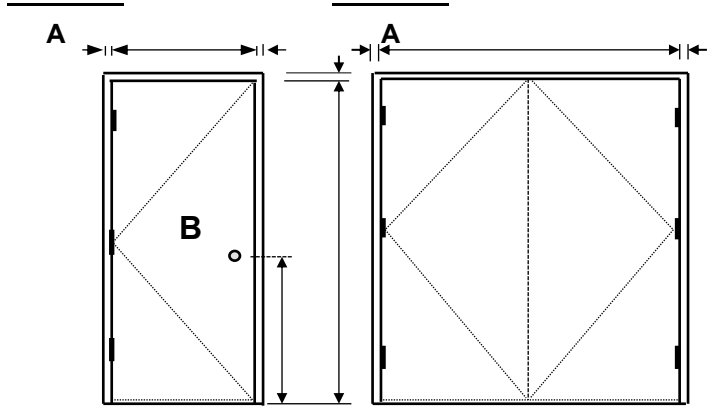
CLIENT	DURHAM DISTRICT SCHOOL BOARD										PROJECT	EASTDALE C.V.I - MAIN OFFICE ALTERATIONS										
		FRAME DATA									DOOR DATA				HARDWARE PREP DATA							NOTES
DOOR NO.	FR CHECK	QTY	SERIES	LABEL	JAMB	REBATE OPENING SIZE (A X B)	HAND	ANCHOR	ELEVATION	SECTION	DR CHECK	QTY	WOOD DR	ELEVATION	THICKNESS	HWDE. SET	HINGES	WEIGHT	LOCK LATCH DEVICE PREP	STRIKE	CLOSER		
V.P OFFICE		1	FSW16	-	4 3/4	32" X 84"	RH	1	A			1	SC8500	G	1 3/4		4 1/2	S	L9050P X 30B X 626	ASA	-		
LAN TECH OFFICE		1	FSW16	45	8 3/4"	36" X 84"	RH	3	A			1	AF45	M	1 3/4		4 1/2	S	L9050P X 30B X 626	ASA	R		

NOTES :

DOOR ELEVATIONS



FRAME ELEVATION



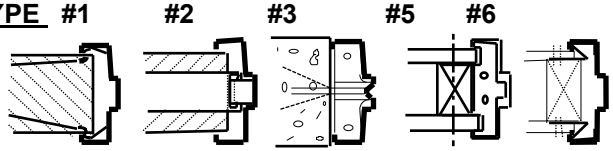
FRAME SECTIONS

STANDARD SECTION

#1 = 4-3/4" #2 = 5-3/4" #3 = 6-3/4"

#4 = 7-3/4" #5 = 8-3/4"

FRAME ANCHORS



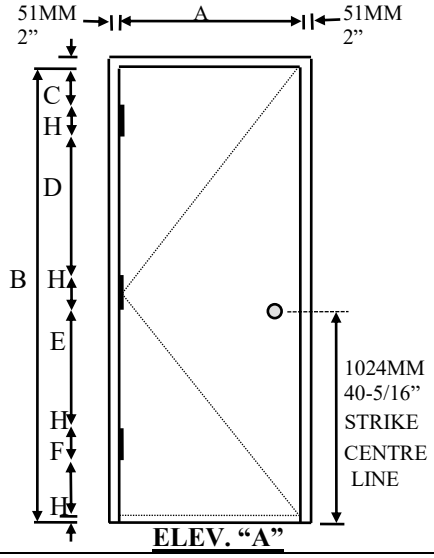
COMPLETED O.K. _____

FORM QF-5A

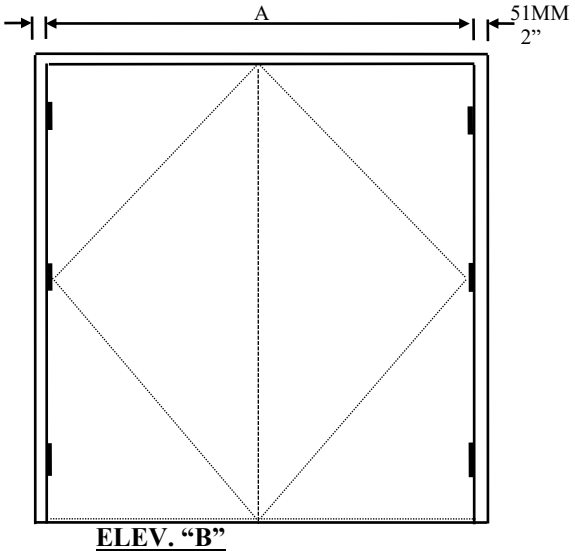
RIVETT ARCHITECTURAL HARDWARE LTD.

PRESSED STEEL FRAME SECTIONS AND ANCHOR TYPES

ELEVATIONS



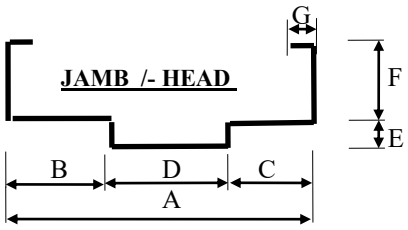
ELEV. “A”

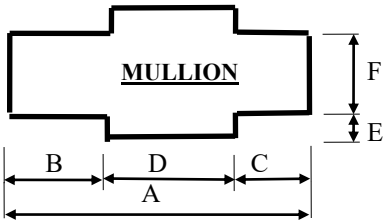


ELEV. “B”

A = REBATE OPENING	C = HINGE SPACING	E = HINGE SPACING	G = DOOR UNDERCUT
B = REBATE HEIGHT	D = HINGE SPECING	F = HINGE SPACING	H = HINGE SIZE

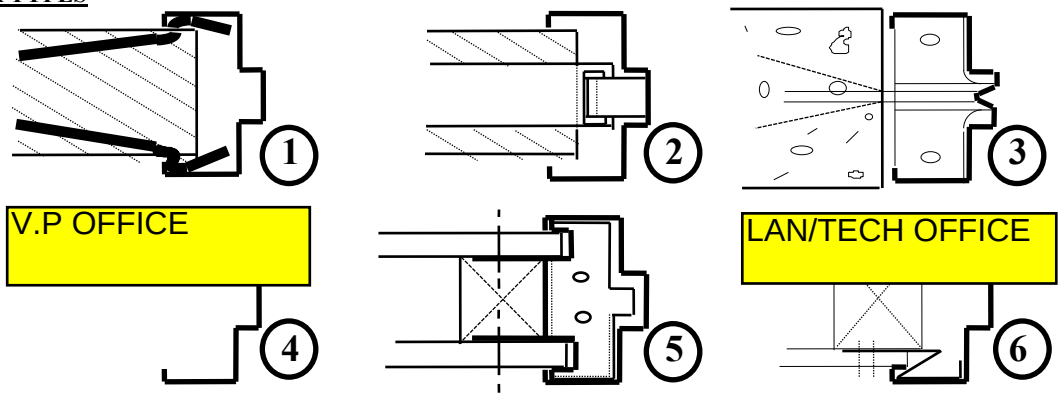
FRAME SECTIONS





SECTION	A	B	C	D	E	F	G
V.P OFFICE 1	4-3/4”	1-15/16”	1-9/16”	1-1/4”	5/8”	2”	1/2”
	121MM	49MM	40MM	32MM	16MM	51MM	13MM
2	5-3/4”	1-15/16”	1-9/16”	2-1/4”	5/8”	2”	3/8”
	146MM	49MM	40MM	57MM	16MM	51MM	10MM
3	6-3/4”	1-15/16”	1-9/16”	3-1/4”	5/8”	2”	1/2”
	172MM	49MM	40MM	83MM	16MM	51MM	13MM
4	7-3/4”	1-15/16”	1-9/16”	4-1/4”	5/8”	2”	1/2”
	197MM	49MM	40MM	108MM	16MM	51MM	13MM
LAN/TECH OFFICE	8-3/4”	1-15/16”	1-9/16”	5-1/4”	5/8”	2”	1/2”
	222MM	49MM	40MM	133MM	16MM	51MM	13MM

ANCHOR TYPES

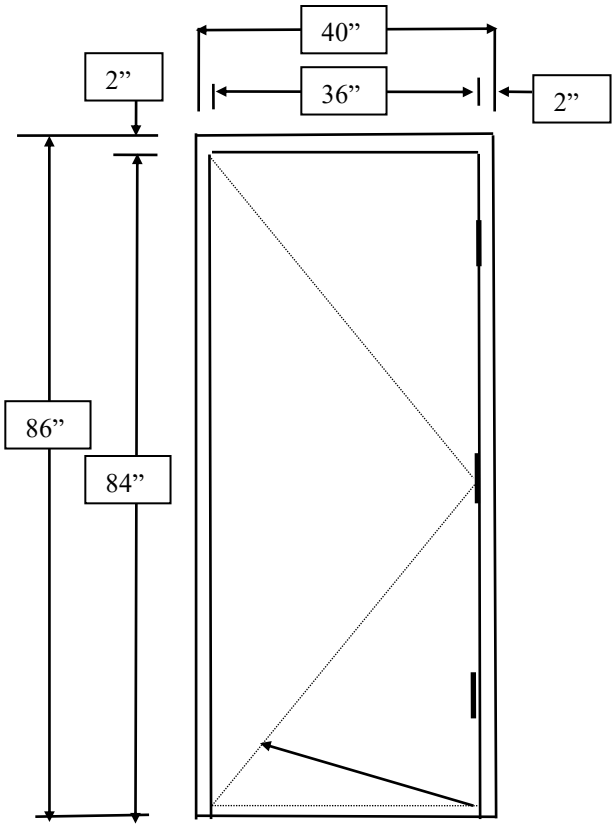


RIVETT ARCHITECTURAL HARDWARE LTD.

PRESSED STEEL TRANSUM FRAME ELEVATIONS

JOB:

DOOR #: LAN TECH OFFICE



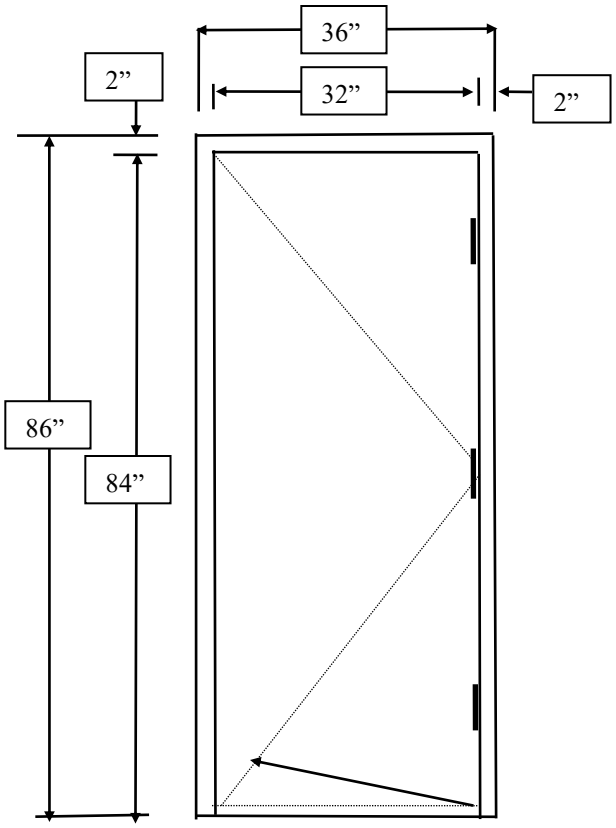
ELEV. “A”

RIVETT ARCHITECTURAL HARDWARE LTD.

PRESSED STEEL TRANSUM FRAME ELEVATIONS

JOB:

DOOR #: V.P OFFICE



ELEV. “A”

Rivett Architectural Hardware Ltd.
Door Listing
EASTDALE C.V.I - MAIN OFF. ALT - 265 Harmony Rd N, Oshawa

Schedule 200766
Date Jun 20/25

Door Number	Set Number
LAN/TECH	2
VP OFFICE	1

Rivett Architectural Hardware Ltd.
Hardware Schedule
EASTDALE C.V.I - MAIN OFF. ALT - 265 Harmony Rd N, Oshawa

Schedule **200766**
Date **Jun 20/25**

Set # **1**

1 SGLE. DR. # VP OFFICE GENERAL OFFICE TO NEW V.P OFFICE RH

1 -2'8" x 7'0" x 1-3/4" x PSF x WD DR

		Qty			
:	:	3	EA	HINGE	BB1279-114 X 101- 626
:	:	1	EA	OFFICE LOCK	L9050P X 03B X 626
:	:	1	EA	WALL STOP	232W X 626
:	:	1	EA	KICKPLATE	190S X 203 X 762 X 630

Set # **2**

1 SGLE. DR. # LAN/TECH EXISTING CORRIDOR TO NEW LAN/TECH OFFICE RH

1 -3'0" x 7'0" x 1-3/4" x PSF x WD DR x 45 MIN RATED

		Qty			
:	:	3	EA	HINGE	BB1279-114 X 101- 626
:	:	1	EA	OFFICE LOCK	L9050P X 03B X 626
:	:	1	EA	CLOSER	4040XP X 689
:	:	1	EA	WALL STOP	232W X 626
:	:	1	EA	KICKPLATE	190S X 203 X 863 X 630

RIVETT ARCHITECTURAL HARDWARE LTD.
WHITBY, ONT.
TEL-905-668-4455 FAX-905-668-4433

PART ___

Baillargeon
Doors
Inc.

ELEVATION FOR PRE-MACHINED DOOR

DR CONST. #	AF	45	SPECIES	PS. WHITE MAPLE	FACTORY FINISH	BC-00-25 CLEAR COAT	
DOOR EDGE	ME		GLAZING TYPE	"M" FOR FIRE RATED STEEL	PACKAGING - SHRINK WRAP	YES	
BEVEL-1/8" in 2"	BOTH EDGES		LOCK MANUFACTURER	SCHLAGE			
FUNCTION	SINGLE		LOCK FUNCTION #	L9050P X 03B X 626		**DOOR #**	**HAND**
		NOMINAL	WIDTH "	HEIGHT "	THICKNESS	LAN/TECH OFFICE	RH
		(IN INCHES)	36	84	1.75		
		CLEARANCE"	0.25	0.125	**EXACT WIDTH "**		
		UNDERCUT "	0.75		**35.750**		

DATE:

ORDER #

BILL #

TAG #

ELEV. #

RESERVED FOR MACH. DEPT.

C/C (1-2) _____ (2-3) _____

DOOR STOP L.H._____

C/L CYLINDER L.H._____

C/L D/L/ L.H._____

C/L MORTISE L.H._____

MACH. #

PLEASE FILL IN DETAILS AND SIGN

HAND OF DOOR

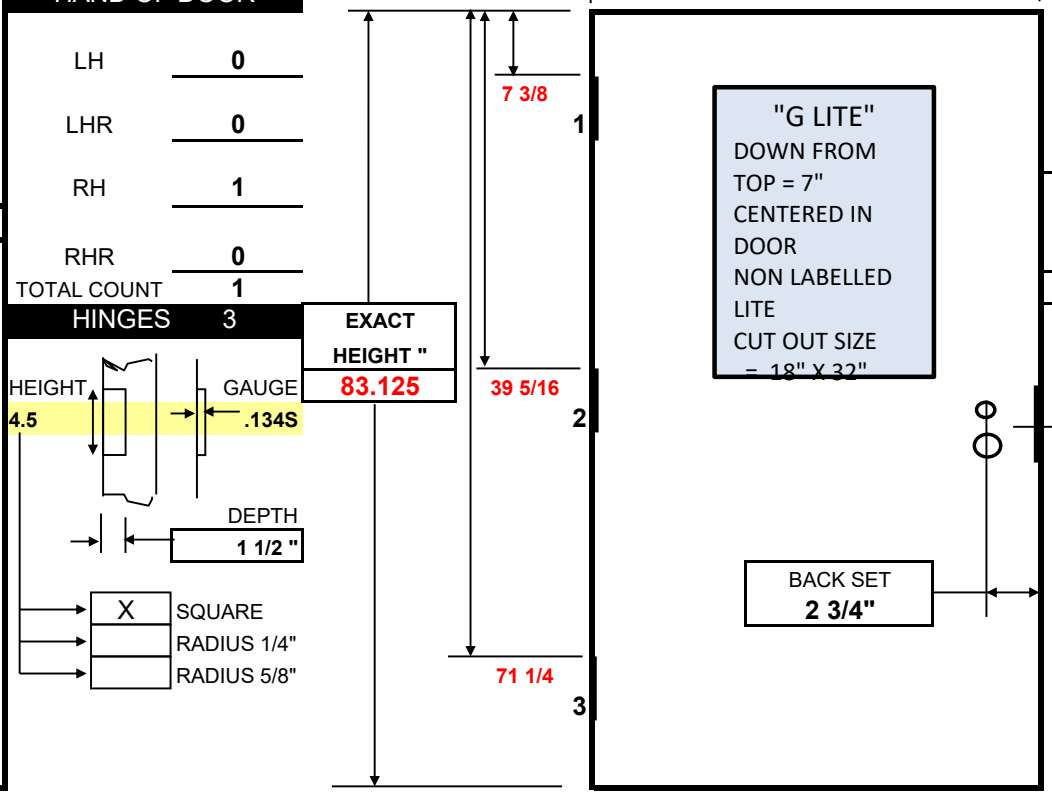
LH	0
LHR	0
RH	1
RHR	0
TOTAL COUNT	1

HINGES 3

HEIGHT 4.5 | GAUGE .134S

DEPTH 1 1/2 "

X	SQUARE
	RADIUS 1/4"
	RADIUS 5/8"



LEEDS CERTIFICATION	
FSC	NO
UFF	NO
AGRIFIBER CORE	NO

FACEPLATE

	DRIVE-IN 1"	SAME
	1" X 1-1/4"	FOR
	1-1/8" X 2-1/4"	D/LOCKS
X	1-1/4" X 8"	
	OTHER → SEE NOTES	

NOTES:

PART # _____

RIVETT ARCHITECTURAL HARDWARE LTD.
WHITBY, ONT.
TEL-905-668-4455 FAX-905-668-4433

PART ___

Baillargeon
Doors
Inc.

ELEVATION FOR PRE-MACHINED DOOR

DR CONST. #	SC	8500	SPECIES	PS. WHITE MAPLE	FACTORY FINISH	BC-00-25 CLEAR COAT	
DOOR EDGE	ME		GLAZING TYPE	"M" FOR FIRE RATED STEEL	PACKAGING - SHRINK WRAP	YES	
BEVEL-1/8" in 2"	BOTH EDGES		LOCK MANUFACTURER	SCHLAGE			
FUNCTION	SINGLE		LOCK FUNCTION #	L9050P X 03B X 626		DOOR #	HAND
		NOMINAL	WIDTH "	HEIGHT "	THICKNESS	V.P OFFICE	RH
		(IN INCHES)	32	84	1.75		
		CLEARANCE"	0.25	0.125	EXACT WIDTH "		
		UNDERCUT "	0.75		31.750		

DATE:

ORDER #

BILL #

TAG #

ELEV. #

RESERVED FOR MACH. DEPT.

C/C (1-2) _____ (2-3) _____

DOOR STOP L.H._____

C/L CYLINDER L.H._____

C/L D/L/ L.H._____

C/L MORTISE L.H._____

MACH. #

PLEASE FILL IN DETAILS AND SIGN

HAND OF DOOR

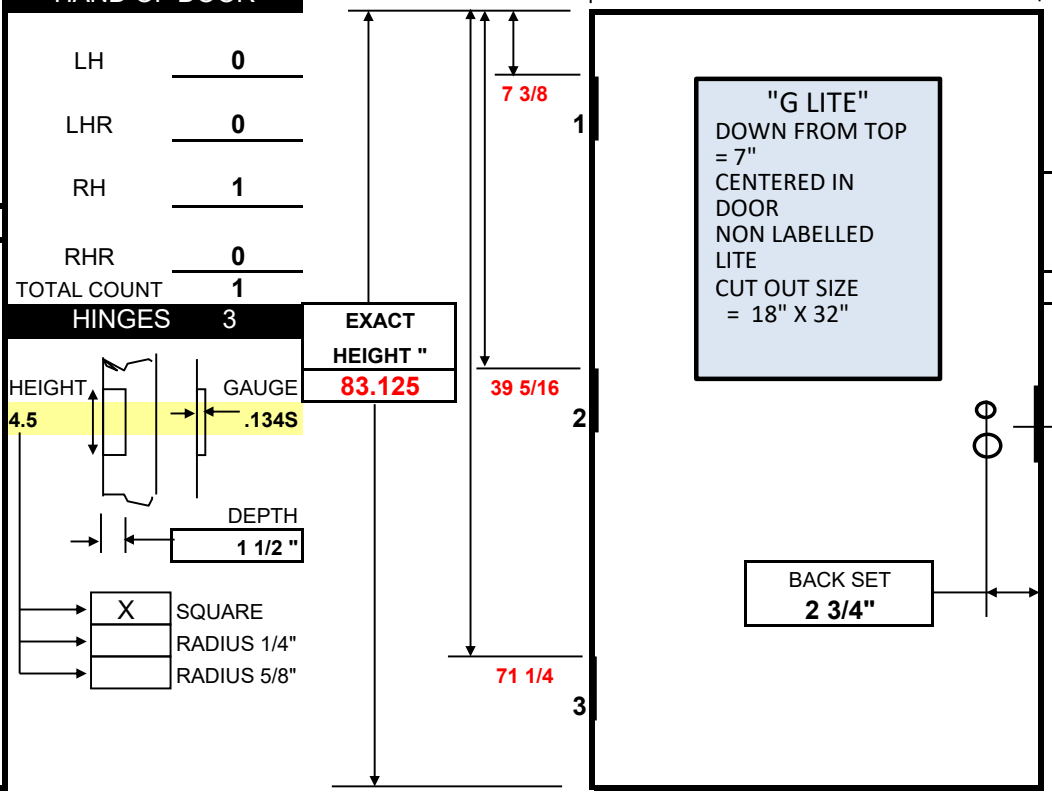
LH	0
LHR	0
RH	1
RHR	0
TOTAL COUNT	1

HINGES 3

HEIGHT 4.5 | GAUGE .134S

DEPTH 1 1/2 "

X	SQUARE
	RADIUS 1/4"
	RADIUS 5/8"



LEEDS CERTIFICATION	
FSC	NO
UFF	NO
AGRIFIBER CORE	NO

FACEPLATE

	DRIVE-IN 1"	SAME
	1" X 1-1/4"	FOR
	1-1/8" X 2-1/4"	D/LOCKS
X	1-1/4" X 8"	
	OTHER → SEE NOTES	

NOTES:

PART # _____