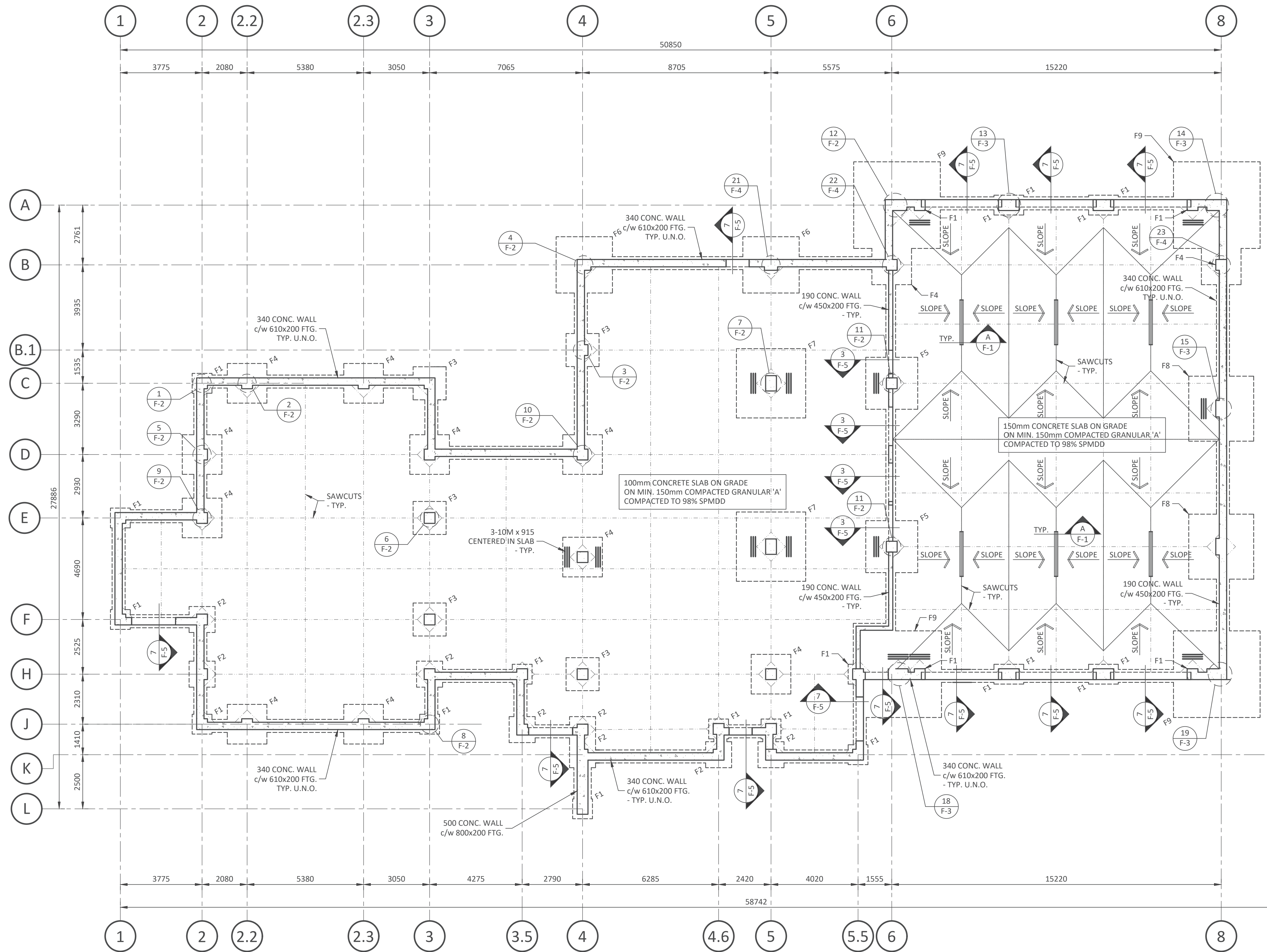
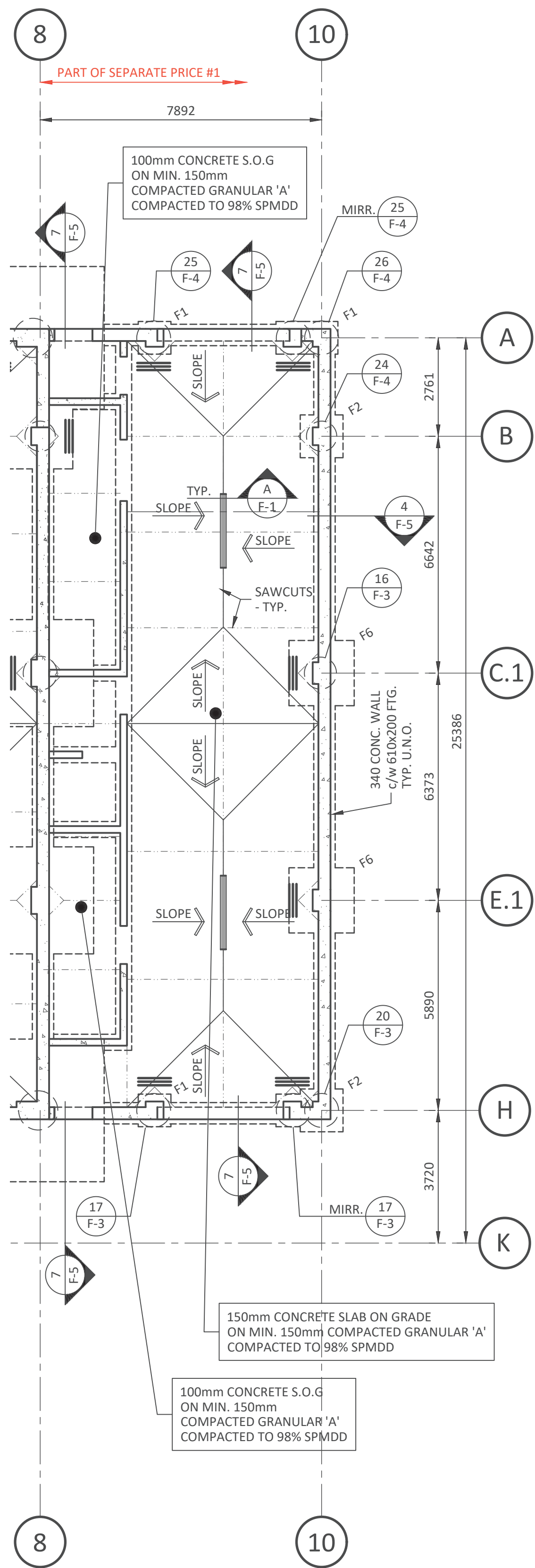




1
F-1

BASE PRICE FOUNDATION PLAN
1:100

FOUNDATION SCHEDULE						
MARK	PIER / PEDESTAL			FOOTING		REMARKS
	SIZE	VERT. REINF.	TIES	SIZE	REINFORCING	
F1	500x500	8-15M	10M @ 250 o.c.	915x915x300	6-10M E.W. T&B	MIN. 900 B.F.G.
F2	500x500	8-15M	10M @ 250 o.c.	1200x1200x300	8-10M E.W. T&B	MIN. 1200 B.F.G.
F3	500x500	8-15M	10M @ 250 o.c.	1525x1525x300	6-15M E.W. T&B	MIN. 1200 B.F.G.
F4	500x500	8-15M	10M @ 250 o.c.	1830x1830x300	8-15M E.W. T&B	MIN. 1200 B.F.G.
F5	500x500	8-15M	10M @ 250 o.c.	2400x2400x300	9-15M E.W. T&B	
F6	500x610	12-20M	10M @ 200 o.c.	2600x2600x300	10-15M E.W. T&B	
F7	500x710	12-20M	10M @ 200 o.c.	3200x3200x300	16-15M E.W. T&B	
F8	500x760	14-20M	10M @ 200 o.c.	3000x3000x300	20-15M E.W. T&B	
F9	500x915	16-20M	10M @ 200 o.c.	4000x4000x300	26-15M E.W. T&B	



2
F-1

SEPARATE PRICE #1 FOUNDATION PLAN
1:100

PART OF SEPARATE PRICE #1.



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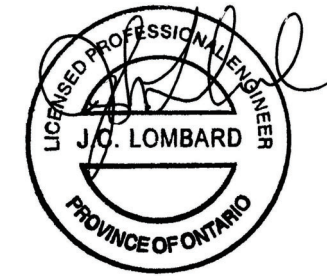
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2	01/15/26	Issued For 90% Submission	JCL
1	08/22/25	Issued For 30% Submission	JCL

PROJECT:
Loyalist Ambulance

Block 10, Loyalist Township Business Park
CLIENT:
Colbourne & Kembel Architects Ltd.

DRAWING TITLE:
Foundation Plan Base Price & Foundation Plan Separate Price #1

DESIGNED BY: J.C.L. PROJECT NO.: 2025-009
DRAWN BY: K.S.A. SCALE: AS SHOWN
DWG. NO.: F-1



06/29/2026





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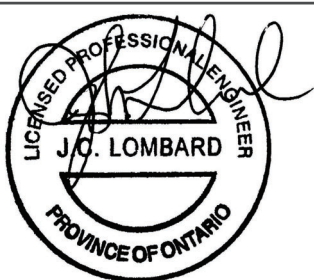
Loyalist Ambulance

Block 10, Loyalist Township Business Park
CLIENT: Colbourne & Kembel Architects Ltd.

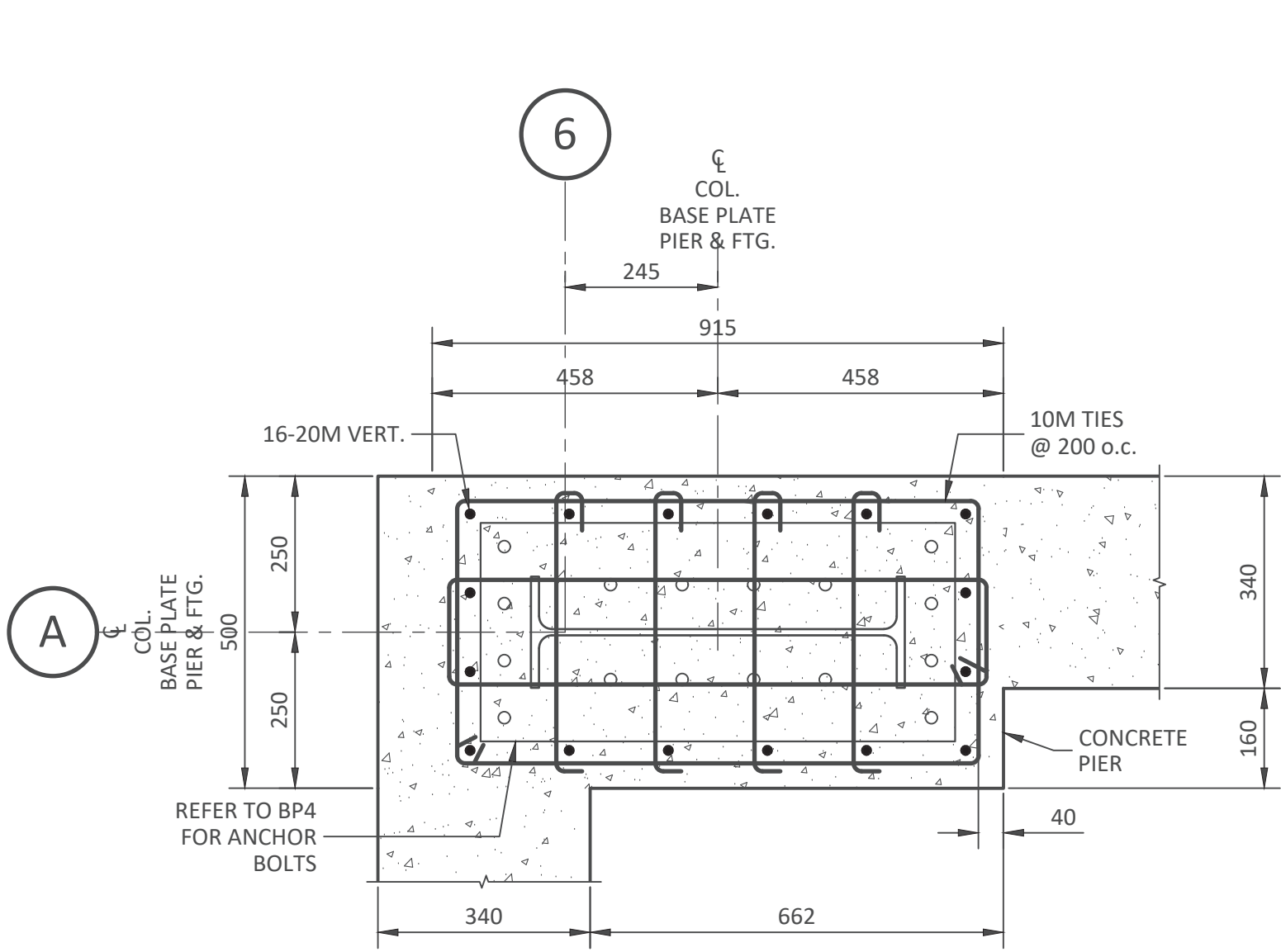
DRAWING TITLE: Pier Reinforcing Details

DESIGNED BY: J.C.L. PROJECT NO.: 2023-048
DRAWN BY: K.S.A. SCALE: AS SHOWN

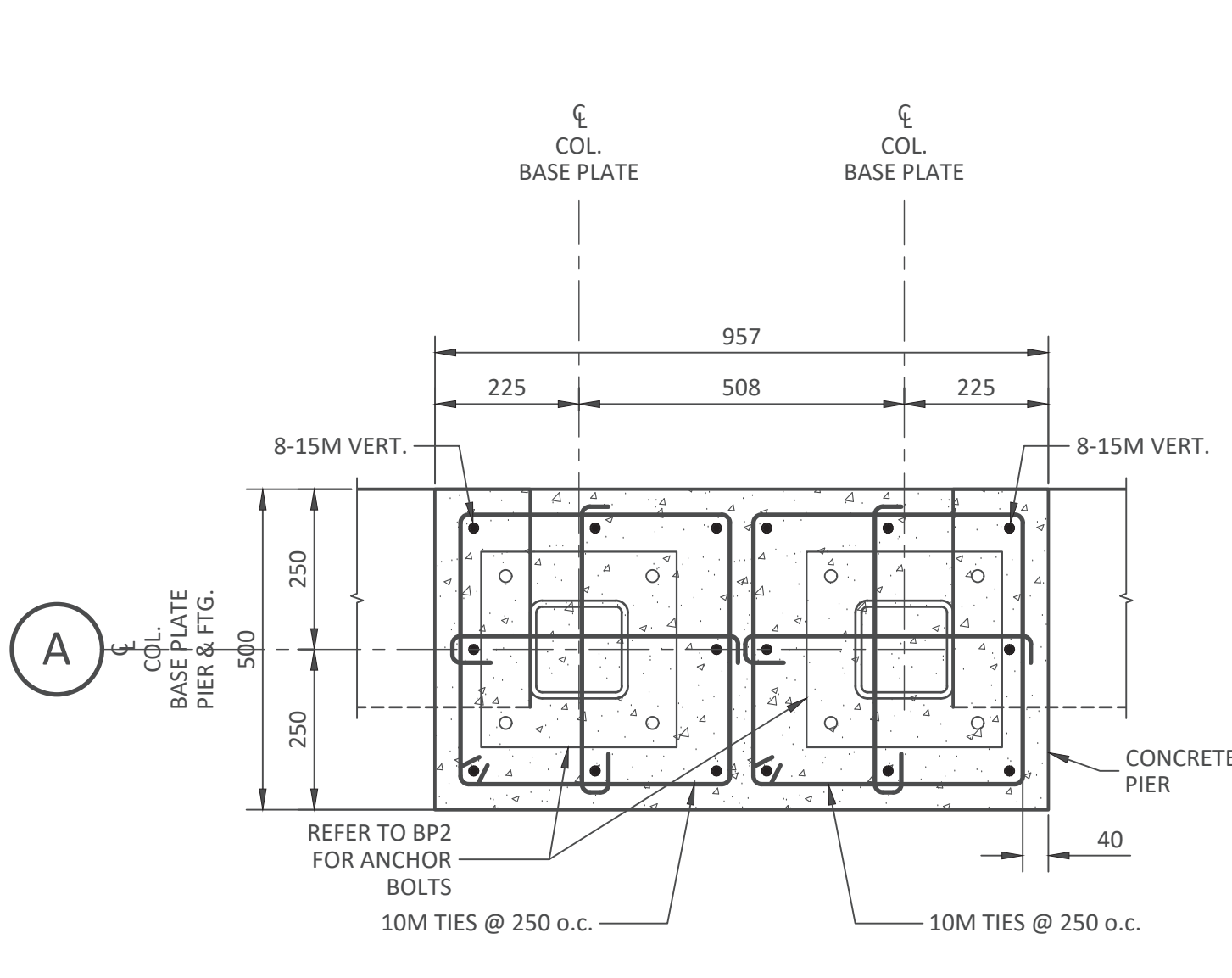
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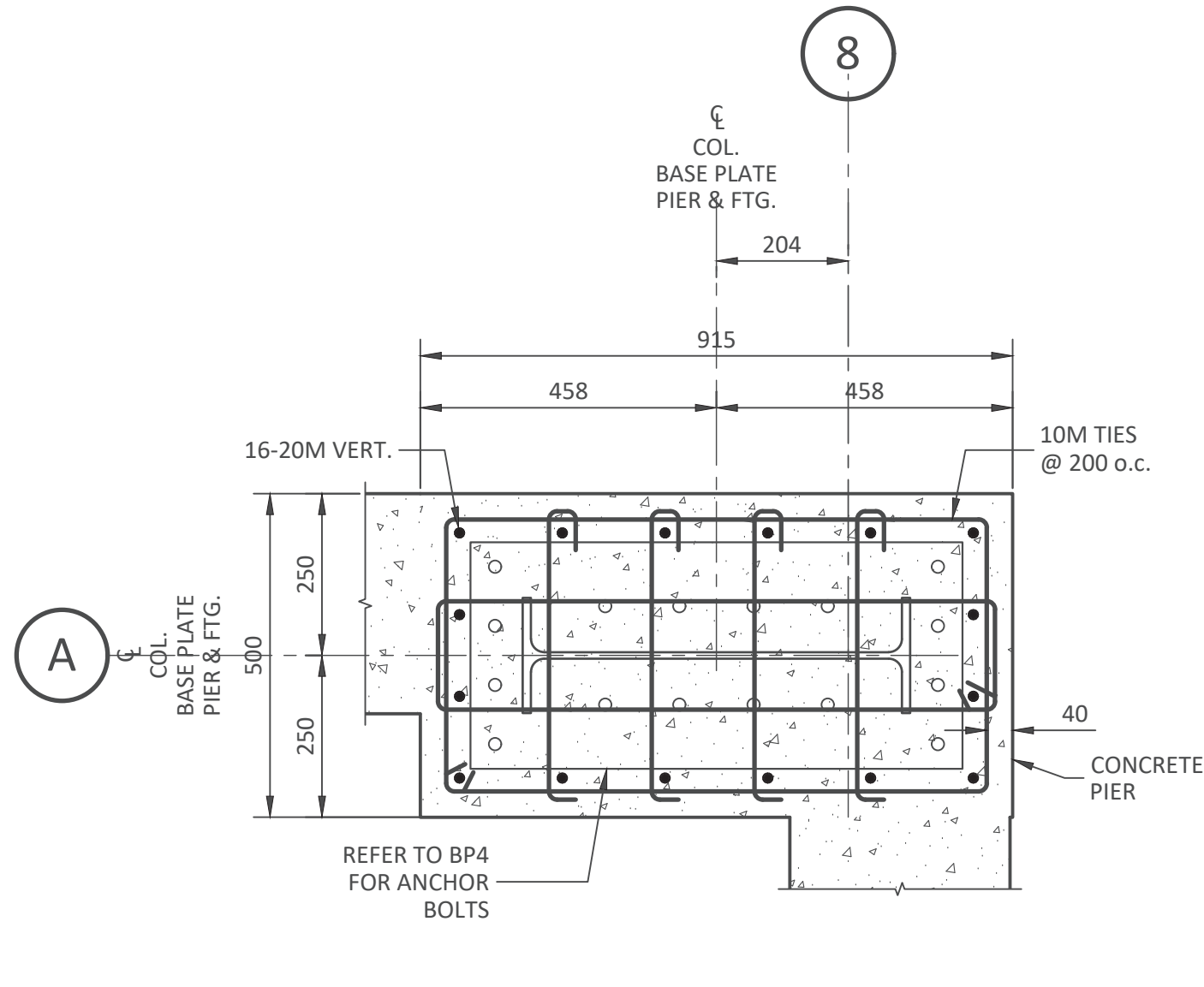
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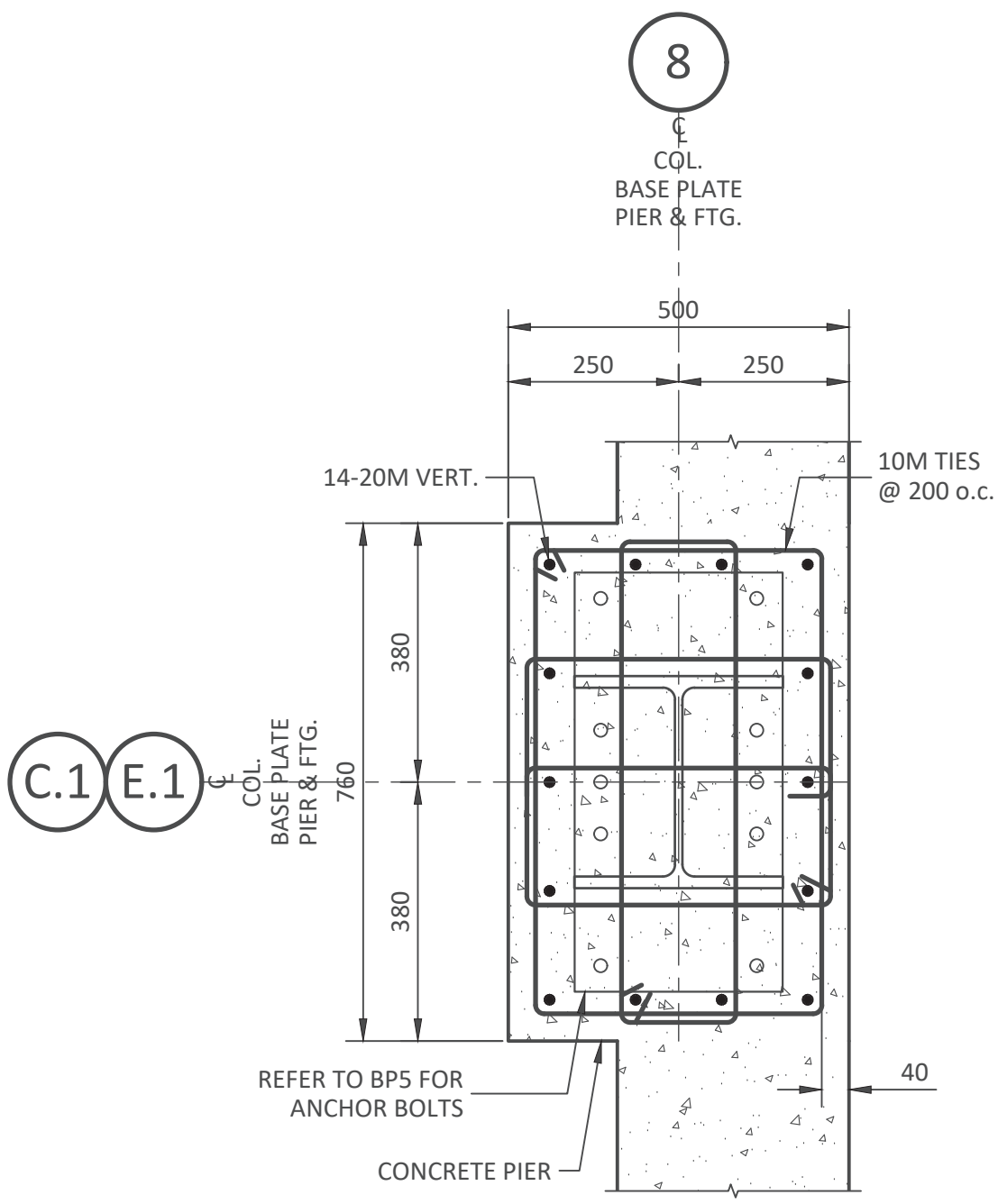
12 PIER REINFORCING DETAIL
F-3 1:10



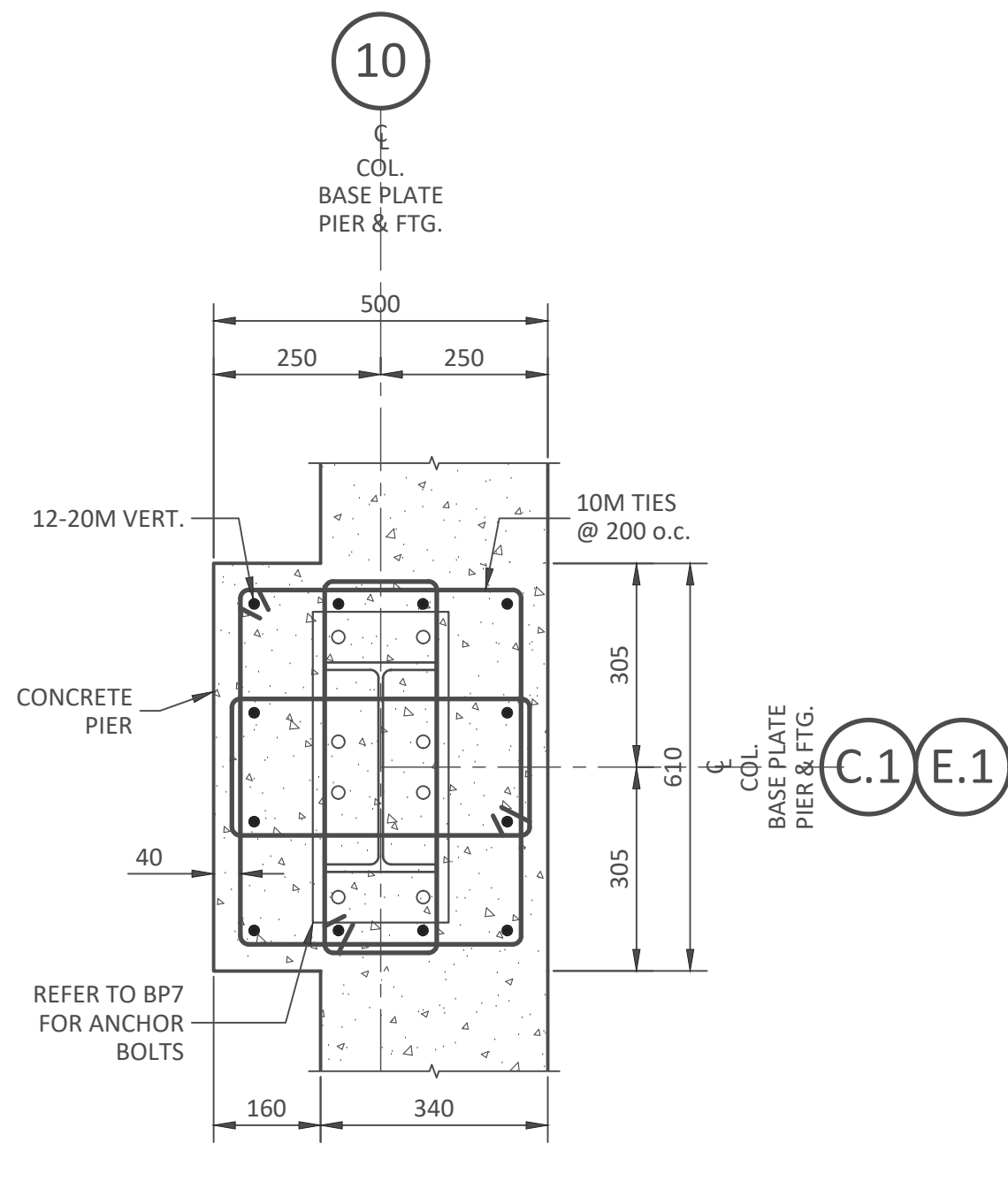
13 PIER REINFORCING DETAIL
F-3 1:10



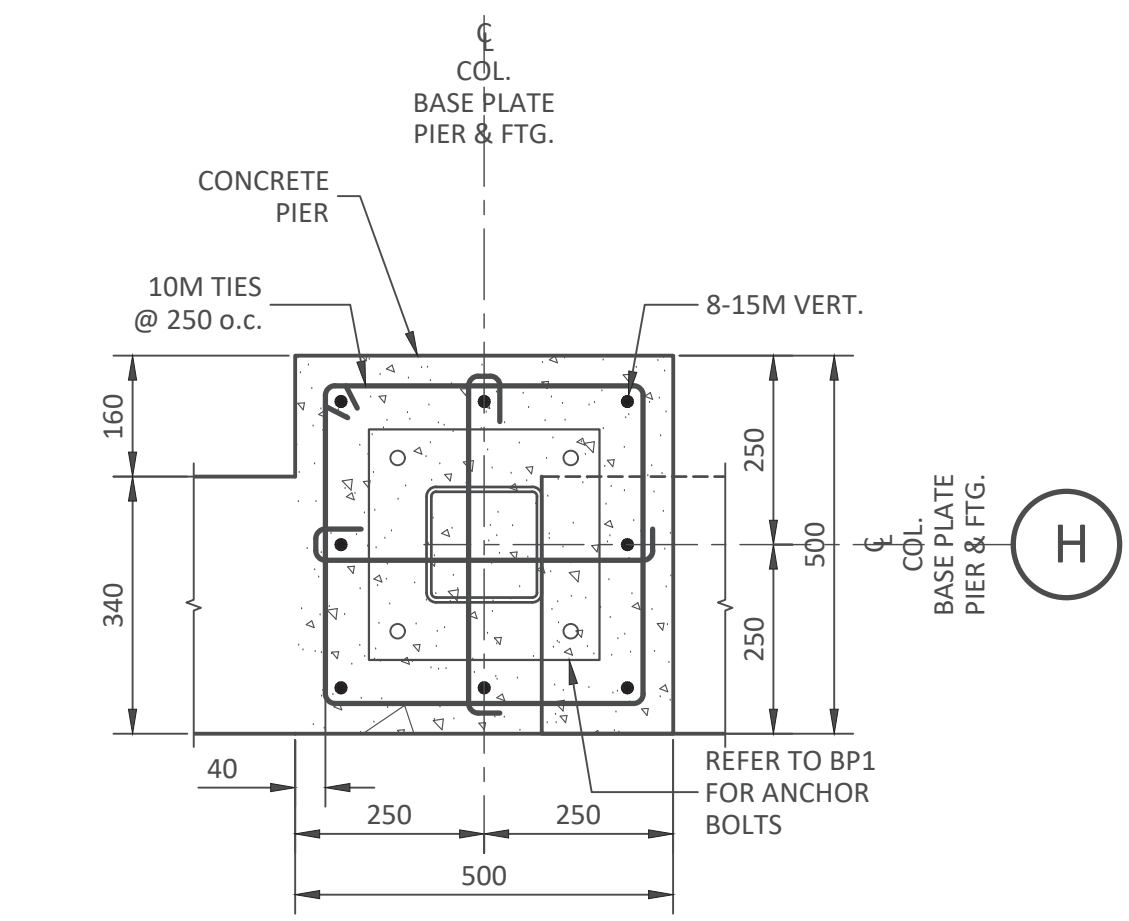
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F-3 1:10



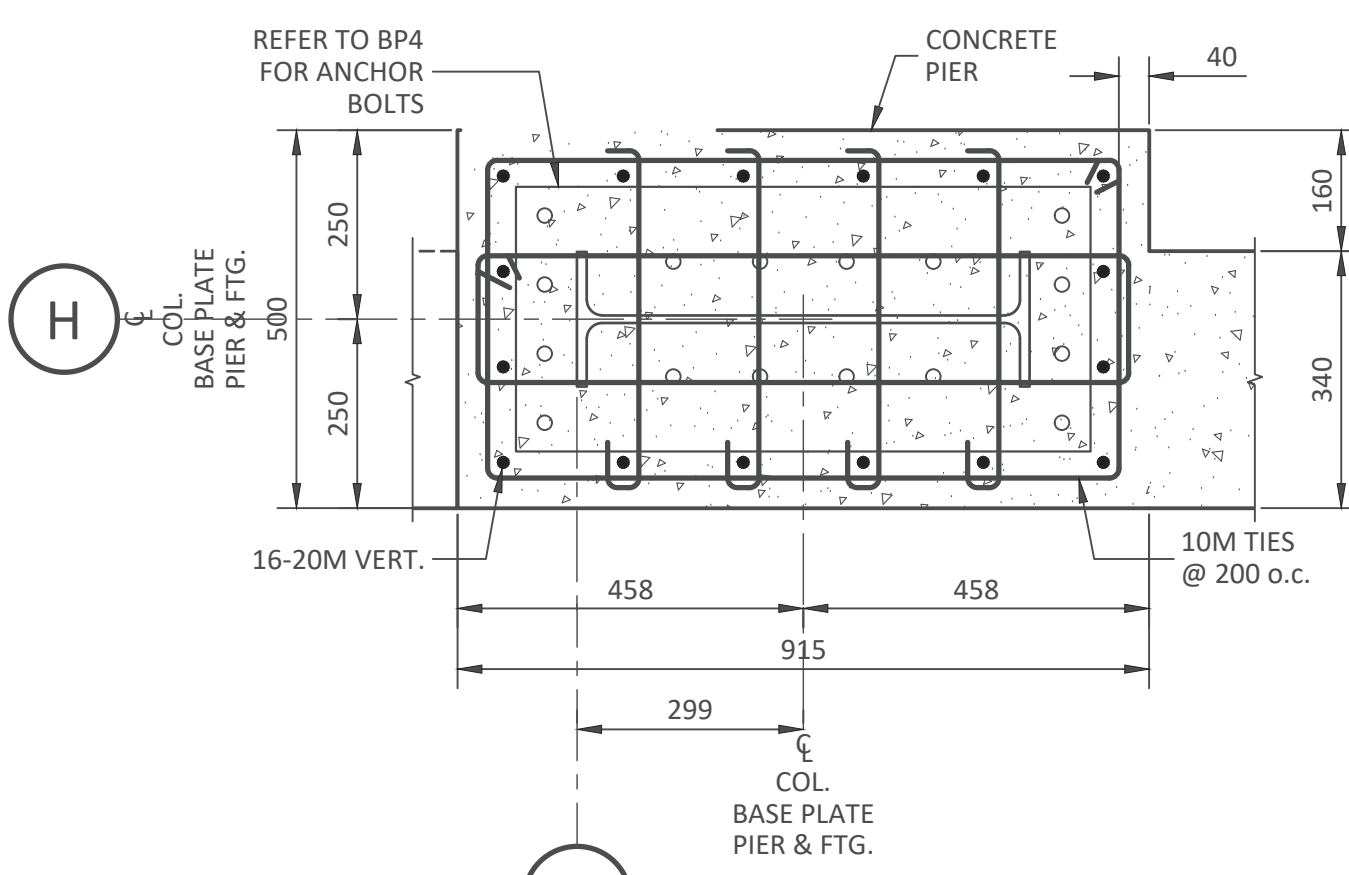
15 PIER REINFORCING DETAIL
F-3 1:10



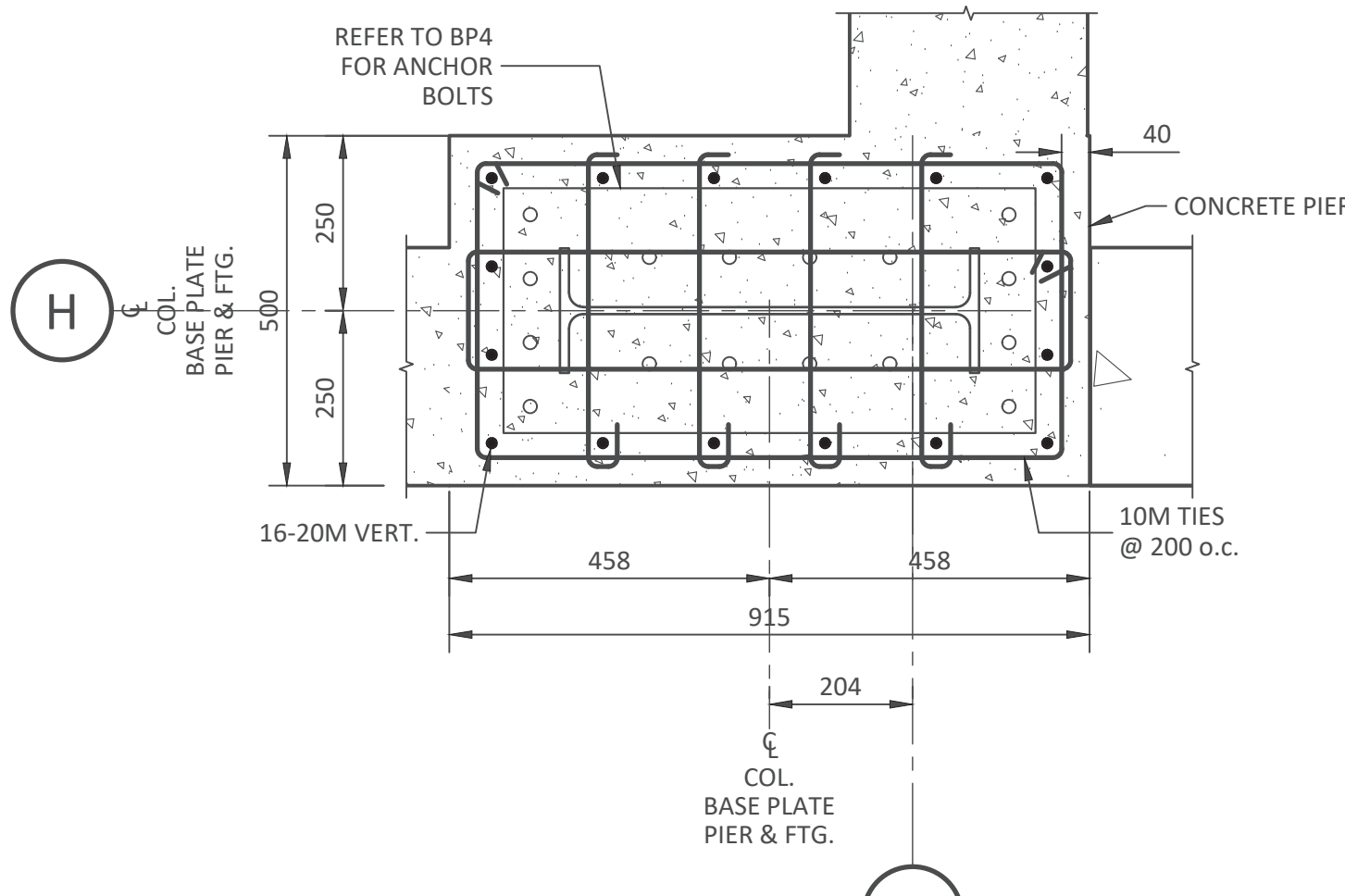
16 PIER REINFORCING DETAIL
F-3 1:10 PART OF SEPARATE PRICE #1.



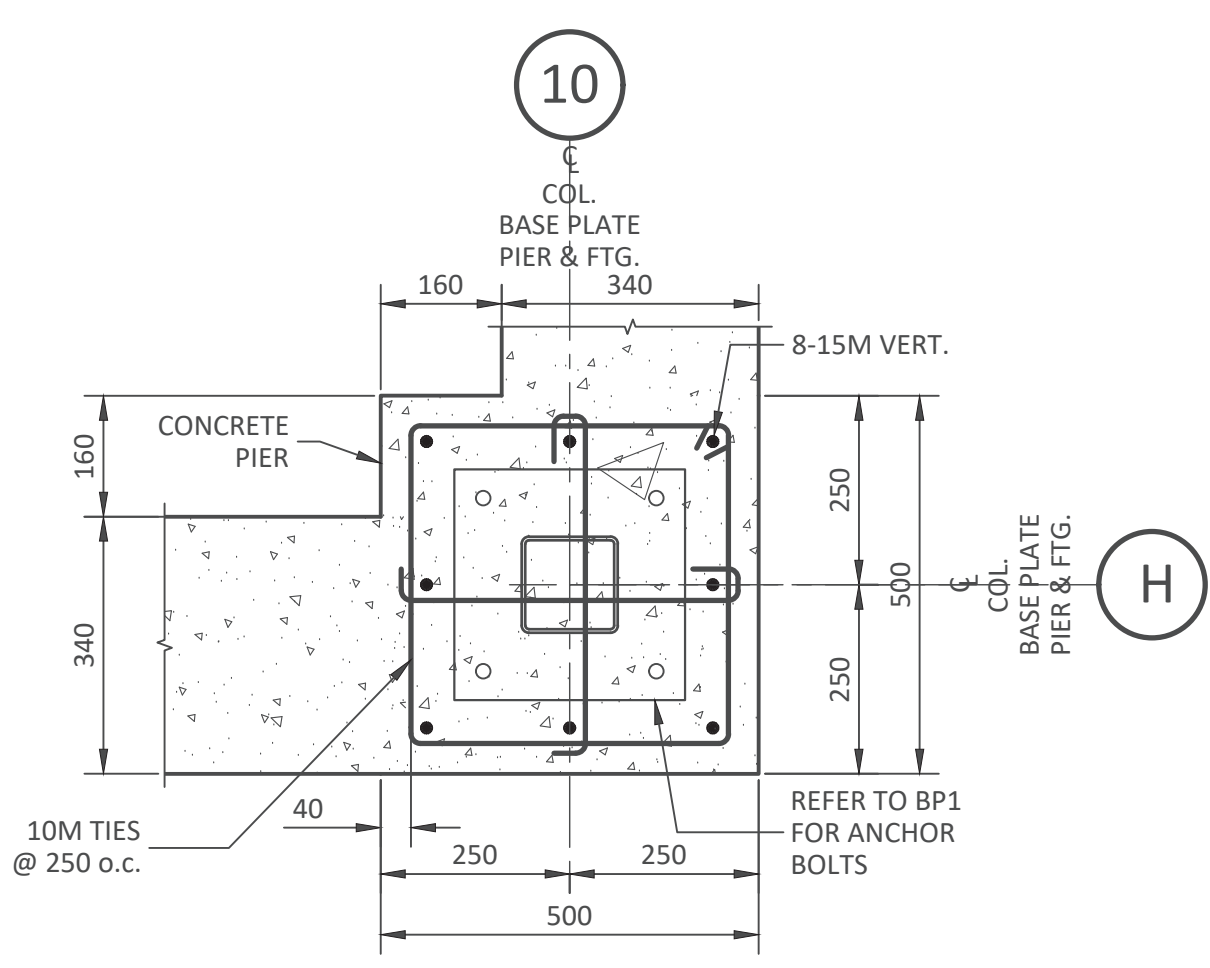
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F-3 1:10 PART OF SEPARATE PRICE #1.



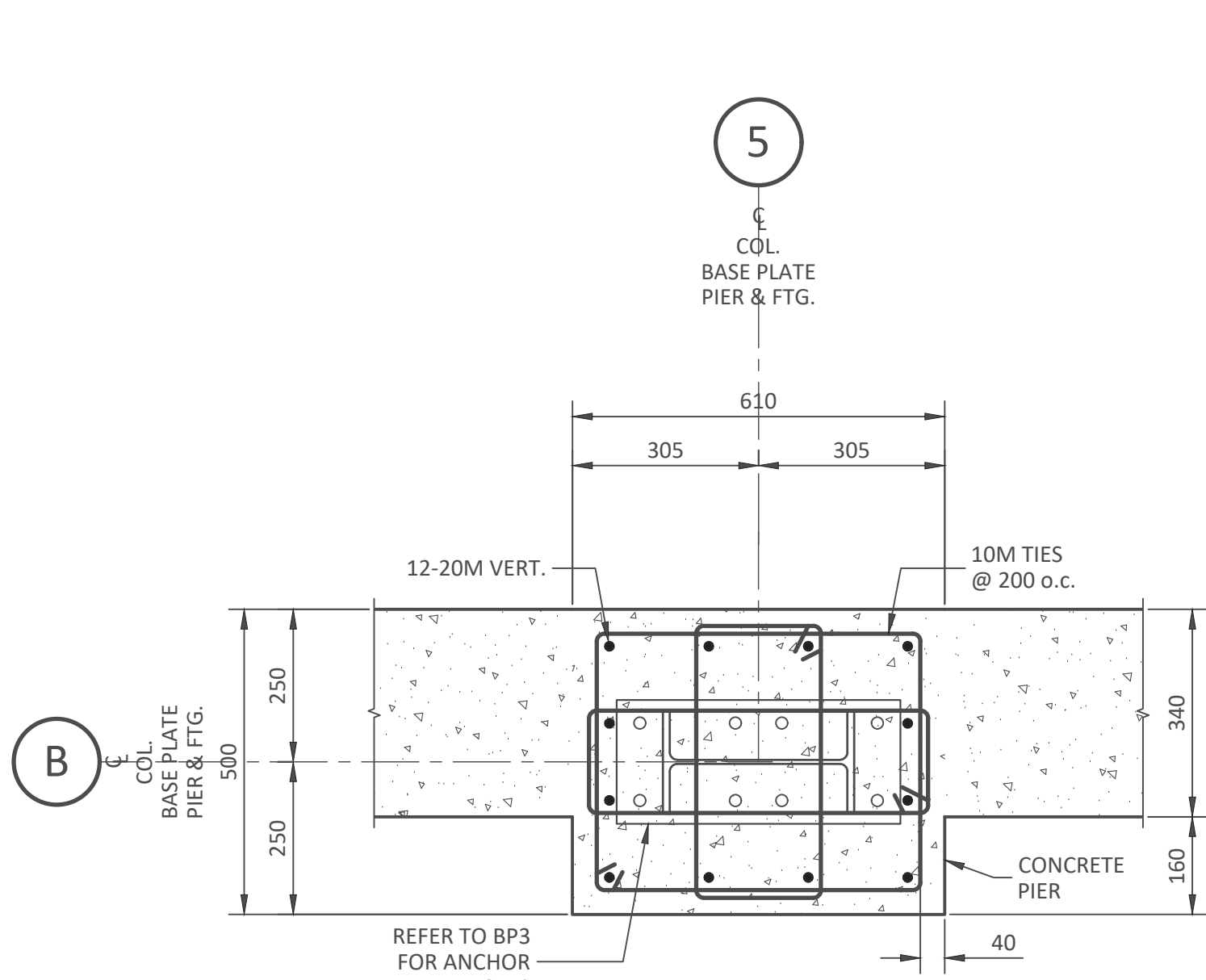
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F-3 1:10



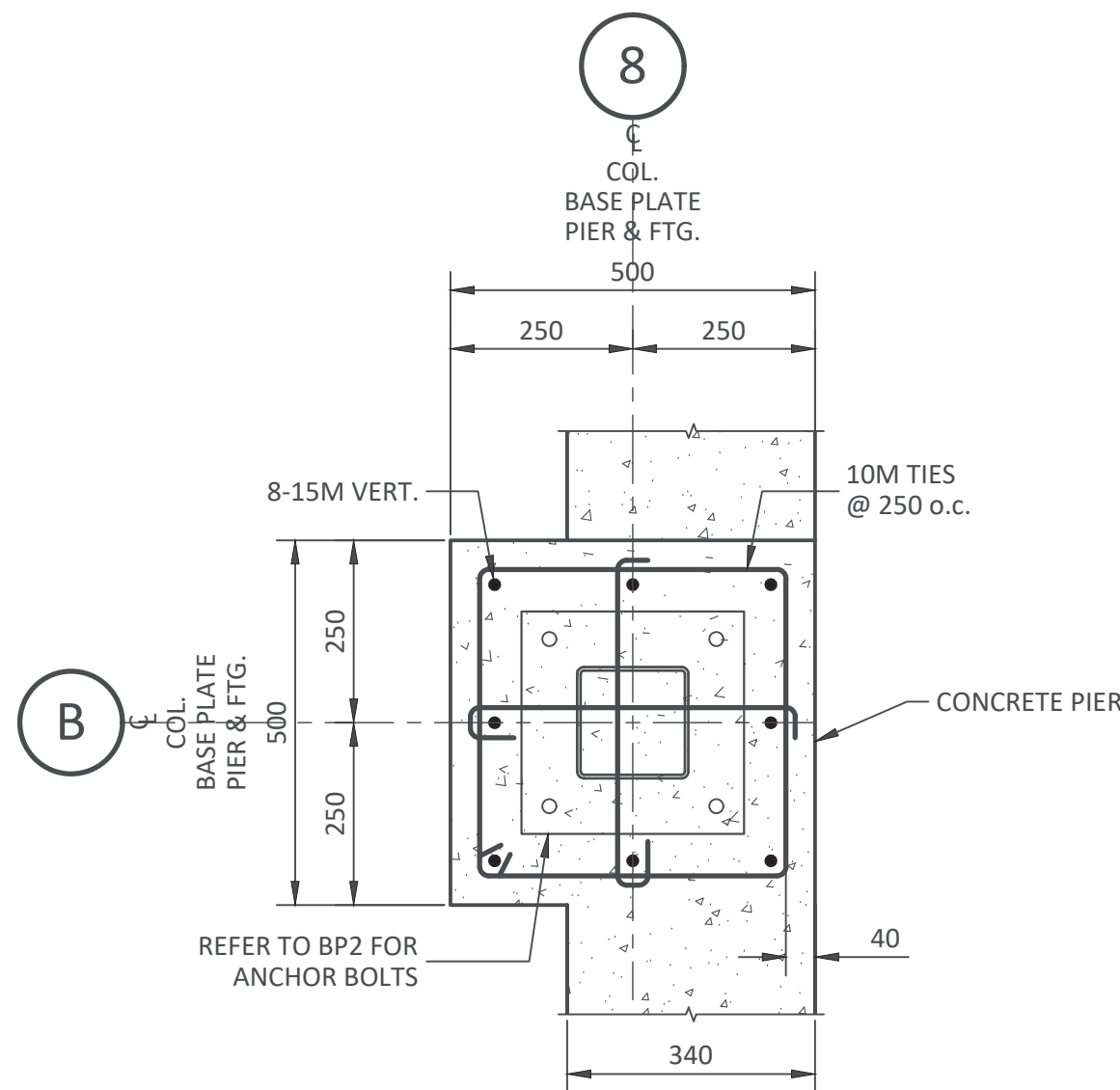
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F-3 1:10



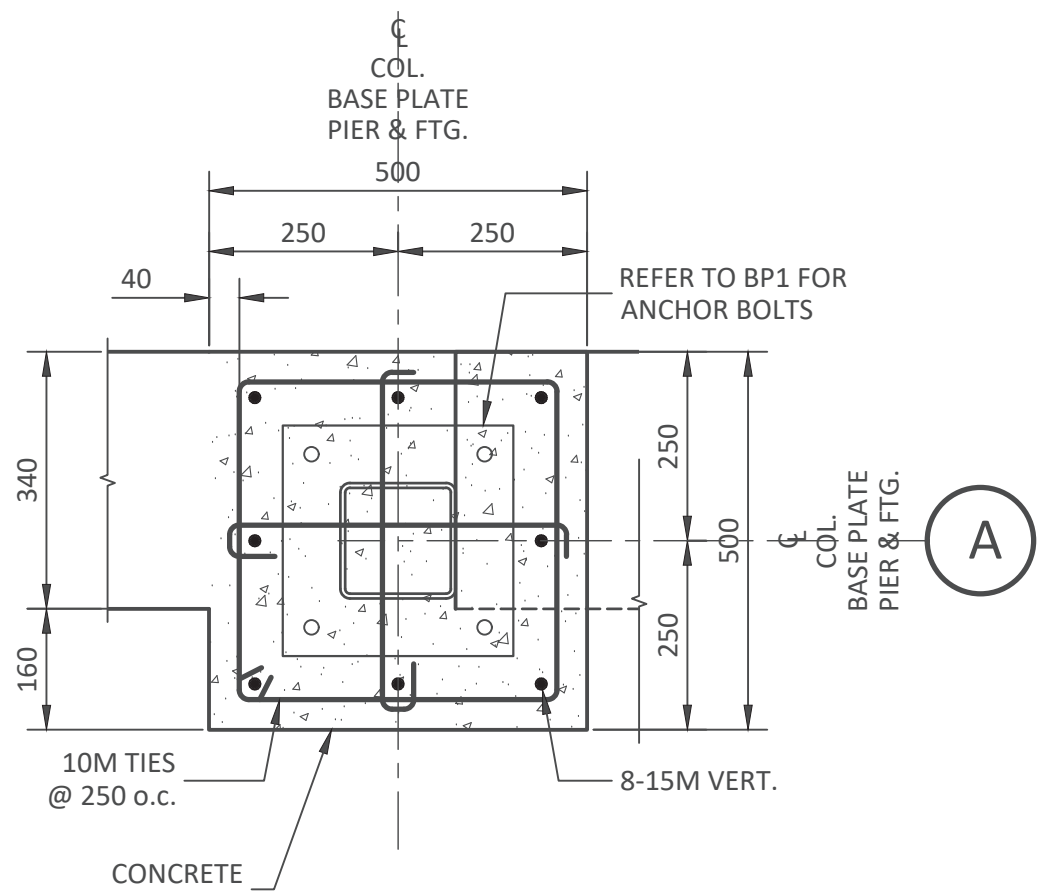
20 PIER REINFORCING DETAIL
F-3 1:10 PART OF SEPARATE PRICE #1.



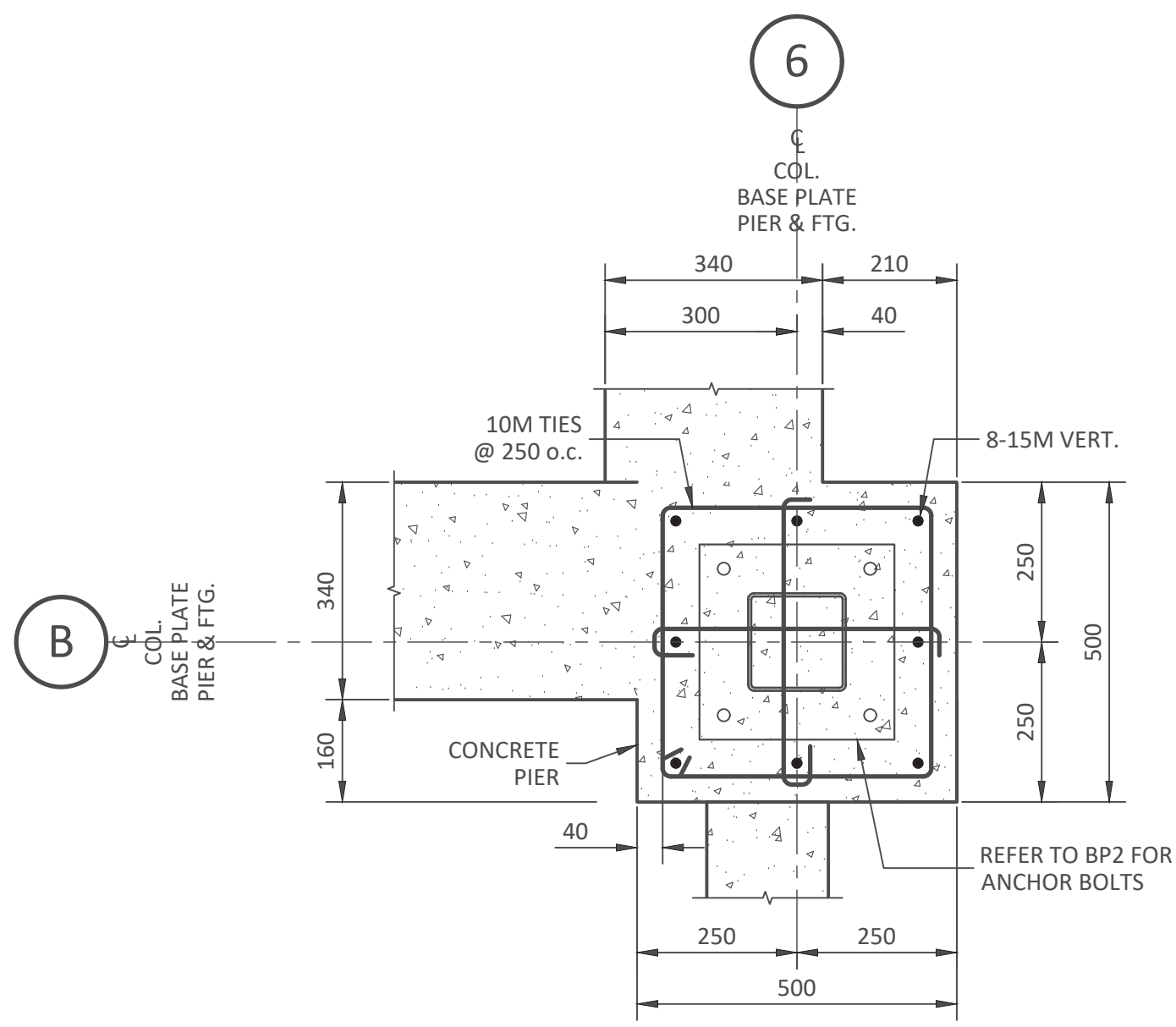
21 PIER REINFORCING DETAIL
F-4 1:10



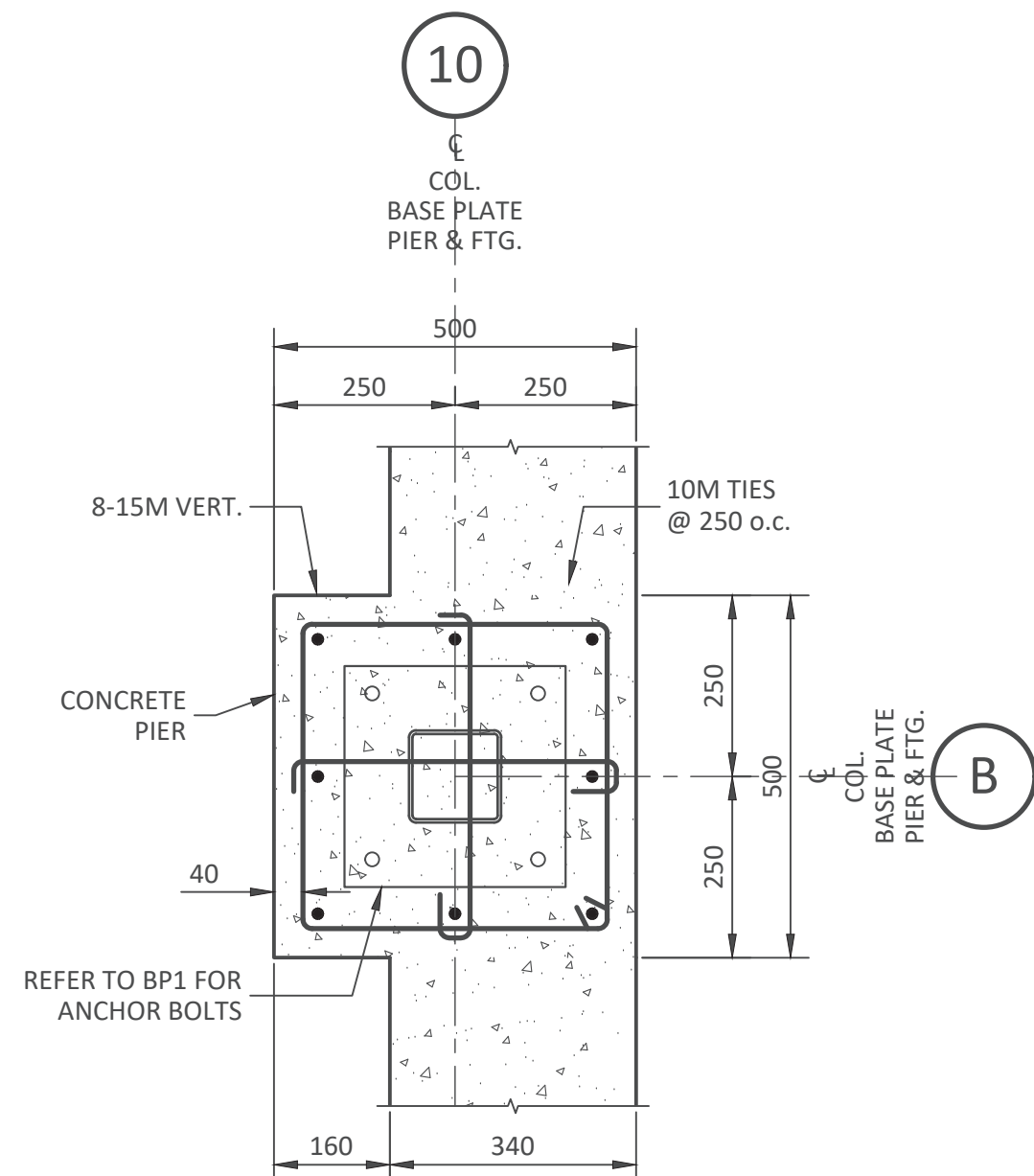
23 PIER REINFORCING DETAIL
F-4 1:10



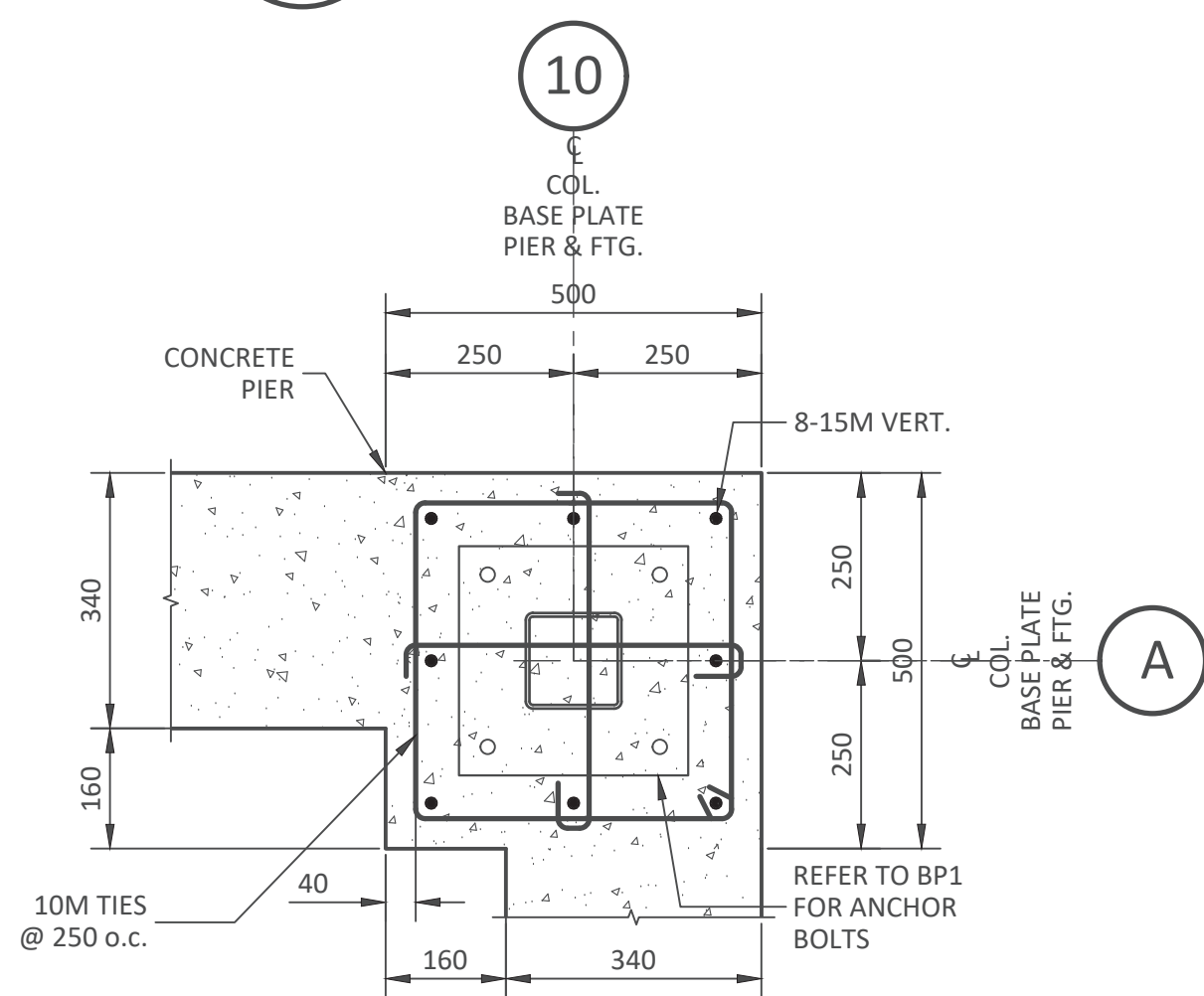
25 PIER REINFORCING DETAIL
F-4 1:10
PART OF SEPARATE PRICE #1.



22 PIER REINFORCING DETAIL
F-4 1:10



24 PIER REINFORCING DETAIL
F-4 1:10
PART OF SEPARATE PRICE #1.



26 PIER REINFORCING DETAIL
F-4 1:10
PART OF SEPARATE PRICE #1.

ANCHOR BOLT & BASE PLATE SCHEDULE	
BP1	
BP2	
BP3	
BP4	
BP5	
BP6	
BP7	



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PROJECT: Loyalist Ambulance

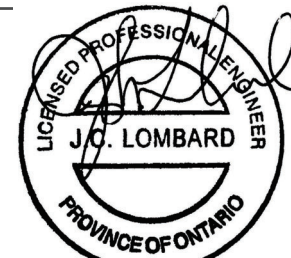
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CLIENT: Colbourne & Kembel Architects Ltd.

DRAWING TITLE: Pier Reinforcing Details

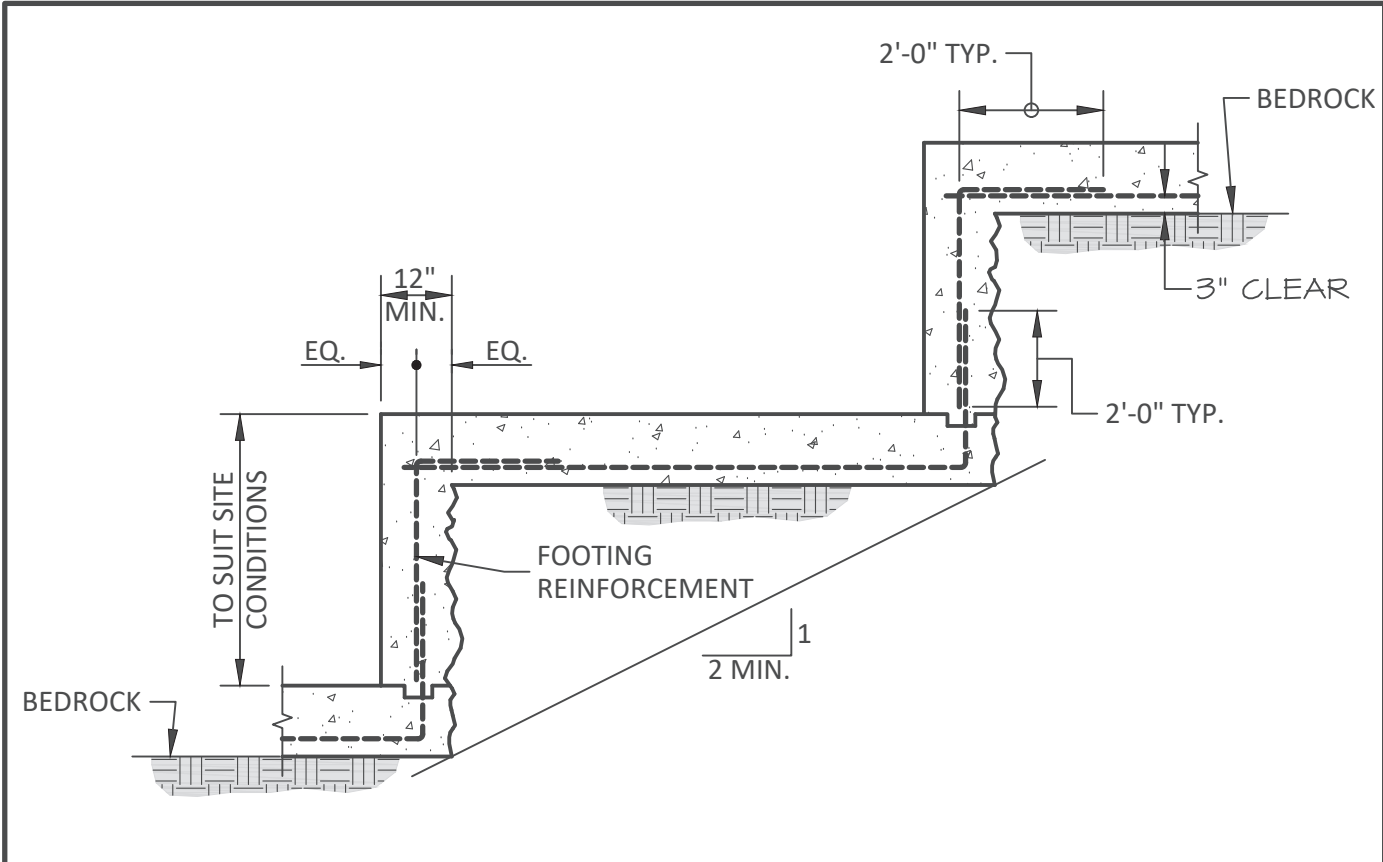
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DRAWN BY: K.S.A. SCALE: AS SHOWN

DWG. NO.:

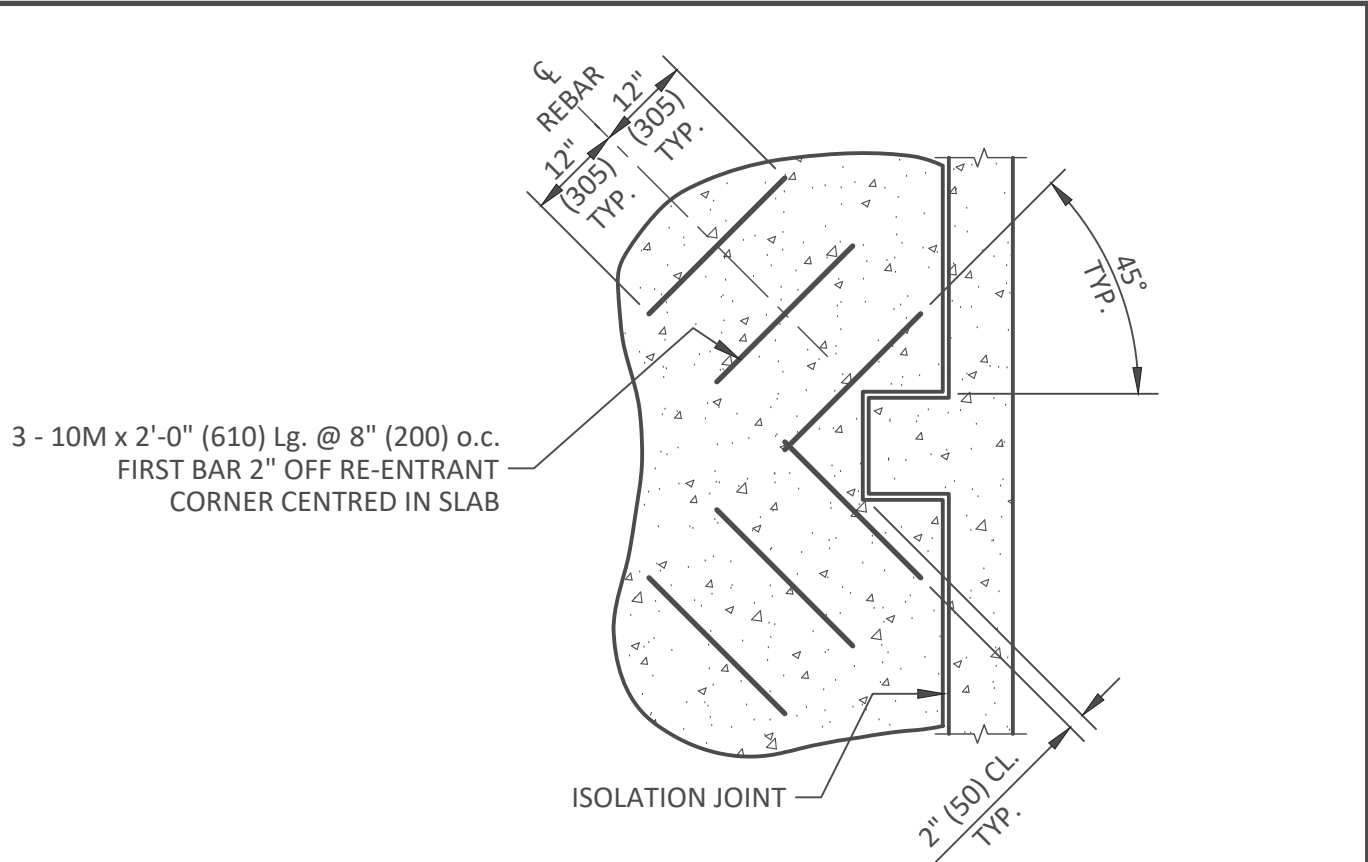
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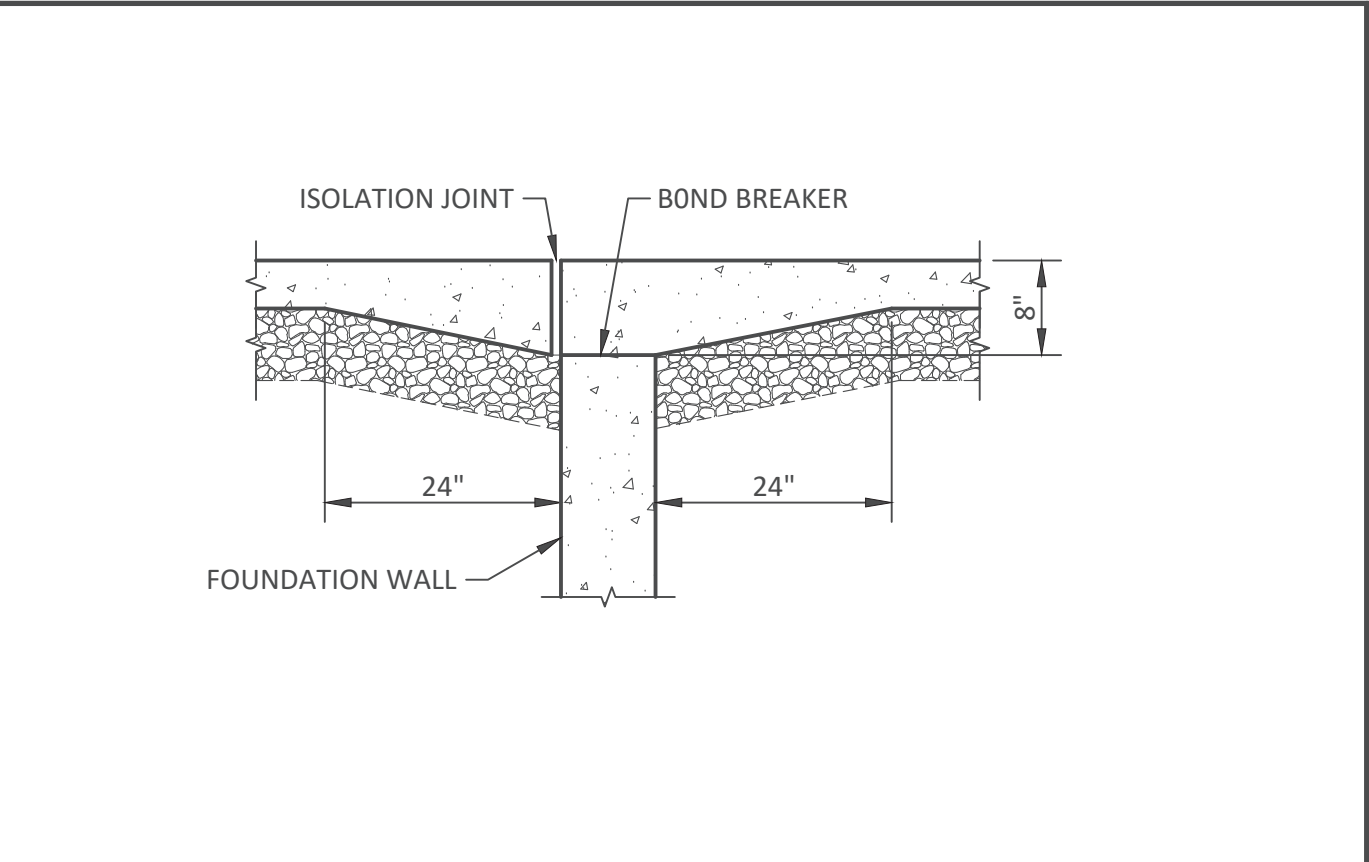
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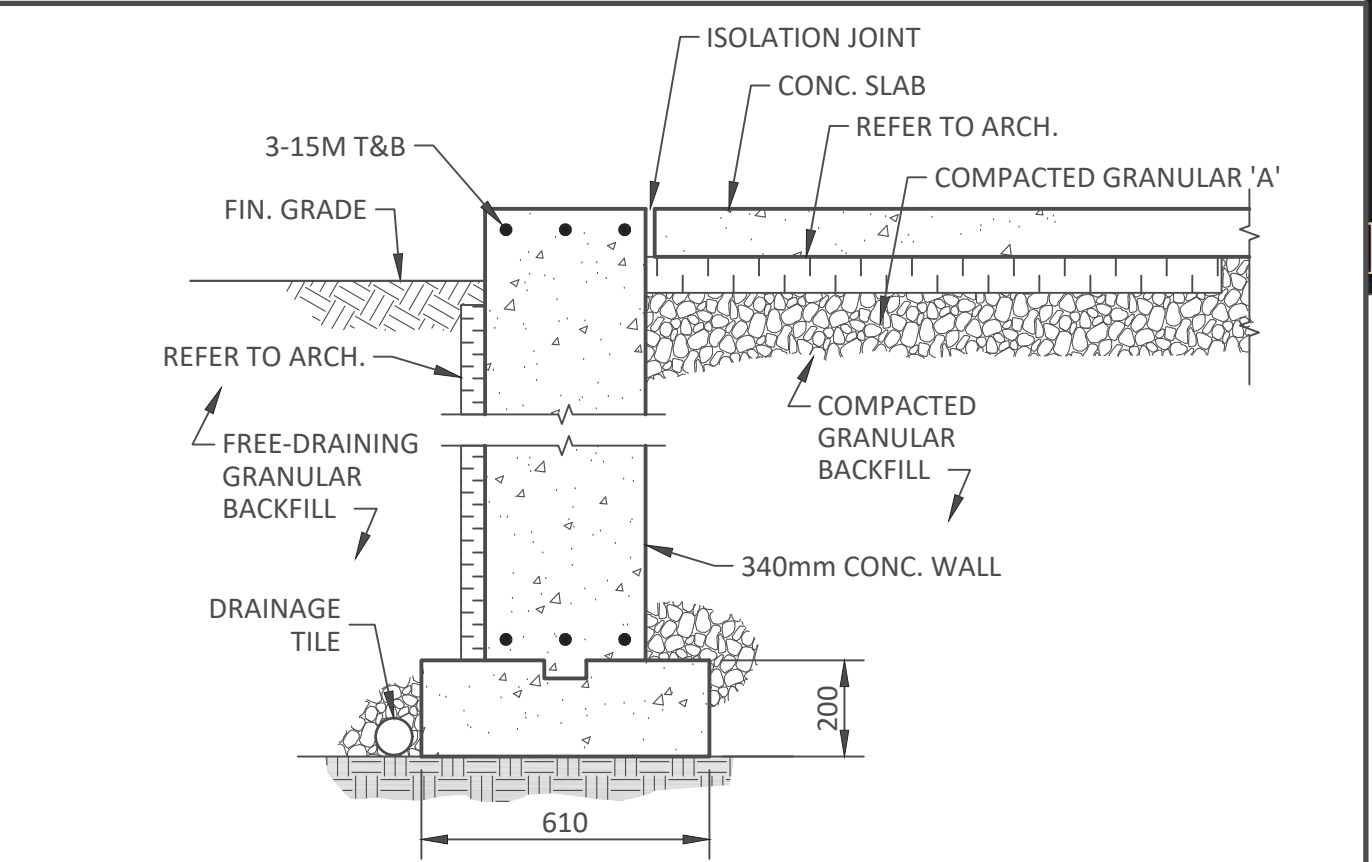
1 F-5 STEPPING OF WALL FOOTING ON BEDROCK



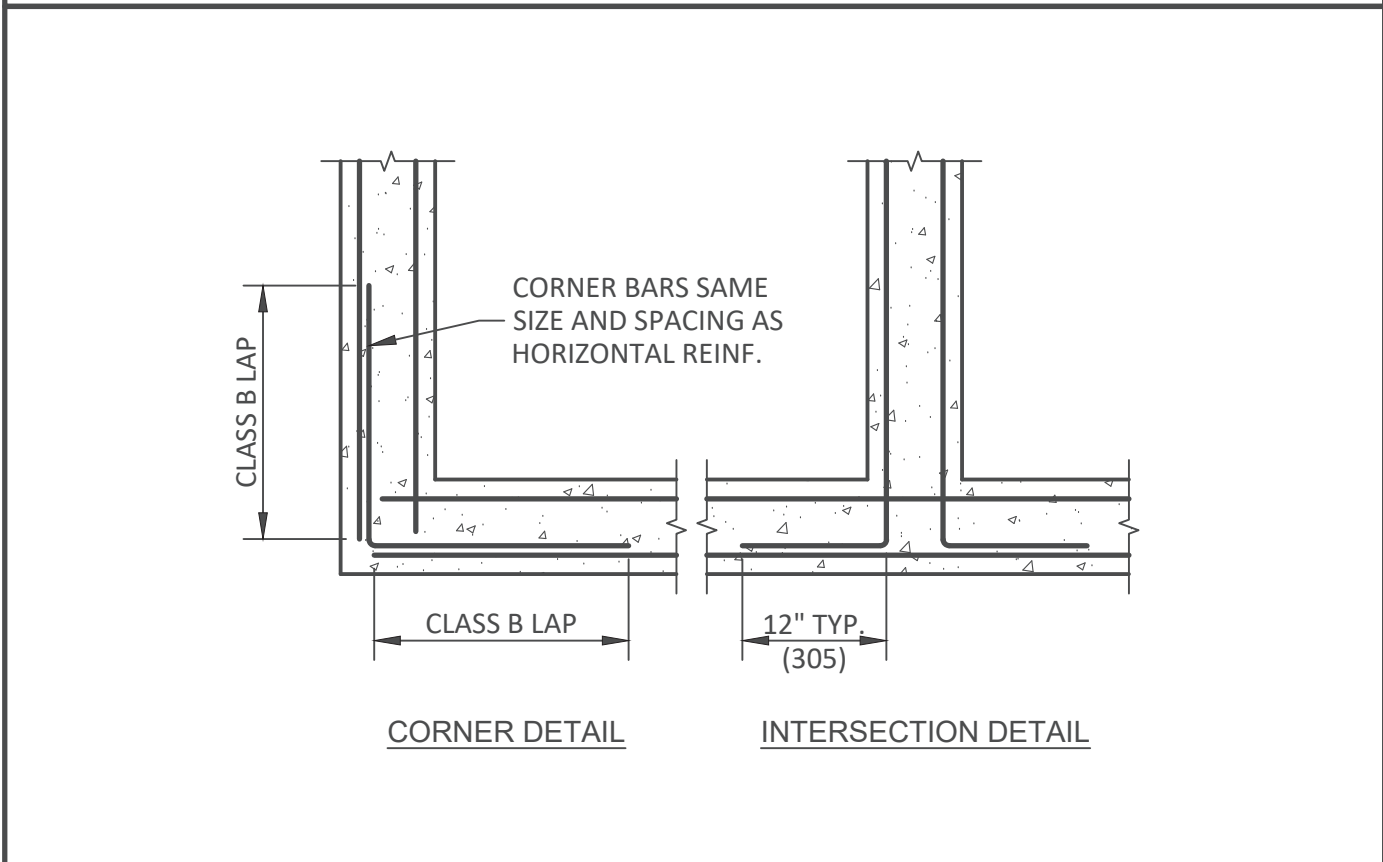
2 F-5 SLAB ON GRADE REINFORCING AT RE-ENTRANT CORNERS



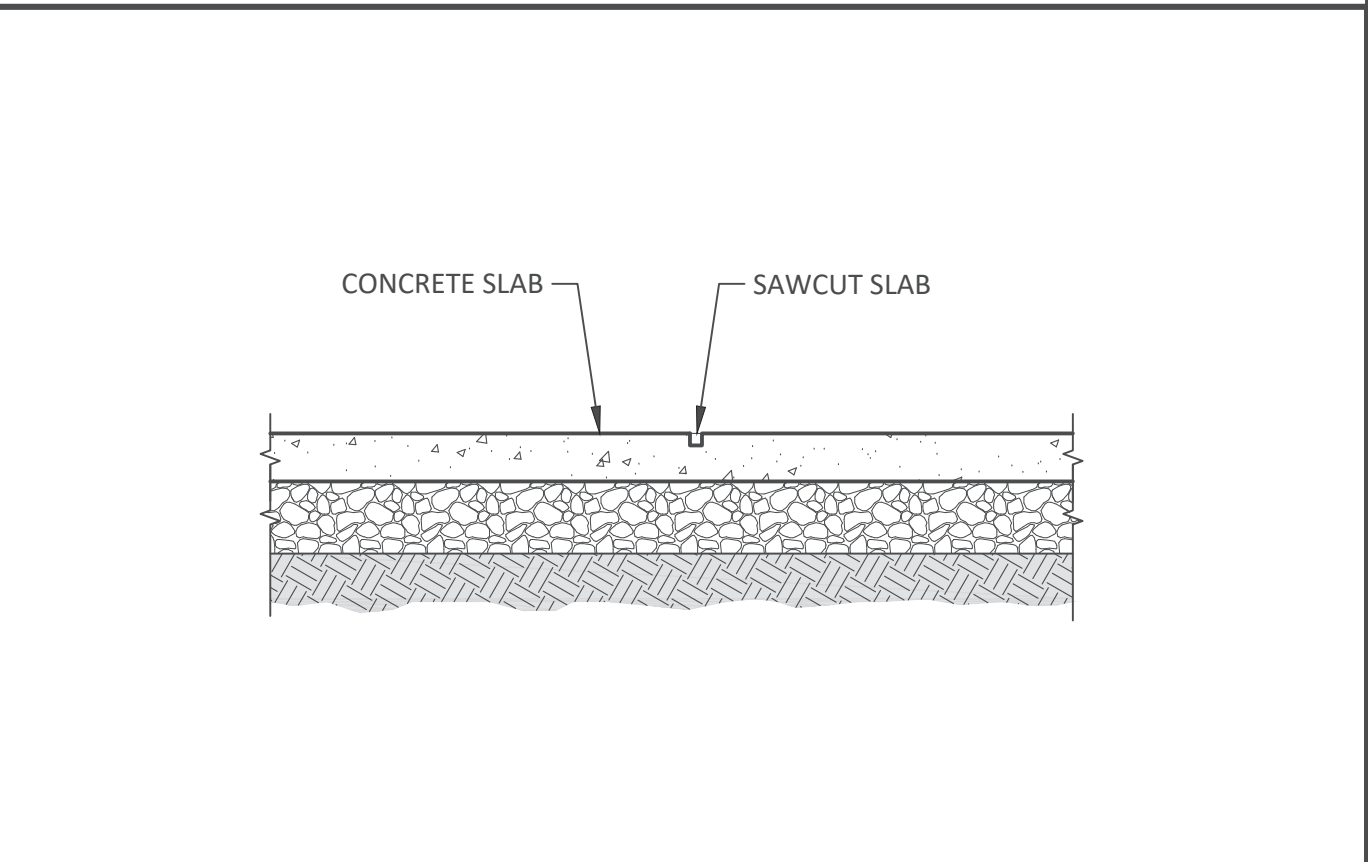
3 F-5 TYPICAL SLAB DETAIL AT INTERIOR DOORS



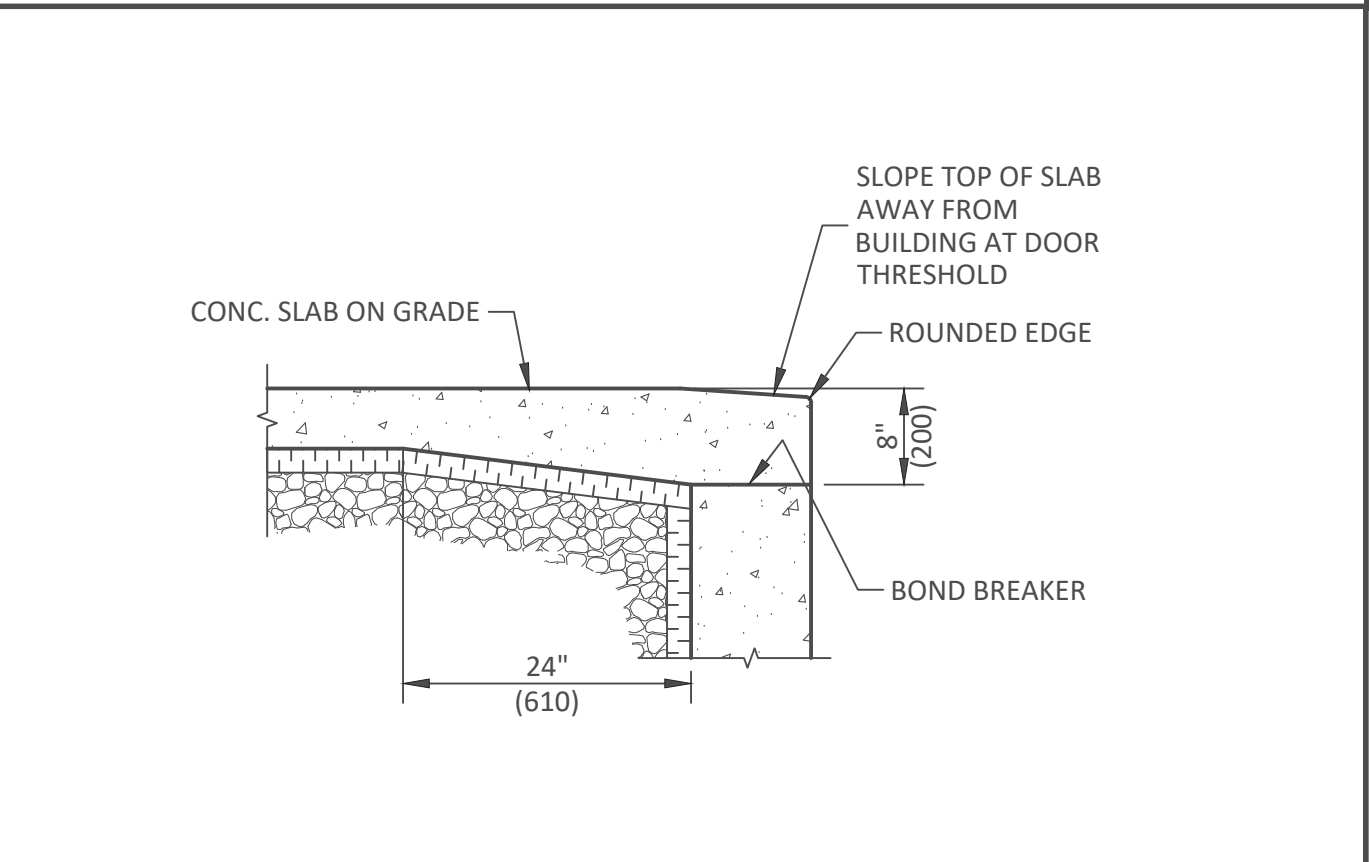
4 F-5 TYPICAL EXTERIOR FOUNDATION WALL U.N.O.



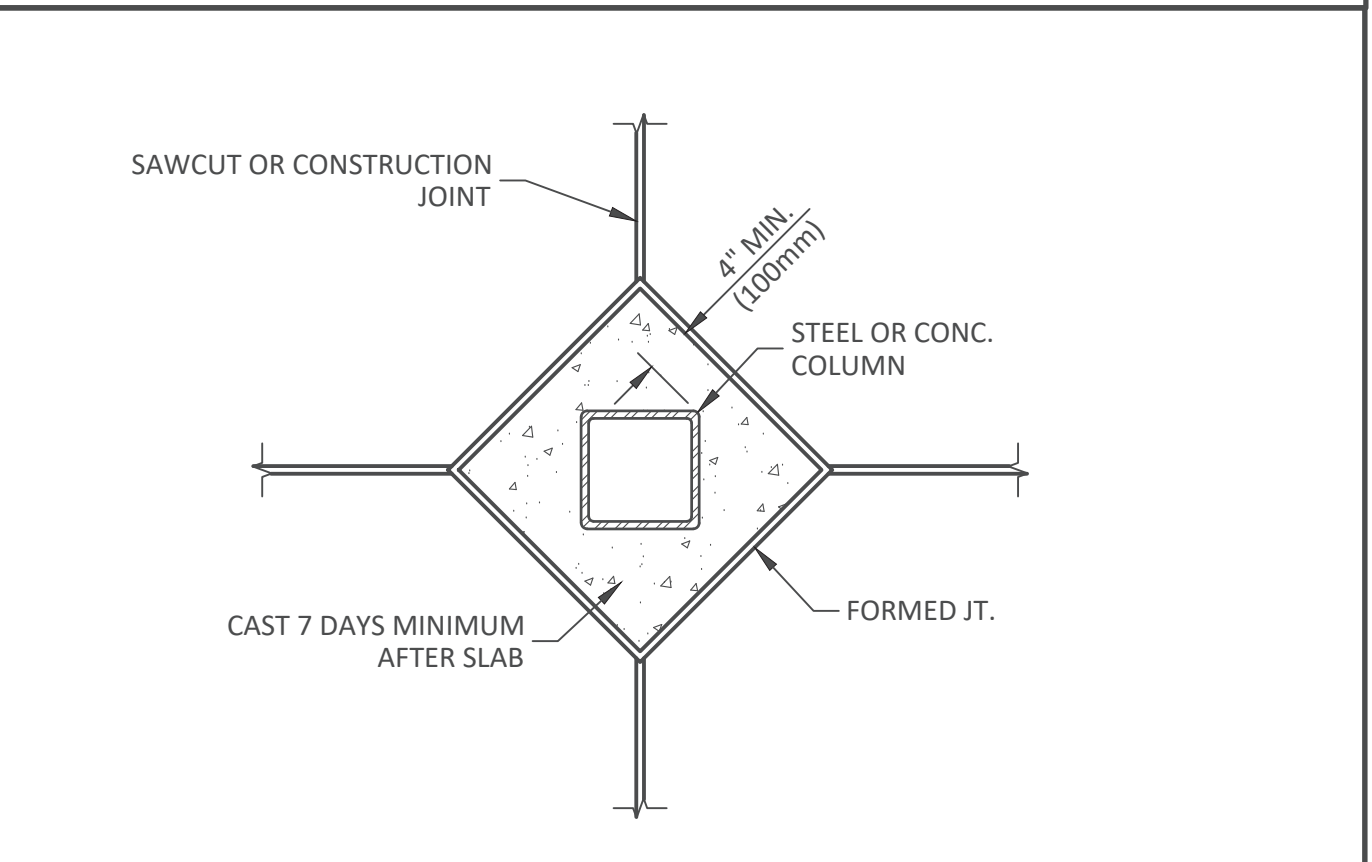
5 F-5 HORIZONTAL REINFORCING JUNCTIONS



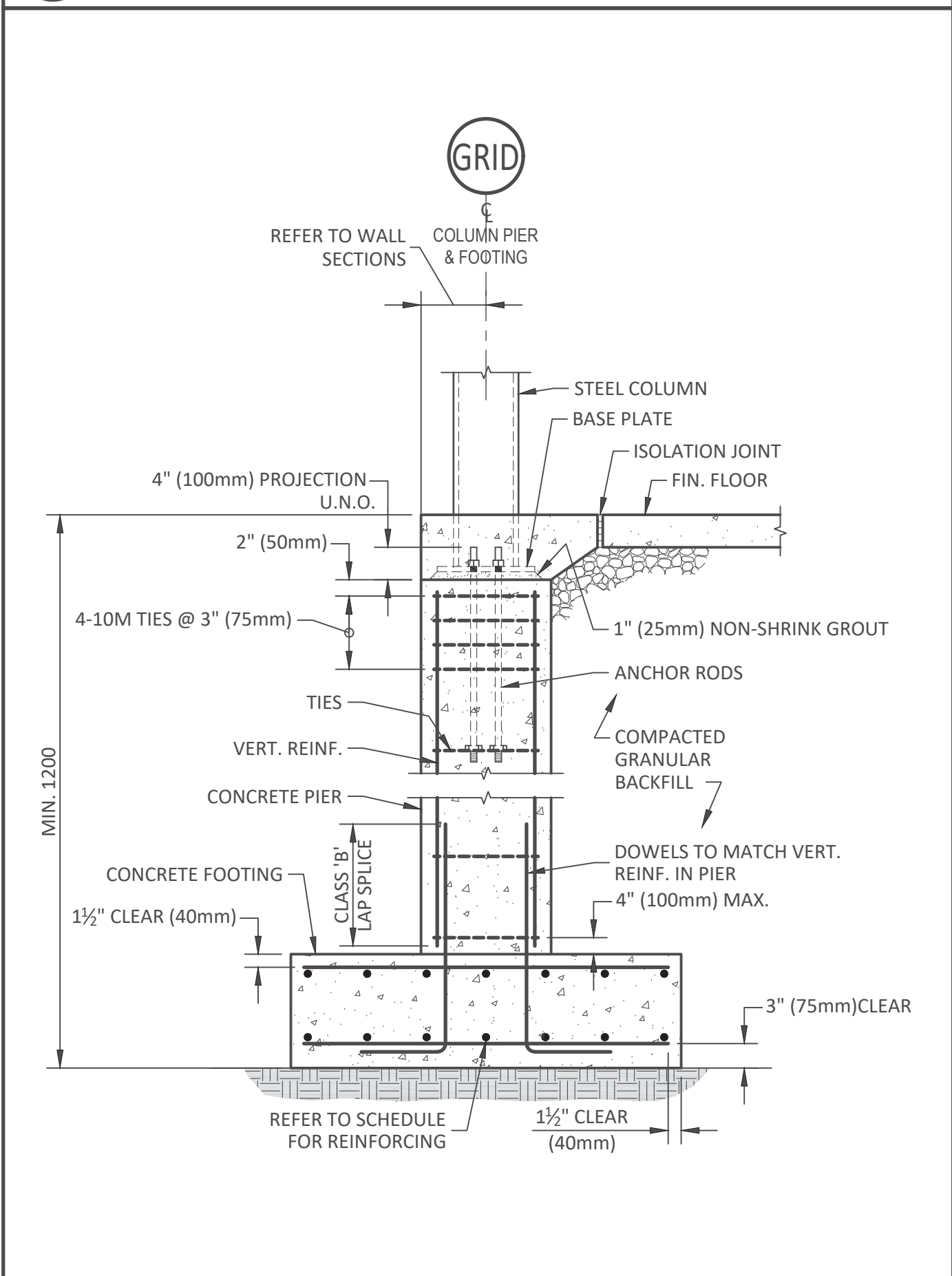
6 F-5 SLAB ON GRADE SAWCUT DETAIL



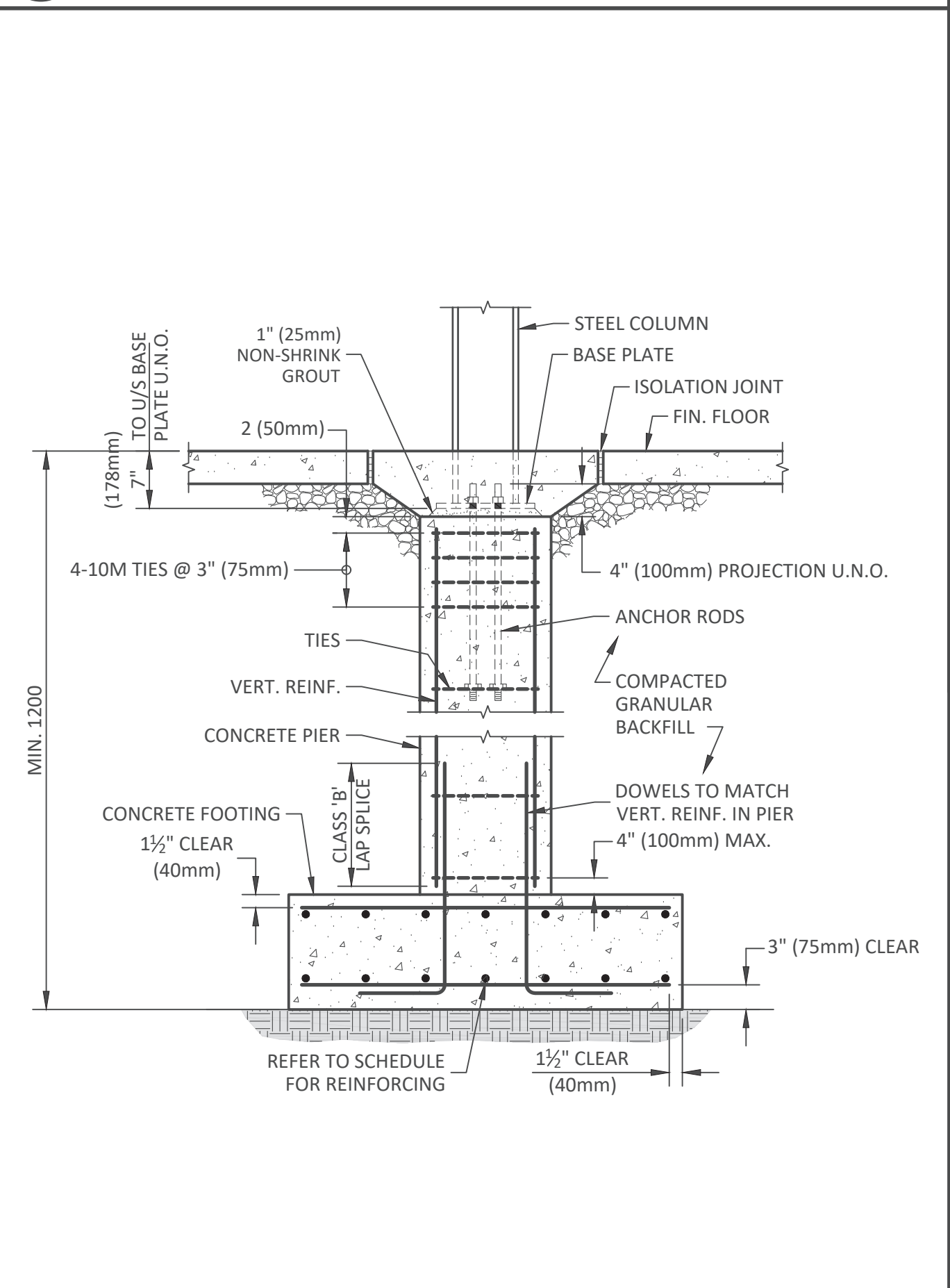
7 F-5 TYPICAL SLAB DETAIL AT EXTERIOR DOORS



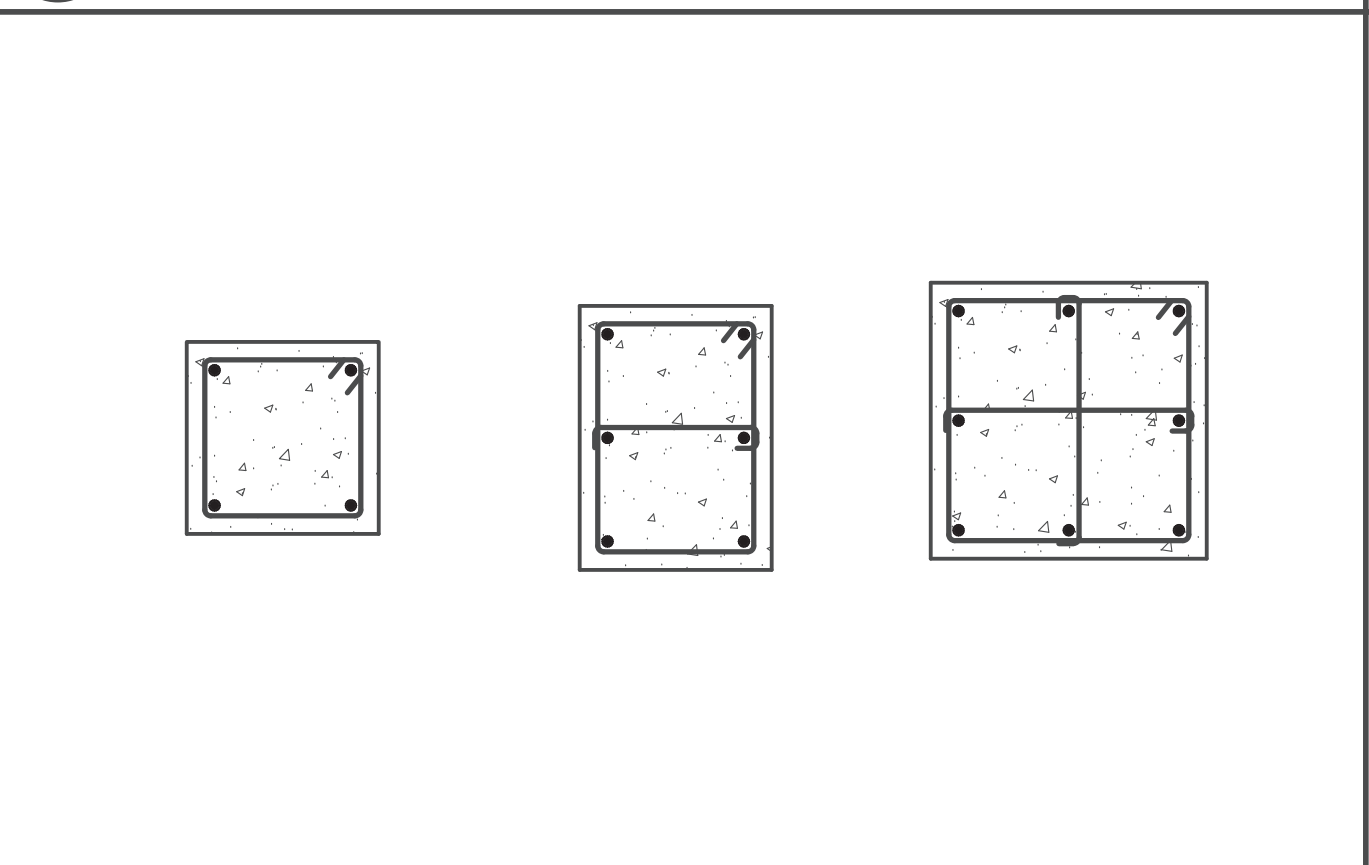
8 F-5 ISOLATION JOINT AROUND COLUMNS



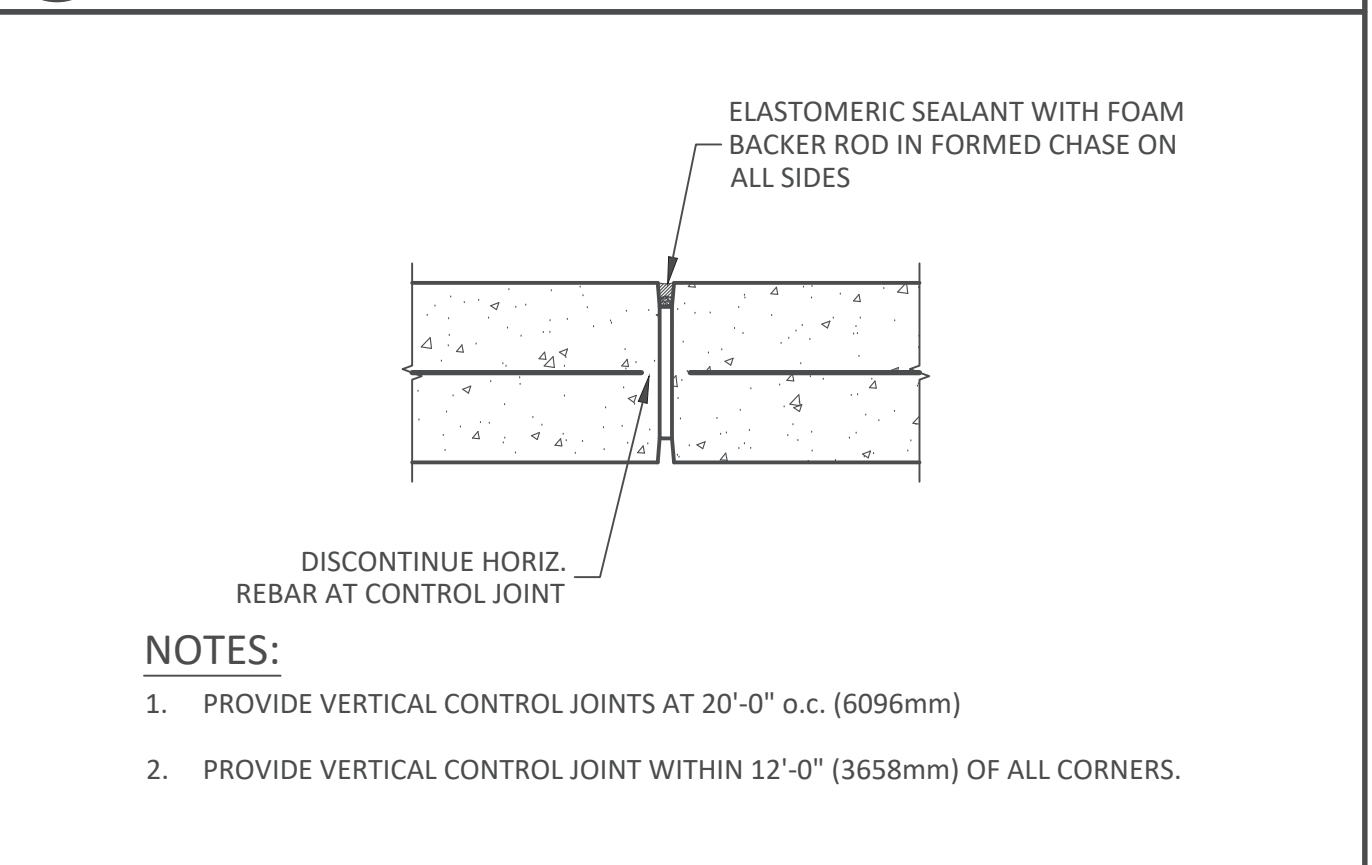
9 F-5 TYPICAL COLUMN FOUNDATION AT EXTERIOR WALLS



10 F-5 TYPICAL INTERIOR COLUMN FOUNDATION



11 F-5 STANDARD PIER REINFORCING DETAILS



12 F-5 VERTICAL CONTROL JOINT IN CONCRETE WALLS

L

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PROJECT:
Loyalist Ambulance

Block 10, Loyalist Township Business Park

CLIENT:
Colbourne & Kembel Architects Ltd.

DRAWING TITLE:
Typical Details

DESIGNED BY:	J.C.L.	PROJECT NO.:	2023-048
DRAWN BY:	K.S.A.	SCALE:	AS SHOWN
DWG. NO.:	F-5		

06/29/2026

PROFESSIONAL ENGINEER

J.C. LOMBARD

PROVINCE OF ONTARIO

FOUNDATION NOTES

THE RECOMMENDATIONS, DESIGNS AND INSTRUCTIONS WITHIN THE SUBSURFACE INVESTIGATION REPORT SHALL FORM A PART OF THE CONTRACTURAL REQUIRMENTS OF THIS PROJECT.

THE DESIGN OF THIS BUILDING IS BASED ON THE REQUIREMENT THAT THE FOOTINGS SHALL BE CARRIED DOWN TO BEDROCK HAVING A MINIMUM FACTORED BEARING RESISTANCE AT ULTIMATE LIMIT STATES OF 1000 kPa.

FOUNDATIONS WALLS HAVE NOT BEEN DESIGNED TO RETAIN HYDROSTATIC PRESSURES OR RESIST ADFREEZING FORCES. REFER TO GEOTECHNICAL REPORT FOR FOUNDATION WALL BACKFILLING REQUIREMENTS. DRAINAGE TILE MUST BE PROVIDED AND CONNECTED TO THE STORM WATER MANAGEMENT SYSTEM.

COMPACTED ENGINEERED FILL TO BE PLACED AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN GEOTECHNICAL REPORT.

UNLESS NOTED OTHERWISE, THE MINIMUM FREQUENCIES AND LOCATIONS OF COMPACTION TESTING FOR QUALITY ASSURANCE OF COMPACTED ENGINEERED FILL ARE AS FOLLOWS:

- ONE TEST PER LIFT FOR EVERY 100 SQUARE METERS OF GRANULAR BASE/SUBBASE LOCATED WITHIN THE BUILDING FOOT PRINT.
- ONE TEST PER LIFT EVERY SIX LINEAR METERS OF BACKFILL PLACED ADJACENT TO FOUNDATION WALLS.
- ONE TEST PER LIFT AT EACH BUILDING COLUMN PIER FOUNDATIONS.

REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM BUILDING SITE AND REPLACE WITH COMPACTED GRANULAR MATERIAL.

STEP FOOTINGS IN INCREMENTS NOT EXCEEDING 600mm (2 FEET) TO MAINTAIN SPECIFIED MINIMUM FROST COVER.

REMOVE ALL PREVIOUSLY EXCAVATED MATERIAL ALONG EXISTING WALLS AND REPLACE WITH PROPERLY COMPACTED GRANULAR MATERIAL, OR FLOWABLE FILL.

MATERIAL SHALL NOT BE PLACED NOR SHALL EQUIPMENT BE OPERATED OR PLACED IN OR ADJACENT TO AN EXCAVATION IN A MANNER THAT MAY ENDANGER THE INTEGRITY OF THE EXCAVATION OR ITS SUPPORTS.

ALL SUPPORTED AND/OR UNSUPPORTED EXCAVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE.

WHERE AN EXCAVATION IS BACKFILLED, THE BACKFILL SHALL BE PLACED SO AS TO PROVIDE LATERAL SUPPORT TO THE SOIL ADJACENT TO THE EXCAVATION, AND PREVENT DETRIMENTAL MOVEMENTS.

THE MATERIAL USED AS BACKFILL OR FILL SUPPORTING A FOOTING, FOUNDATION OR A FLOOR ON GRADE SHALL BE OF A TYPE THAT IS NOT SUBJECT TO DETRIMENTAL VOLUME CHANGE WITH CHANGES IN MOISTURE CONTENT AND TEMPERATURE, AND IS NOT FROST SUSCEPTIBLE.

RIGID INSULATION TO BE EXTRUDED POLYSTYRENE MEETING ASTM C578, R5 PER INCH.

RIGID INSULATION SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS, AS DETERMINED IN ACCORDANCE WITH ASTM D1621. TYPE SM: 210kPa (30psi), TYPE HL-40: 275 kPa (40 psi), TYPE HL-60: 415 kPa (60 psi), TYPE HL-100: 690 kPa (100 psi).

UNLESS NOTED OTHERWISE, RIGID INSULATION SHALL BE TYPE SM.

STAGGER JOINTS IN INSULATION. BUTT JOINTS MUST BE TIGHT.

PROTECT INSULATION BOARDS FROM PHYSICAL DAMAGE AND DIRECT EXPOSURE TO SUNLIGHT UNTIL COVERED WITH A MINIMUM 150mm (6") TOP SOIL, PAVERS, OR A CONCRETE SLAB. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO INSULATION WHERE SOIL, PAVERS OR CONCRETE SLAB IS NOT PROVIDED.

SOIL AND FILL UNDER FOOTINGS AND WITHIN THE BUILDING FOOTPRINT MUST NOT BE ALLOWED TO FREEZE DURING CONSTRUCTION. PROVIDE TEMPORARY FROST PROTECTION AND HEAT, WHERE NECESSARY, TO PROTECT SOIL AND FILL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS, AND WITHIN THE BUILDING FOOTPRINT, UNLESS DEEMED UNNECESSARY BY THE GEOTECHNICAL ENGINEER.

FOUND EXTERIOR FOOTINGS AND OTHER FOOTINGS SUSCEPTIBLE TO DAMAGE RESULTING FROM FROST ACTION A MINIMUM 5'-0" (1500mm) BELOW FINISHED GRADE, OR AS RECOMMENDED IN THE SUBSURFACE INVESTIGATION REPORT, WHICHEVER IS GREATER.

ALL FOOTINGS SHALL BE CENTRED UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.

BACKFILL MATERIAL PLACED AGAINST BASEMENT WALLS AND/OR RETAINING WALLS SHALL BE NON-FROST SUSCEPTIBLE, GRANULAR MATERIAL HAVING A COMPACTED UNIT WEIGHT NOT EXCEEDING 20 kN PER CUBIC METRE.

PROVIDE DRAINAGE TILE AT BASE OF ALL FOUNDATION WALLS UNLESS NOTED OTHERWISE.

FINISHED GRADE MUST SLOPE AWAY FROM THE BUILDING ALL AROUND.

CONCRETE NOTES

ALL STRUCTURAL CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD CAN/CSA A23.3 "DESIGN OF CONCRETE STRUCTURES" .

THE CONTRACTOR SHALL ENSURE THAT CONCRETE SHALL BE MIXED, PLACED & CURED IN ACCORDANCE WITH CSA STANDARD A23.1 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION".

FORMWORK SHALL BE IN ACCORDANCE WITH CAN/CSA - A23.1, FALSEWORK WITH CSA S269.1.

THE MAXIMUM NOMINAL AGGREGATE SIZE FOR CONCRETE SHALL BE 20mm (¾").

REINFORCING STEEL SHALL CONFORM TO CSA STANDARD G30.18 GRADE 400 (GRADE 60).

CHAIRS, BOLSTERS, BAR SUPPORTS AND SPACERS FOR REINFORCING SHALL CONFORM TO CAN/CSA - A23.1.

HARD TROWELLING OF CONCRETE CONTAINING AIR ENTRAINMENT IS NOT PERMITTED.

WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA - A23.1, CSA W186 AND REINFORCING STEEL - MANUAL OF STANDARD PRACTICE.

UNLESS NOTED OTHERWISE, ALL LAP SPLICES IN CONCRETE REINFORCEMENT TO BE CLASS "B".

ALL DOWELS SHALL HAVE A MINIMUM EMBEDMENT EQUIVALENT TO THE STRAIGHT TENSION EMBEDMENT LENGTH CORRESPONDING TO THE SIZE OF BAR. DOWELS FROM WALLS TO SLABS SHALL HAVE A MINIMUM EMBEDMENT OF 600mm (24") INTO WALLS AND SLABS UNLESS OTHERWISE NOTED OR SHOWN.

WELDING OF REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD W186. 03-03-07 HOOKS AND BENDS IN REINFORCEMENT SHALL BE AS DEFINED IN CSA STANDARD CAN/CSA-A23.1.

REINFORCING, INCLUDING DOWELS, SHALL BE SECURE AND IN PLACE PRIOR TO POURING OF CONCRETE. "WET SETTING" IS NOT PERMITTED.

SAWCUT 100mm SLABS ON GRADE 25mm DEEP AS INDICATED ON PLAN WITHIN 18 HOURS OF COMMENCEMENT OF POUR.

SAWCUT 150mm SLABS ON GRADE 38mm DEEP AS INDICATED ON PLAN WITHIN 18 HOURS OF COMMENCEMENT OF POUR.

PROVIDE ISOLATION JOINTS WHERE THE FLOOR SLAB ABUTS FOUNDATION WALLS, COLUMNS, MACHINE BASES, AND AROUND ALL FIXED ELEMENTS THAT RESTRAIN MOVEMENT OF THE SLAB IN A HORIZONTAL PLANE.

USE 12mm (½") THICK JOINT FILLER TO SEPARATE SLABS-ON-GRADE FROM VERTICAL SURFACES AND EXTEND JOINT FILLER FROM BOTTOM OF SLAB TO WITHIN 12mm (½") OF FINISHED SLAB SURFACE UNLESS INDICATED OTHERWISE.

THE SURFACE TOLERANCE OF THE COMPACTED GRANULAR BASE BENEATH SLABS ON GRADE SHALL HAVE A MAXIMUM VARIATION OF +/- 10mm (3/8").

THE THICKNESS VARIATIONS OF ALL SLABS ON GRADE SHALL CONFORM TO THE TOLERANCES SPECIFIED IN CSA STANDARD A23.1.

SLABS ON GRADE CONTAINING AIR ENTRAINMENT SHALL NOT BE HARD TROWELLED. WHERE THE CONCRETE FINISHING SPECIFICATIONS CALL FOR HARD (I.e. STEEL) TROWELLED FINISH FOR AIR ENTRAINED CONCRETE FLATWORK, NOTIFY THE ENGINEER AND AWAIT WRITTEN INSTRUCTIONS.

CONCRETE COVER FOR REINFORCEMENT				
EXPOSURE CONDITION	BAR SIZE	EXPOSURE CLASS		
		N	F-1, F-2 S-1, S-2	C-XL, C-1, C-3 A-1, A-2, A-3
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	35M & SMALLER	3"	3"	3"
TOP AND FORMED SIDES OF FOOTINGS	25M & SMALLER 30M	1½"	1½"	2½"
PIER FOUNDATION	25M & SMALLER 30M	1¾"	1¾"	2½"
WALLS	20M & SMALLER 25M 30M	¾" 1" 1¾"	1¾" 1¾" 1¾"	2½" 2½" 2½"
NOTES:				
1. BASED ON CSA STANDARD A23.1-09				
2. FOR CONCRETE ELEMENTS REQUIRING A FIRE RESISTANCE RATING, REFER TO APPLICABLE TABLE AND PROVIDE WHICHEVER COVER IS GREATER.				

CONCRETE SCHEDULE				
LOCATION		MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS	SLUMP AT TIME ³ & POINT OF DISCHARGE.	EXPOSURE CLASS
FOOTINGS / INTERIOR COLUMN PIERS		25 MPa	3" ± 1"	N
FOUNDATION WALLS / EXTERIOR COLUMN PIERS		25 MPa	3" ± 1"	F-2
EXTERIOR	RETAINING WALLS AND RETAINING WALL FOOTINGS	35 MPa	3" ± 1"	C-1
	PAVEMENTS, SIDEWALKS, NON-REINFORCED STAIR, CURBS AND GUTTERS	32 MPa	4" MAX.	C-2
INTERIOR	SLABS ON GRADE ¹	28 MPa	4" MAX.	N-CF
	SLABS ON STEEL DECK	30 MPa	4" MAX.	N
	GARAGE FLOOR SLABS ON GRADE ²	32 MPa	4" MAX.	C-4
	HOUSEKEEPING PADS	25 MPa	4" MAX.	N
NOTES:				
1. PROPORTION CAST IN PLACE CONCRETE IN ACCORDANCE WITH THE PROPERTIES GIVEN ABOVE, UNLESS NOTED OTHERWISE ON THE DRAWINGS.				
2. INTERIOR SLABS ON GRADE SHALL HAVE A MAXIMUM NOMINAL COARSE AGGREGATE SIZE OF 1".				
3. THE SLUMP SPECIFIED ABOVE IS THE SLUMP SPECIFIED BEFORE THE ADDITION OF ANY SUPERPLASTICIZING ADMIXTURES.				



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PROJECT:
Loyalist Ambulance

Block 10, Loyalist Township Business Park

CLIENT:
Colbourne & Kembel Architects Ltd.

DRAWING TITLE:
Notes & Schedules

DESIGNED BY: J.C.L. PROJECT NO.: 2023-048

DRAWN BY: K.S.A. SCALE: AS SHOWN

DWG. NO.: **F-6**

06/29/2026



LOMBARD ENGINEERING

AMHERSTVIEW, ON K7N 2A3
phone: 613-770 - 2989
email: josh@lombardengineering.ca

ALL SHOWN WORK IS PART OF THE BASE PRICE EXCEPT WHERE SPECIFICALLY NOTED AS BEING PART OF SEPARATE PRICE #1.

SLOPED ROOF DESIGN LOADS

SNOW LOAD = 2.6 kPa + S.B.U.
DEAD LOAD (SUPER IMPOSED) = 1.0 kPa

SOLAR PANEL ALLOWANCE 0.5 kPa

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR BOLTS
C1	HSS 127x127x4.8	305x19.1x305	4-19.1mmØ
C2	HSS 152x152x4.8	305x19.1x305	4-19.1mmØ
C3	W310x45	203x19.1x465	8-19.1mmØ
C4	W610x82	760x32x350	8-19.1mmØ
C5	W460x89	305x25.4x615	10-19.1mmØ
C6	W410x54	203x25.4x560	10-19.1mmØ
C7	HSS 152x152x6.4	305x19.1x305	4-19.1mmØ
C8	HSS 152x152x9.5	305x19.1x305	4-19.1mmØ

WALL PLATES:

WP1: 150x9.5x200
w/2-12.7mmØ ANC 150
50

NO.	DATE	REVISIONS	BY
4	06/29/26	Issued For Tender & Permit	JCL
3	05/20/26	99% Comments Addressed	JCL
2	01/15/26	Issued For 90% Submission	JCL
1	08/22/25	Issued For 30% Submission	JCL

Loyalist Ambulance

Block 10, Loyalist Township Business Park

CLIENT: Colbourne & Kembel Architects Ltd.

Roof Framing Plans & Mezzanine Framing Plan

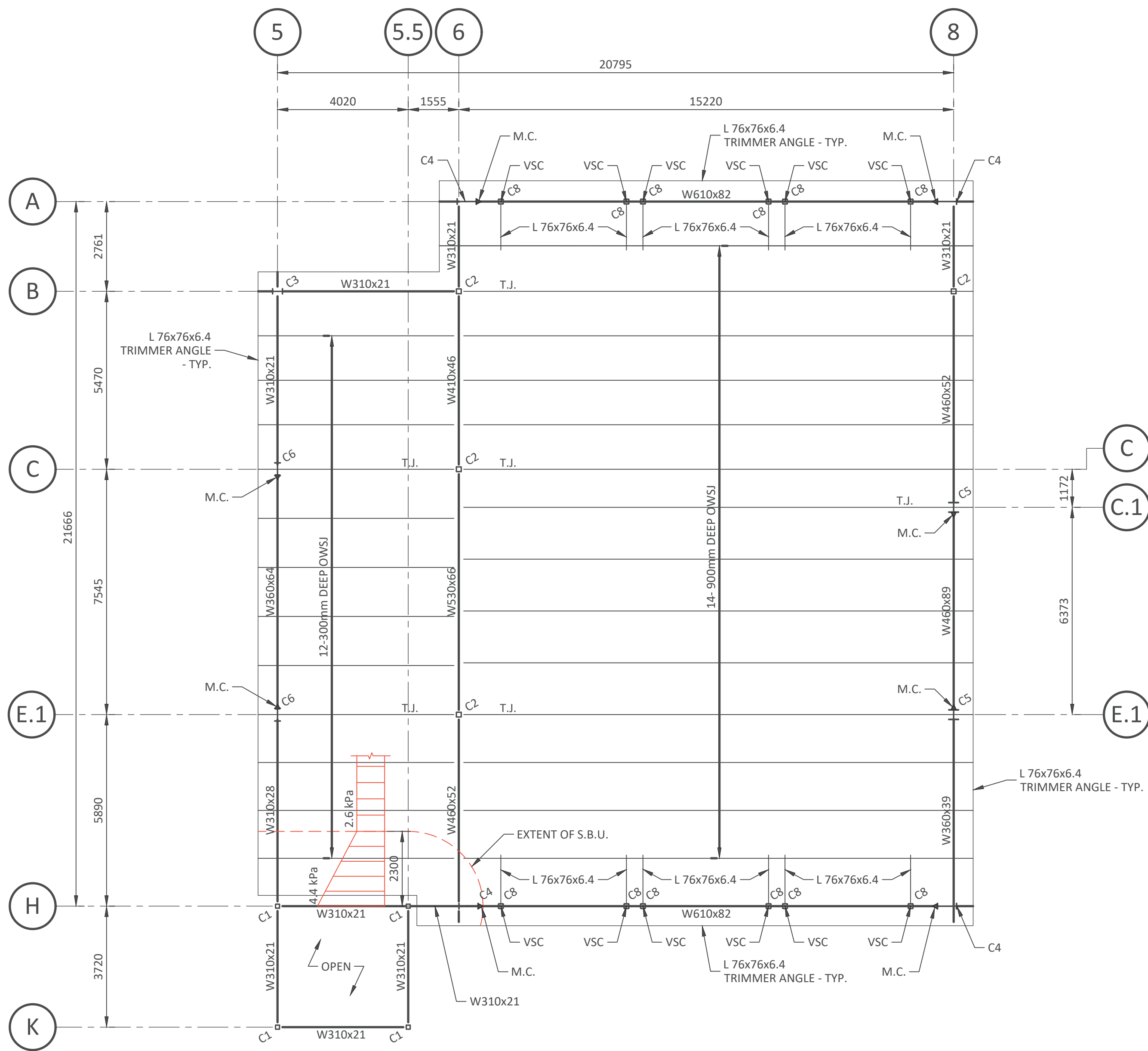
DESIGNED BY: J.C.L. PROJECT NO.: 2023-048
DRAWN BY: K.S.A. SCALE: AS SHOWN

DWG. NO.:

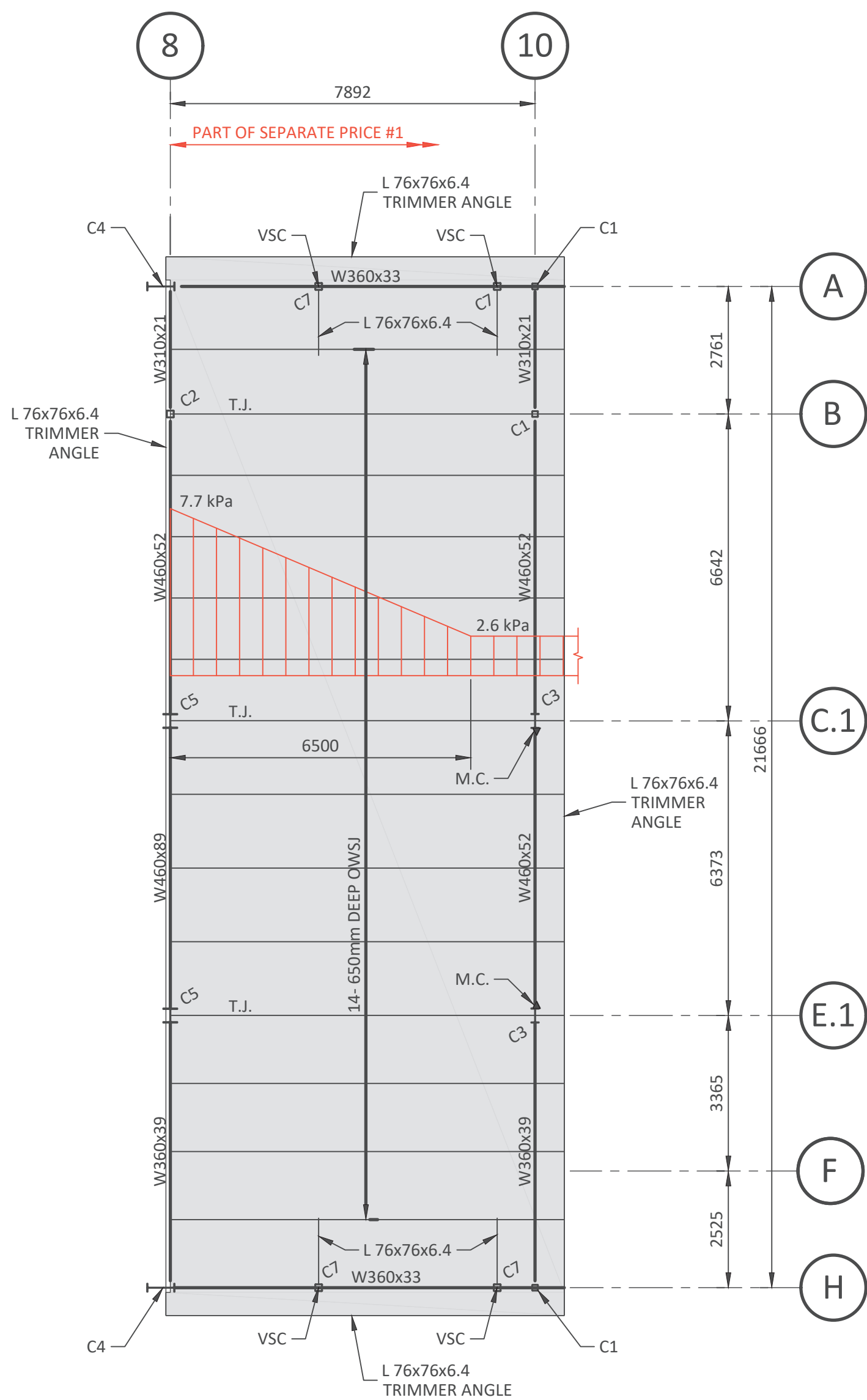
S-1



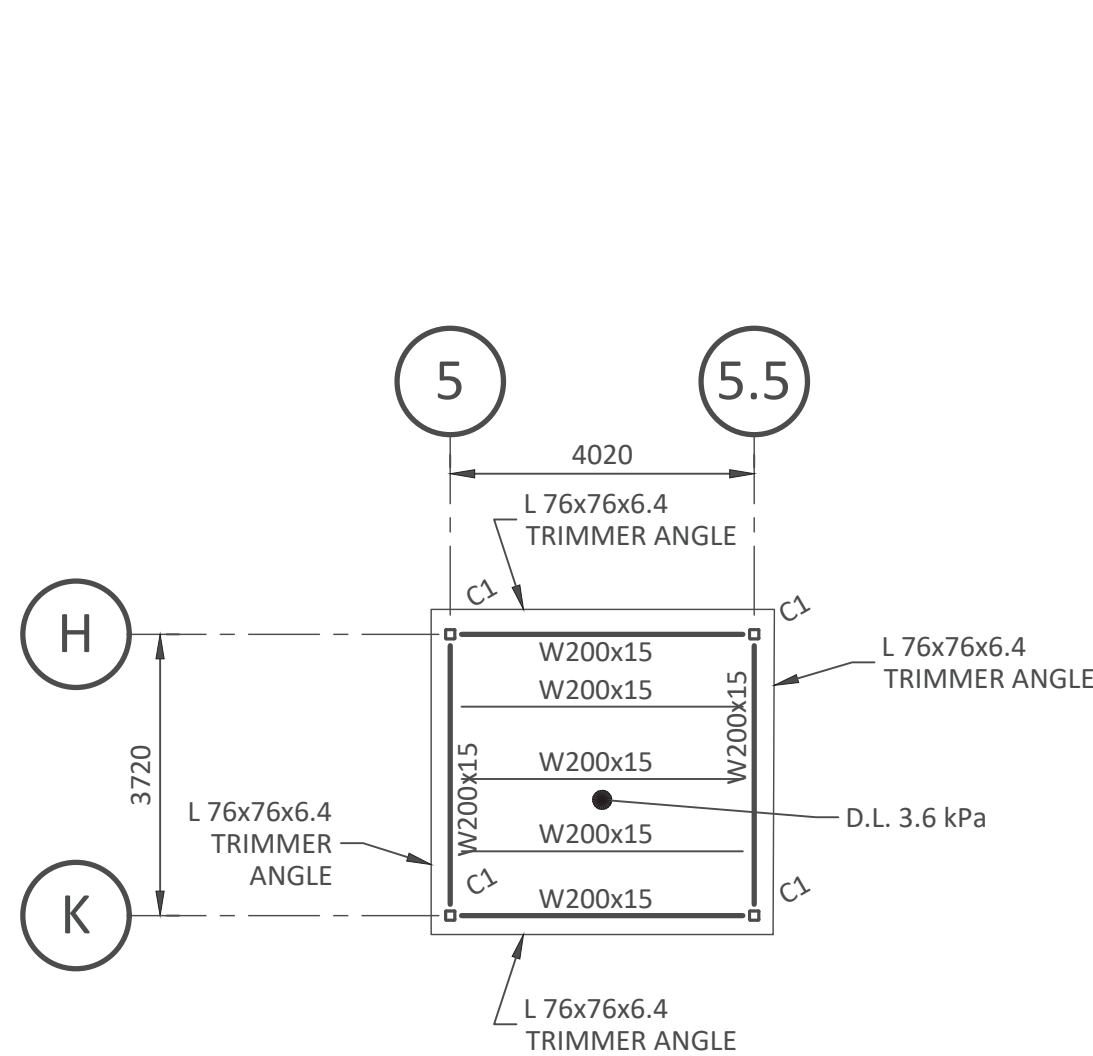
06/29/2026



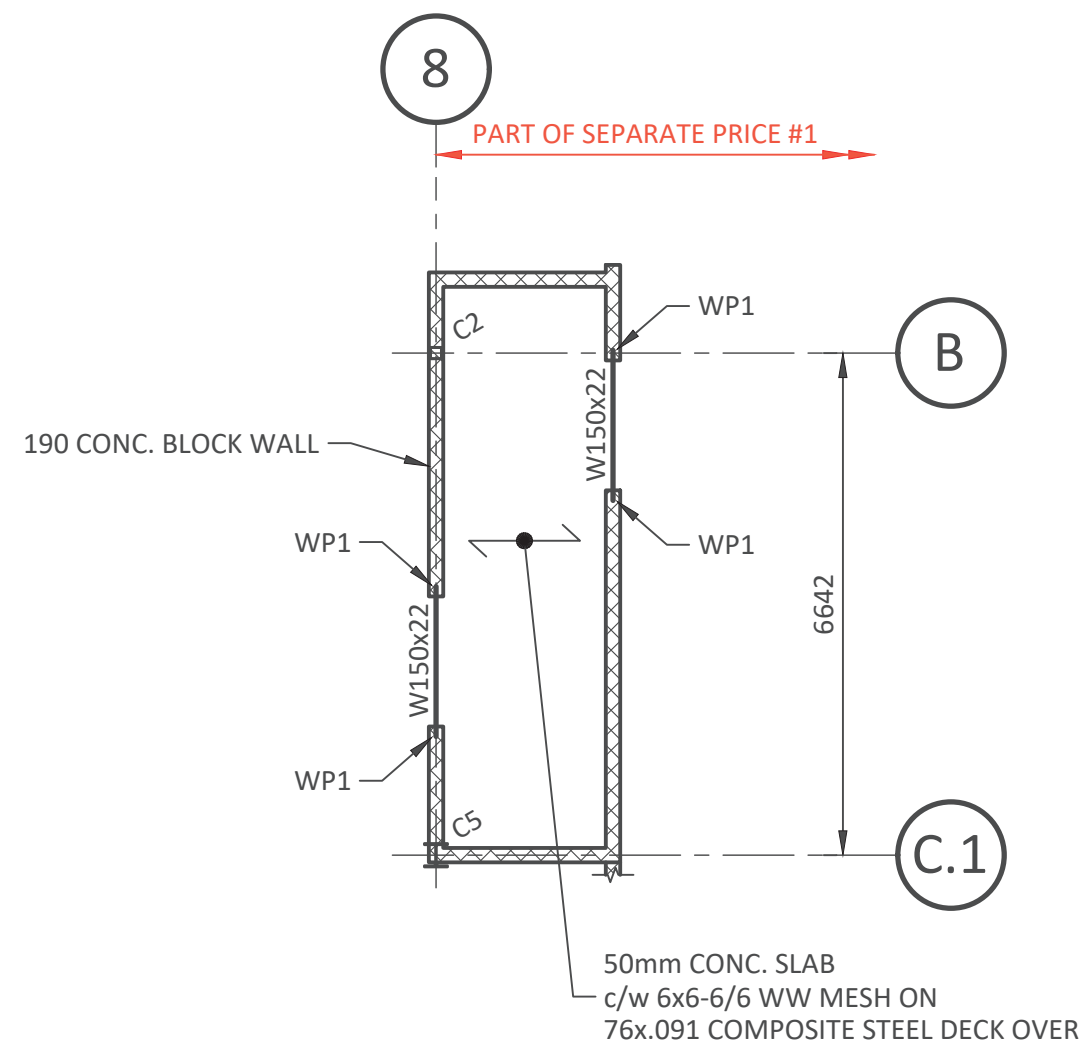
1 AMBULANCE BAY ROOF FRAMING PLAN
S-1 1:100 38mm LZC STEEL DECK OVER



2 DECON BAY ROOF FRAMING PLAN
S-1 1:100 38mm LZC STEEL DECK OVER
PART OF SEPARATE PRICE #1.



3 DELIVERY ROOF FRAMING PLAN
S-1 1:100 38mm LZC STEEL DECK OVER



4 MECHANICAL MEZZANINE FRAMING PLAN
S-1 1:100 PART OF SEPARATE PRICE #1.

L

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SLOPED ROOF DESIGN LOADS

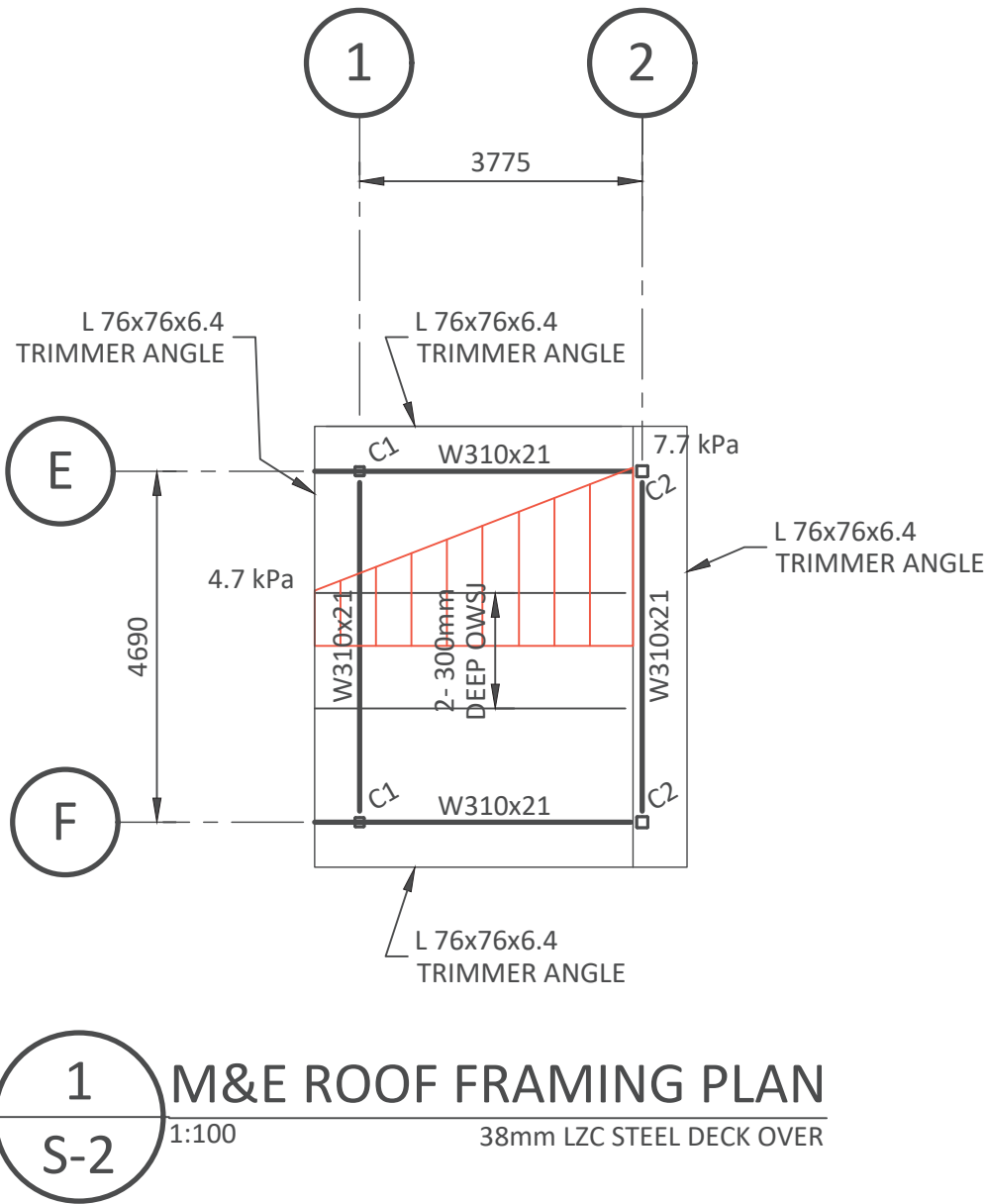
SNOW LOAD = 2.6 kPa + S.B.U.
DEAD LOAD (SUPER IMPOSED) = 1.0 kPa

FLAT ROOF DESIGN LOADS

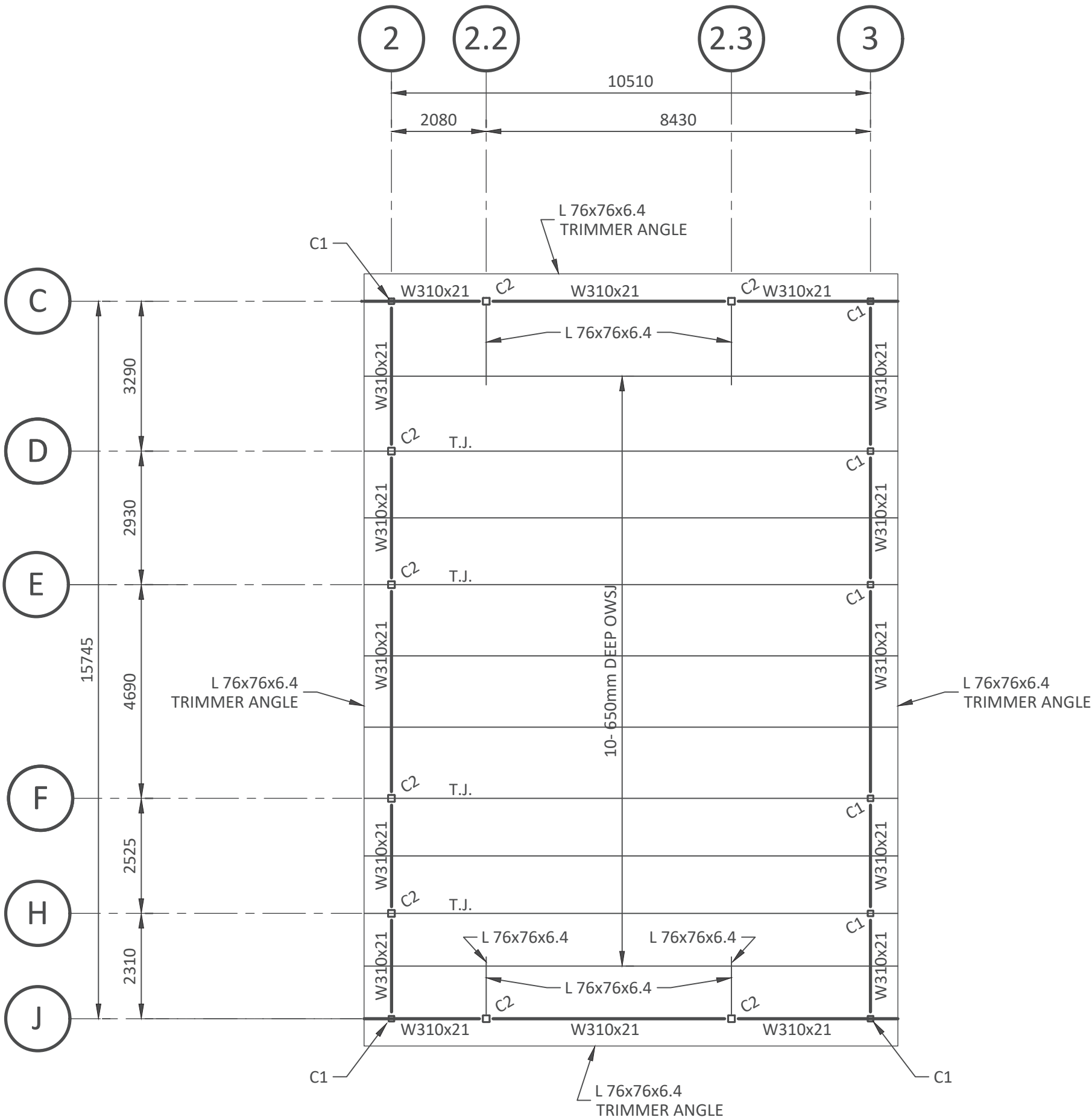
SNOW LOAD = 2.6 kPa + S.B.U.
DEAD LOAD (SUPER IMPOSED) = 1.2 kPa

COLUMN SCHEDULE

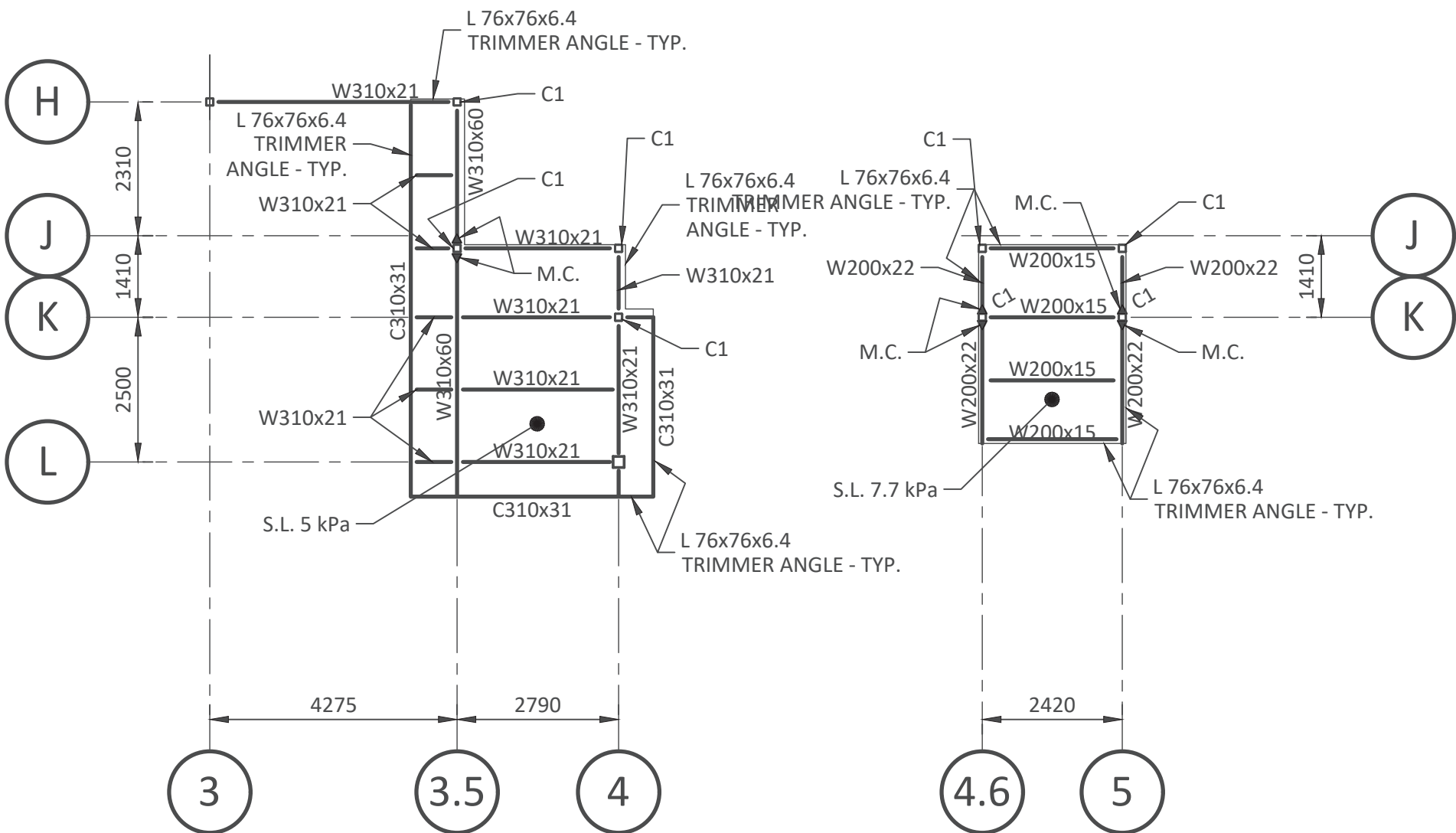
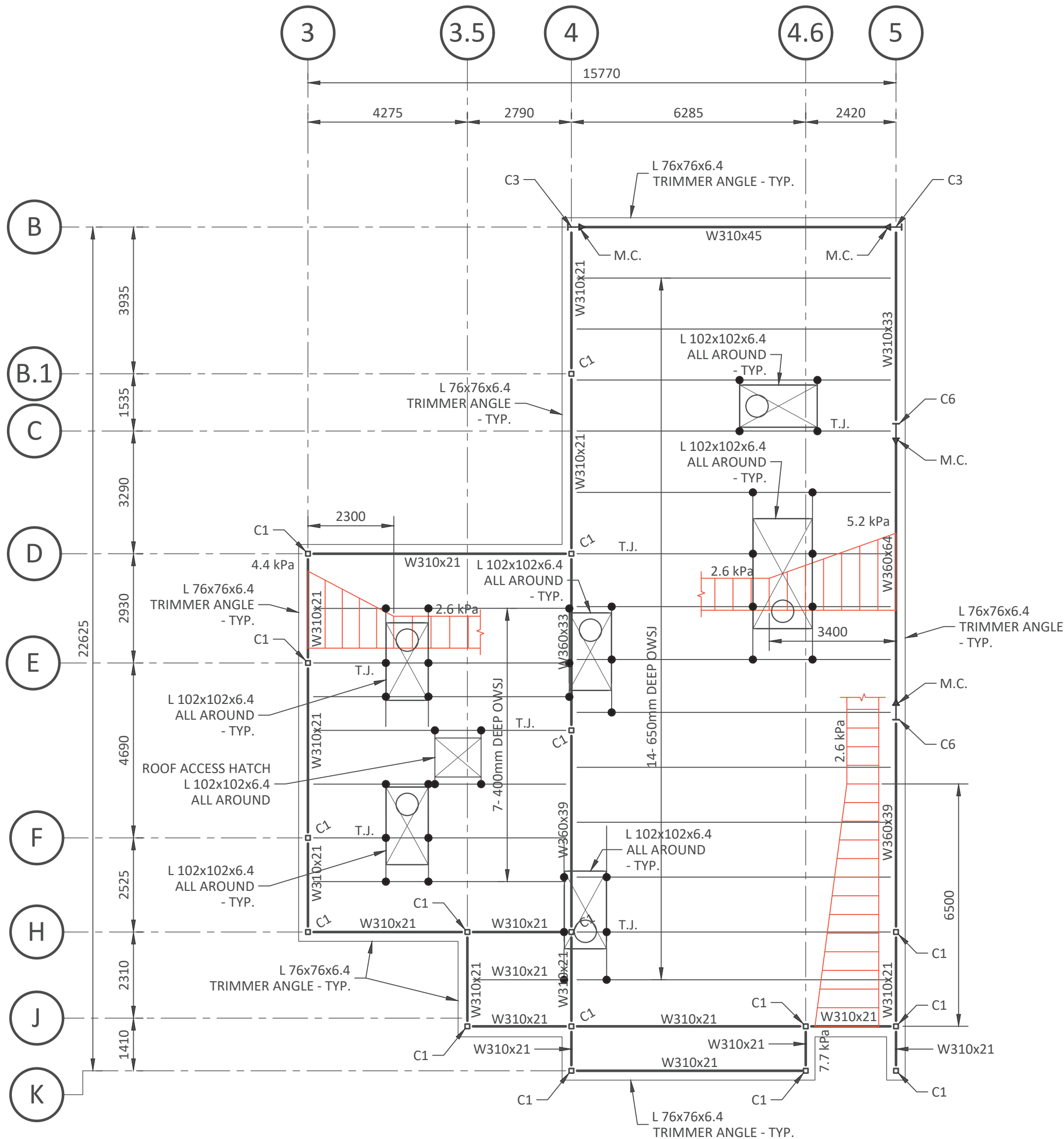
MARK	SIZE	BASE PLATE	ANCHOR BOLTS
C1	HSS 127x127x4.8	305x19.1x305	4-19.1mmØ
C2	HSS 152x152x4.8	305x19.1x305	4-19.1mmØ
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C7	HSS 152x152x6.4	305x19.1x305	4-19.1mmØ
C8	HSS 152x152x9.5	305x19.1x305	4-19.1mmØ



2 TRAINING ROOM ROOF FRAMING PLAN
1:100 38mm LZC STEEL DECK OVER

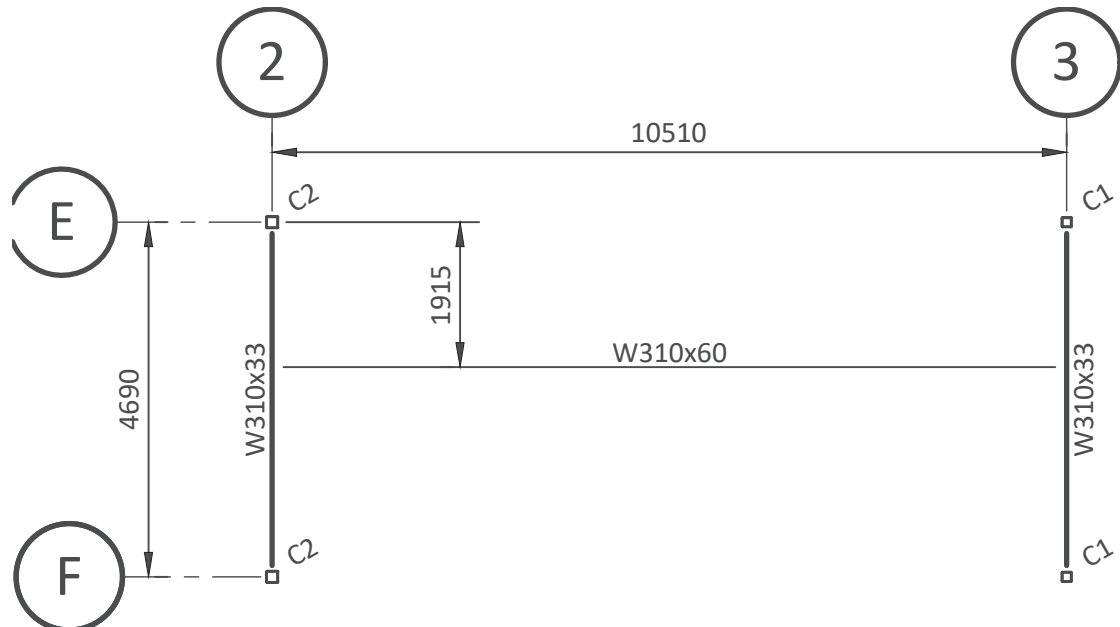


3 OFFICE ROOF FRAMING PLAN
1:100 38mm LZC STEEL DECK OVER



4 CANOPY FRAMING PLAN
1:100 38mm LZC STEEL DECK OVER

5 CANOPY FRAMING PLAN
1:100 38mm LZC STEEL DECK OVER



6 FOLDING PARTITION FRAMING PLAN
1:100

Loyalist Ambulance

Block 10, Loyalist Township Business Park

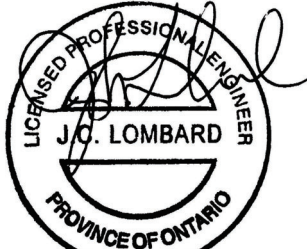
CLIENT: Colbourne & Kembel Architects Ltd.

DRAWING TITLE: Roof & Canopy Framing Plans

DESIGNED BY: J.C.L. PROJECT NO.: 2023-048
DRAWN BY: K.S.A. SCALE: AS SHOWN

DWG. NO.:

S-2



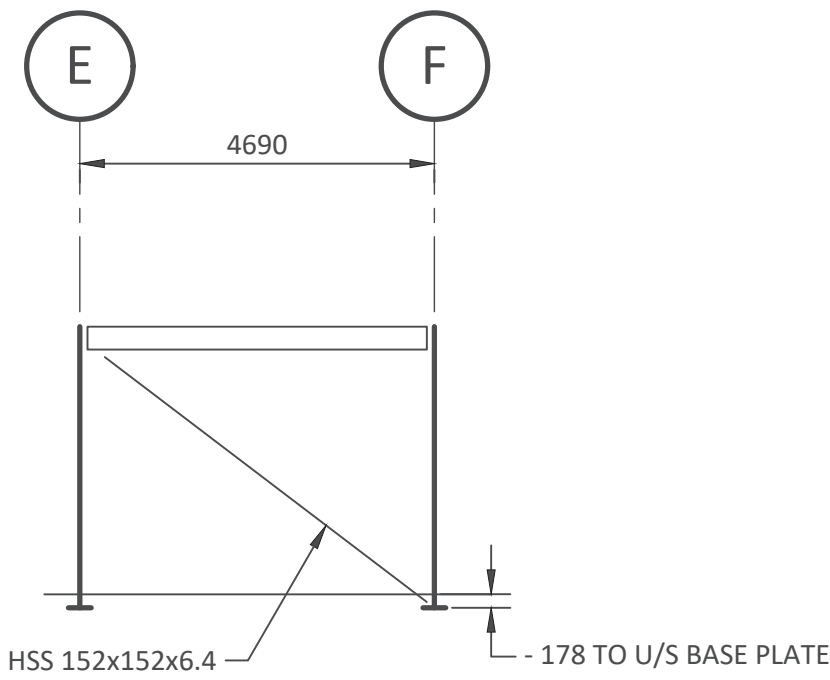
06/29/2026



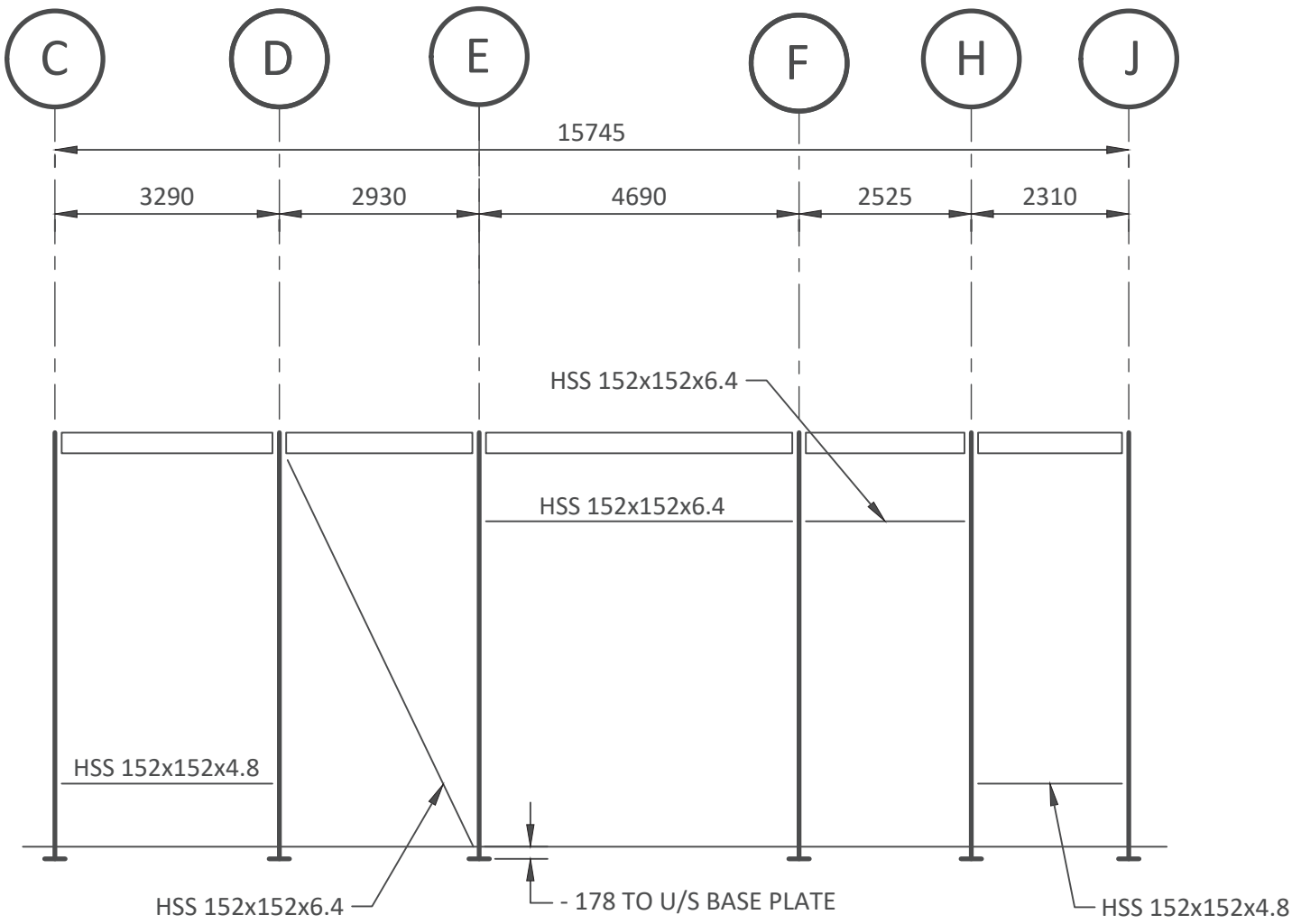
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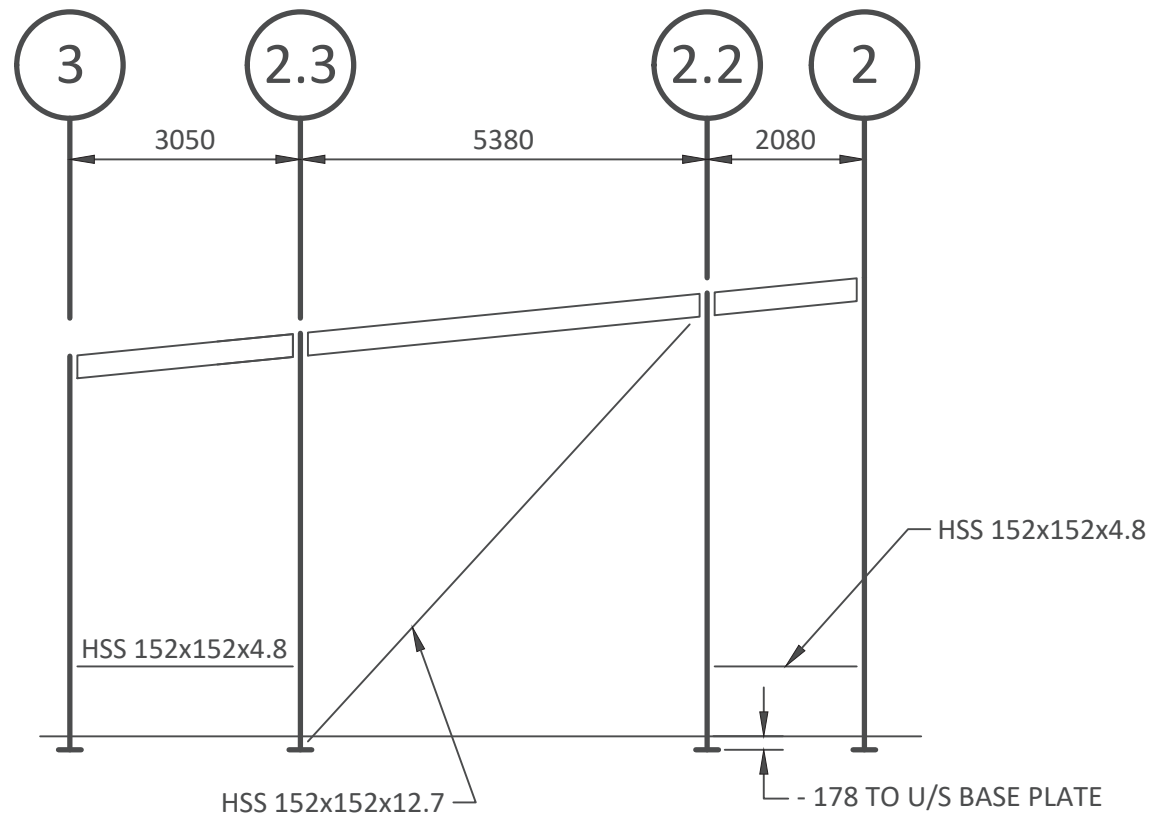
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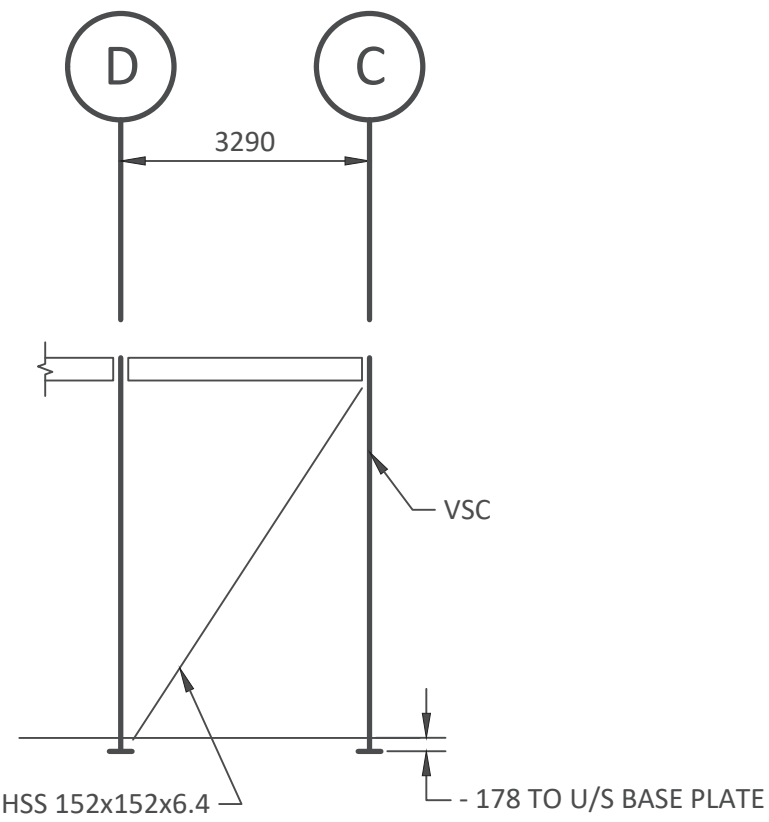
1
S-3
ELEVATION ALONG GRID LINE 1
1:100



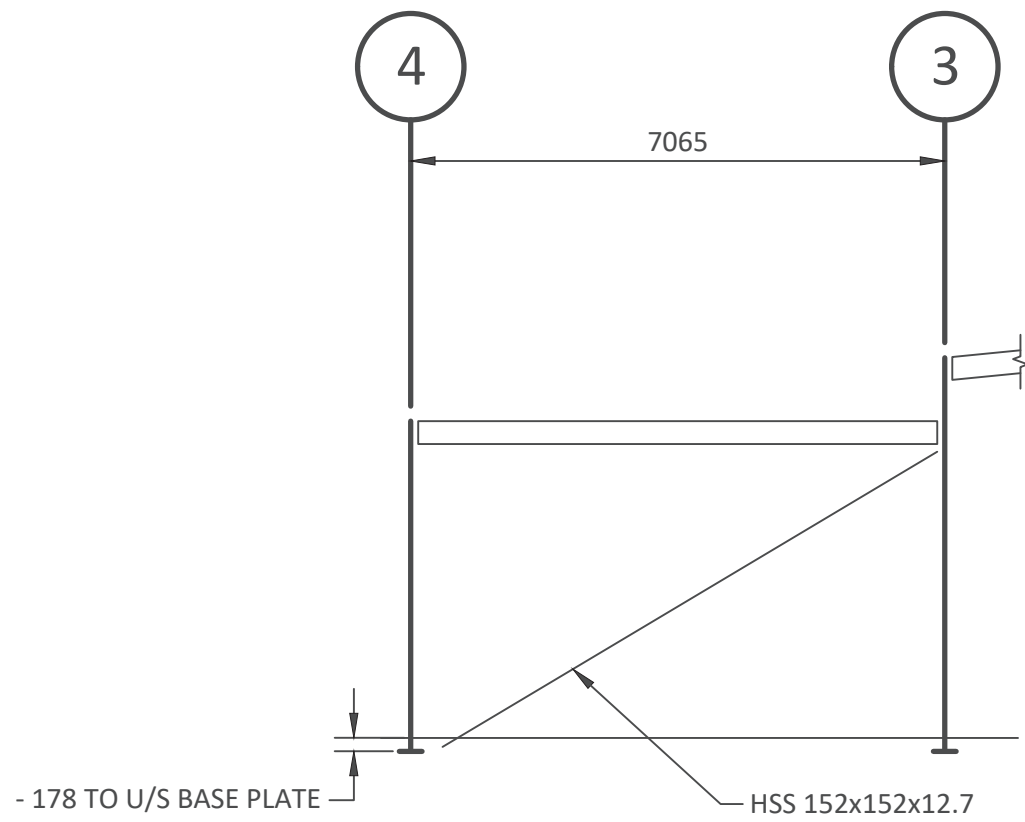
2
S-3
ELEVATION ALONG GRID LINE 2
1:100



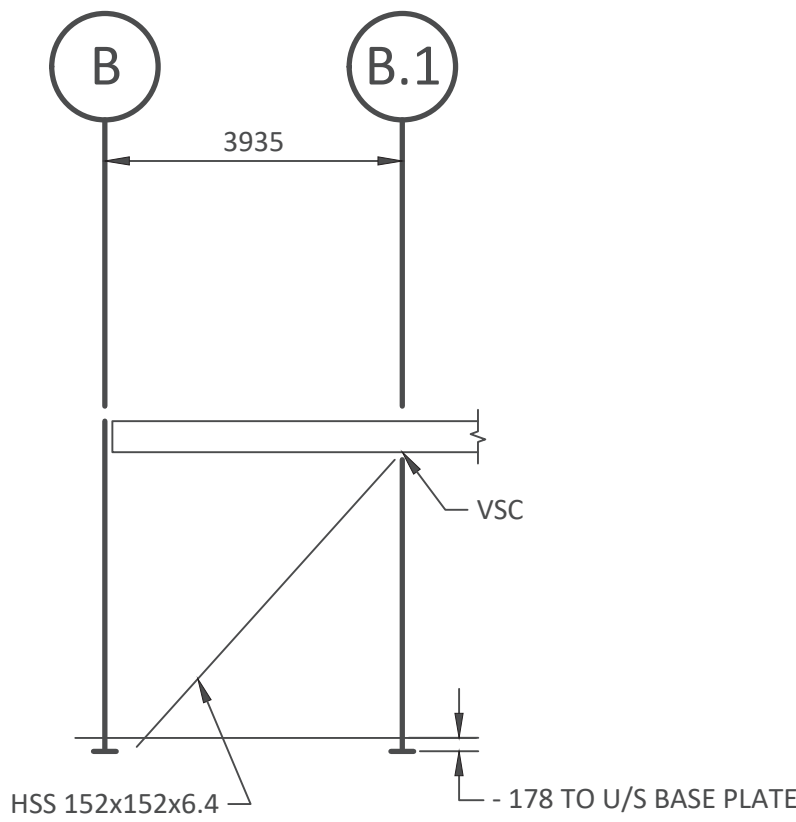
3
S-3
ELEVATION ALONG GRID LINE C
1:100



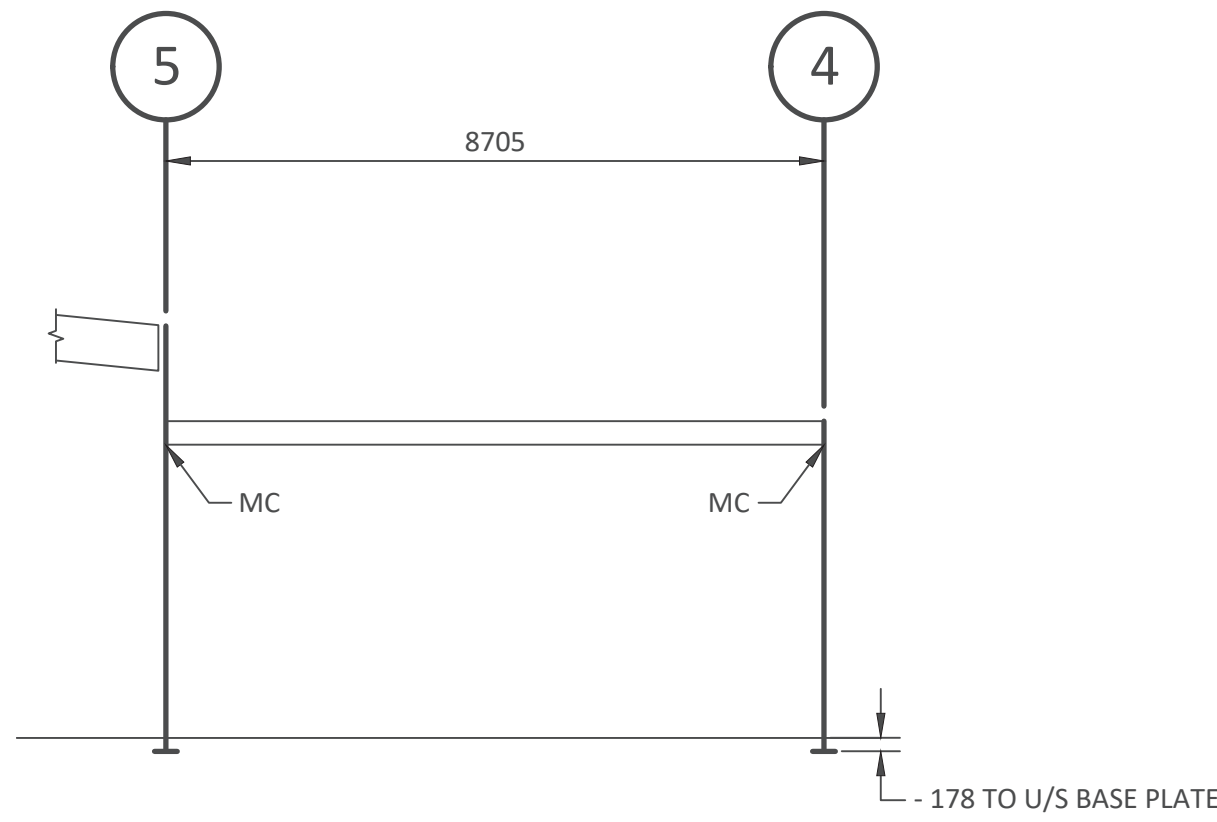
4
S-3
PARTIAL ELEVATION ALONG GRID LINE 3
1:100



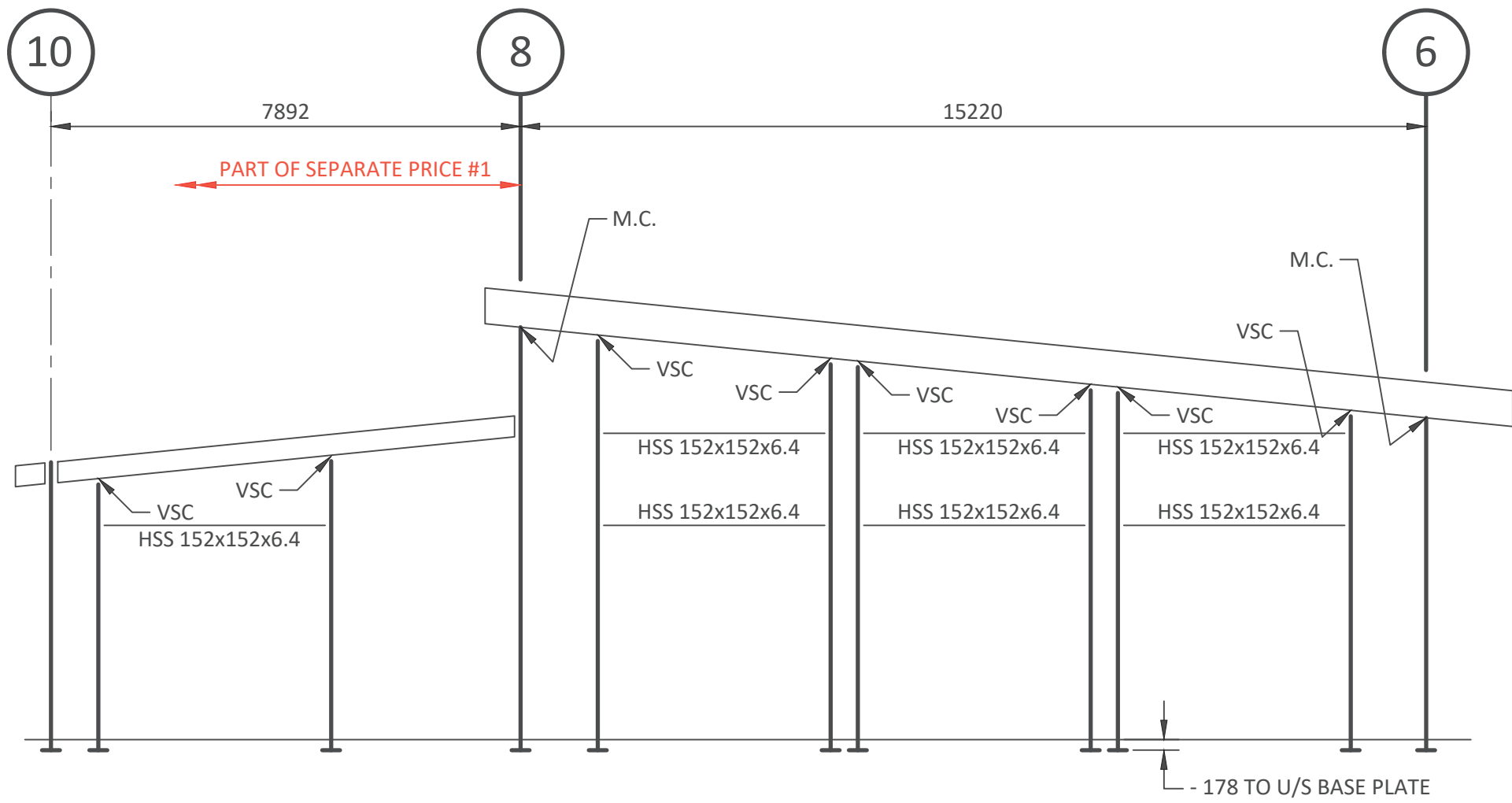
5
S-3
ELEVATION ALONG GRID LINE D
1:100



6
S-3
PARTIAL ELEVATION ALONG GRID LINE 4
1:100



7
S-3
PARTIAL ELEVATION ALONG GRID LINE B
1:100



8
S-3
ELEVATION ALONG GRID LINE A
1:100

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4	06/29/26	Issued For Tender & Permit	JCL
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Loyalist Ambulance

Block 10, Loyalist Township Business Park

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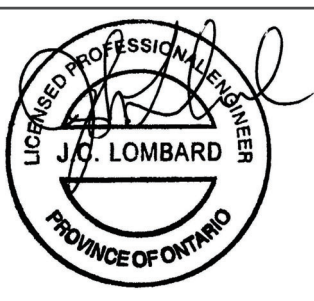
DRAWING TITLE:

Elevations

DESIGNED BY:	J.C.L.	PROJECT NO.:	2023-048
DRAWN BY:	K.S.A.	SCALE:	AS SHOWN

DWG. NO.:

S-3



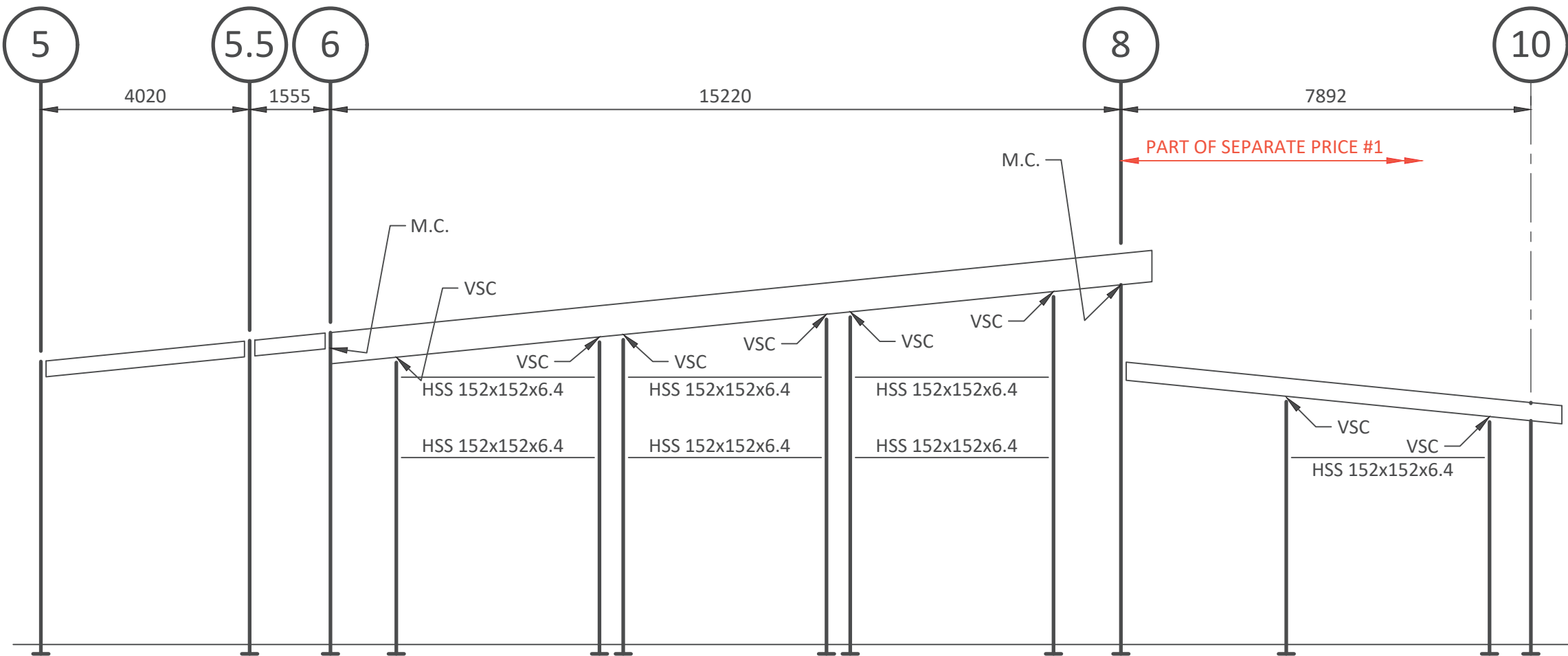
06/29/2026



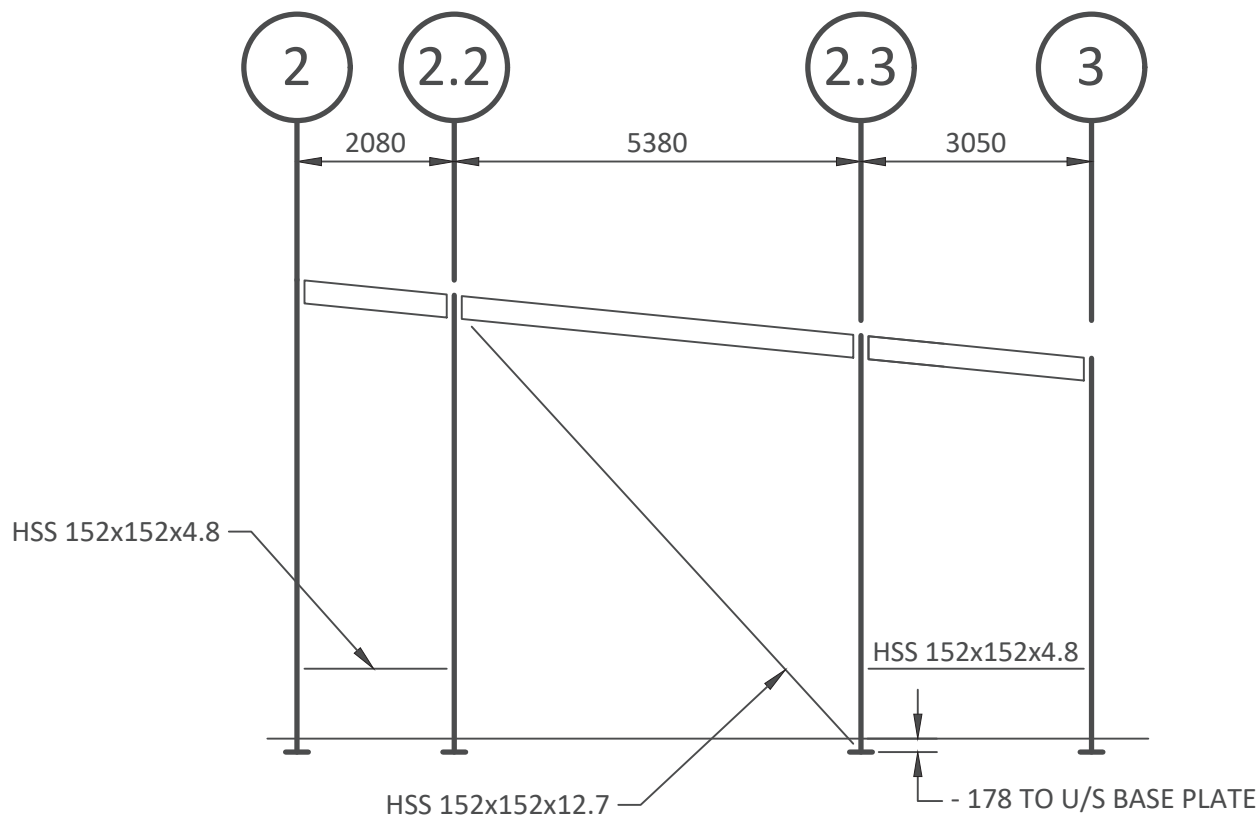
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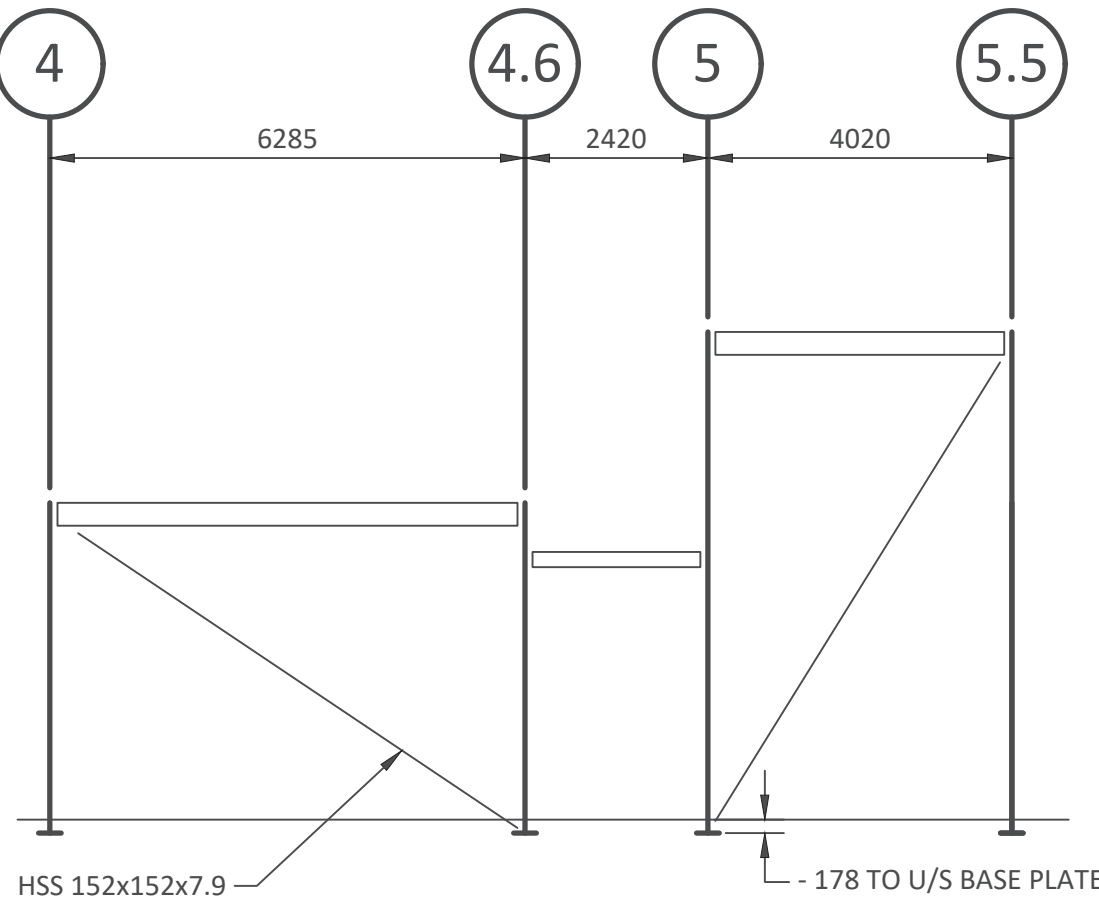
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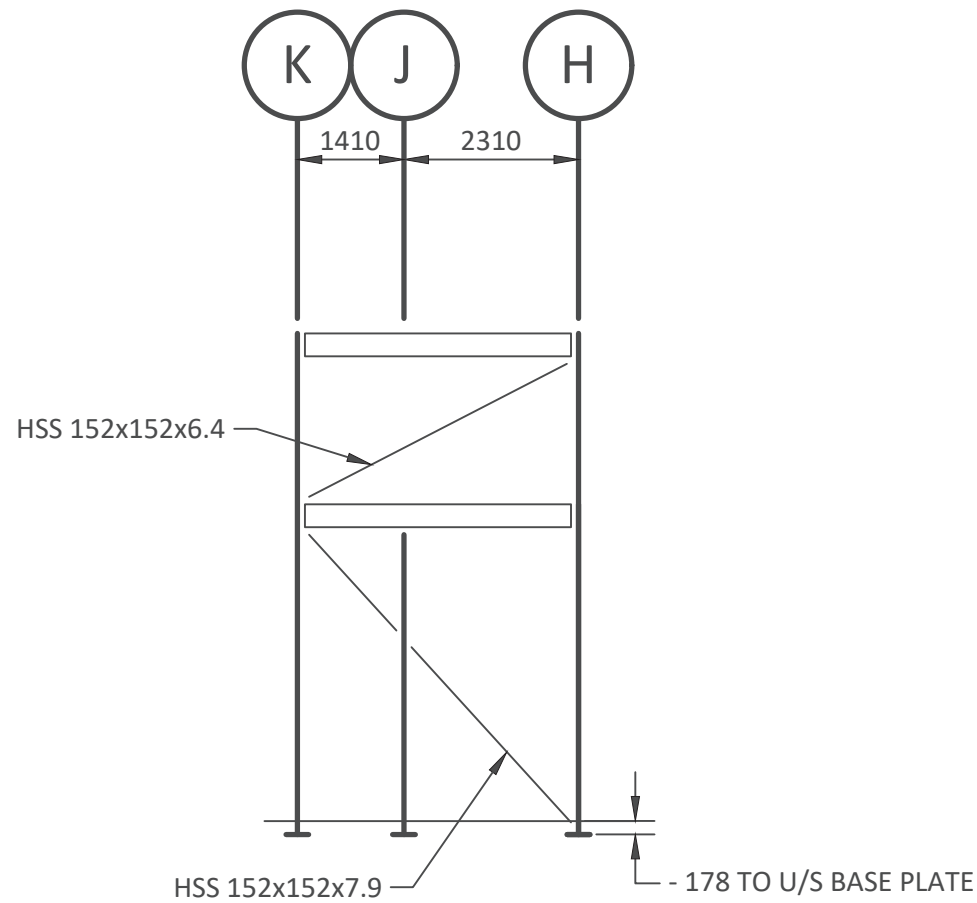
1
S-4
ELEVATION ALONG GRID LINE H
1:100



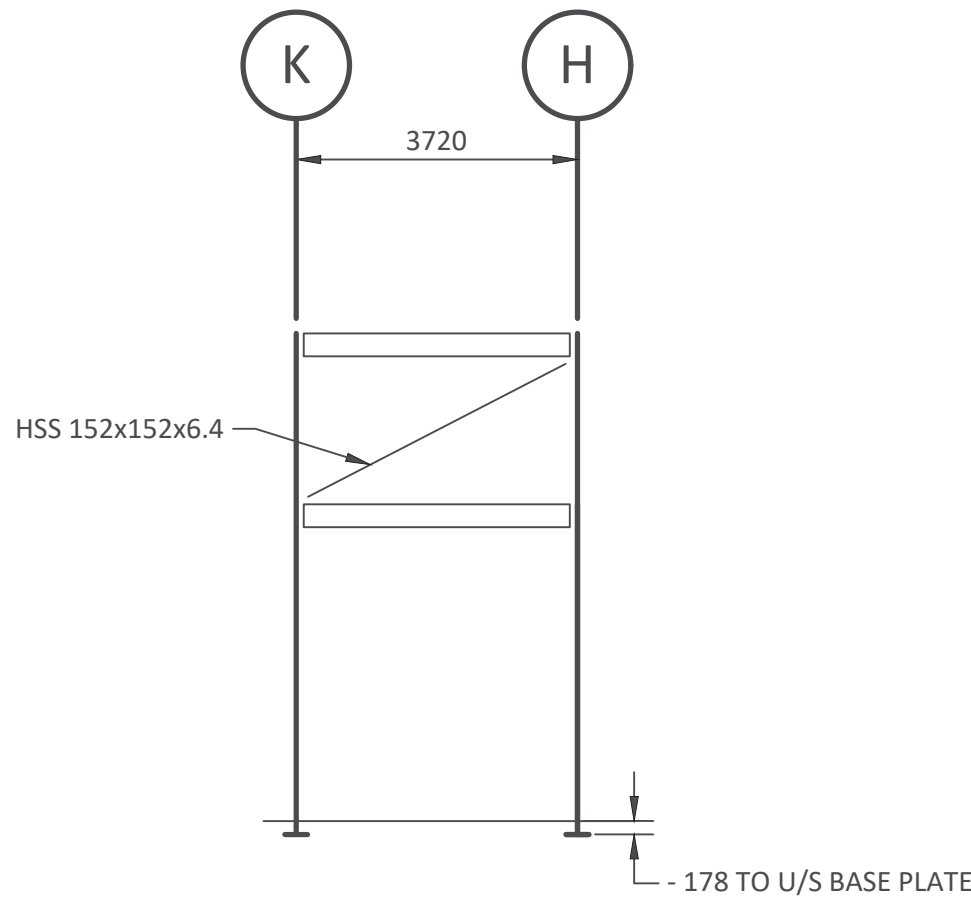
2
S-4
ELEVATION ALONG GRID LINE J
1:100



3
S-4
ELEVATION ALONG GRID LINE K
1:100



4
S-4
ELEVATION ALONG GRID LINE 5
1:100



5
S-4
ELEVATION ALONG GRID LINE 5.5
1:100

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PROJECT: Loyalist Ambulance

Block 10, Loyalist Township Business Park
CLIENT: Colbourne & Kembel Architects Ltd.

DRAWING TITLE: Elevations

DESIGNED BY: J.C.L.	PROJECT NO.: 2023-048
DRAWN BY: K.S.A.	SCALE: AS SHOWN

DWG. NO.: S-4

06/29/2026



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ALL SHOWN WORK IS PART OF THE BASE PRICE EXCEPT WHERE SPECIFICALLY NOTED AS BEING PART OF SEPARATE PRICE #1.

FILL SOLID WITH MORTAR
BUILDING PAPER
RAKE OUT MORTAR 3/4" AND CAULK
HORIZONTAL REINFORCING SHOULD NOT BE CONTINUOUS THROUGH JOINT.

1
S-5

MASONRY CONTROL JOINT DETAIL

STOP GROUT 1" FROM TOP
PROVIDE CLASS B LAP AT SPLICES U.N.O.
PLACE MORTAR ON CROSS WEBS ADJACENT TO CORES THAT WILL BE GROUTED
PLACE GROUT IN LIFTS NOT EXCEEDING 5'-0". GROUT SHOULD BE VIBRATED OR RODDED IN PLACE
CORES CONTAINING STEEL ARE FILLED SOLIDLY WITH GROUT. VERTICAL CORES SHOULD PROVIDE A CONTINUOUS CAVITY FREE OF MORTAR DROPPINGS

2
S-5

GROUTING DETAIL FOR REINFORCING IN MASONRY

4'-0" MAX. U.N.O. N.T.S.
20M VERT. @ 4'-0" o.c. MAX. IN GROUTED CORES U.N.O.
7 1/2"
EQ.
EQ.
HEAVY DUTY JOINT REINF. ALTERNATE COURSES + 1-15M @ 8'-0" MAX. IN GROUTED BOND BEAMS
ADDITIONAL REINFORCEMENT REQUIRED AT CORNERS, INTERSECTIONS, OPENINGS AND ENDS OF WALL. REFER TO MASONRY DETAIL.

3
S-5

TYPICAL 8 INCH CONCRETE MASONRY WALL REINFORCING

UNIT BEING PLACED
BUTTER BOTH ENDS OF EACH UNIT TO ENSURE PROPER BONDAGE. SLUSHING OF HEAD JOINTS AFTER THE UNIT IS PLACED SHALL NOT BE PERMITTED

4
S-5

HEAD JOINT CONSTRUCTION DETAIL

HORIZONTAL JOINT REINFORCEMENT - TYPICAL
VERTICAL REINFORCEMENT
WALL INTERSECTION
VERTICAL REINFORCEMENT
WALL CORNER
VERTICAL REINFORCEMENT
GROUT SOLID FULL HEIGHT TO U/S BEAM
BEAM BEARING
END OF WALL
VERTICAL REINFORCEMENT
GROUT SOLID TO U/S LINTEL
OPENING
VERTICAL REINFORCEMENT
VERTICAL REINFORCEMENT
OPENINGS IN WALLS
CONTINUOUS ANCHOR SET DOVETAIL INSERT ALTERNATE COURSES
VERTICAL REINF. RAKE BACK MORTAR CAULK BOTH SIDES
MASONRY WALLS ABUTTING CONCRETE

NOMINAL WALL THICKNESS	VERTICAL REINF.
6"	15M
8"	20M
10"	2-15M
12"	2-15M

NOTES:
1. PROVIDE PRE-FABRICATED CORNER & TEE SECTIONS FOR JOINT REINFORCEMENT.
2. LAP SPLICES FOR VERTICAL REINFORCEMENT AND HORIZ. JOINT REINFORCEMENT SHALL BE CLASS "B" U.N.O.
3. PROVIDE DOWELS INTO FOUNDATION WALL OR CONCRETE FOOTING TO MATCH VERTICAL BARS.
4. BARS SHOWN ARE TO BE PLACED IN ADDITION TO REINF. FOR WALLS SPECIFIED ELSEWHERE.
5. VERTICAL REINFORCEMENT SHOWN SHALL BE AS FOLLOWS:

5
S-5

MASONRY WALL DETAILS

5 PROJ.
20
2
1"Ø ANC. BOLT
HEAVY HEX HEAD NUT
WELD NUT TO BOLT
TOP OF CONCRETE
4 PROJ.
16
2
3/4"Ø ANC. BOLT
HEAVY HEX HEAD NUT
WELD NUT TO BOLT
TOP OF CONCRETE
4 PROJ.
8
2
5/8"Ø ANC. BOLT
HEAVY HEX HEAD NUT
WELD NUT TO BOLT
TOP OF CONCRETE
4 PROJ.
6
2
1/2"Ø ANC. BOLT
HEAVY HEX HEAD NUT
WELD NUT TO BOLT
TOP OF CONCRETE
WELDING OF BOTTOM NUT TO BOLT MAY BE OMITTED IF THREADS ARE BURR ABOVE & BELOW NUT TO PREVENT ROTATION.

6
S-5

TYPICAL ANCHOR BOLT DETAIL

WELD DECK TO PERIMETER MEMBER (REFER TO SCHEDULE)
STRUCTURAL STEEL PERIMETER ANGLE, BEAM OR PLATE
STEEL DECK
TRANSVERSE WELDS
OWSJ OR STRUCTURAL STEEL SUPPORT
STEEL BEAM
SIDE LAP CONNECTIONS: (REFER TO SCHEDULE)
STEEL DECK
TRANSVERSE WELDS
OWSJ OR STRUCTURAL STEEL SUPPORT
STEEL BEAM
LONGITUDINAL WELDS
ADDITIONAL SHEAR TRANSFER ELEMENTS WHERE REQ'D
ERECTION SHALL BE IN ACCORDANCE WITH CSSBI PUBLICATION 38.36-76 REV. 81 AND ALL OTHER APPLICABLE STANDARDS
ALL WELDS TO BE 3/4"Ø PUDDLE WELDS UNLESS NOTED OTHERWISE

7
S-5

TYPICAL CONNECTION DETAIL FOR STEEL DECK

2" CLEAR TYPICAL
1" CLEAR MINIMUM
CONCRETE LINTEL BLOCK
3/4" CLEAR
GROUT SOLID WITH FINE GROUT IN ACCORDANCE WITH CSA STANDARD A179.
WHERE LINTEL/BOND BEAM IS SINGLY REINFORCED, REINFORCING BAR SHALL BE CENTRED HORIZONTALLY IN BLOCK.

9
S-5

TYPICAL LINTEL/BOND BEAM DETAIL

STEEL JOIST
WIND UPLIFT BRIDGING

10
S-5

WIND UPLIFT BRIDGING DETAIL

STEEL DECK
STEEL BEAM
STEEL ANGLE
SLOTTED CONNECTION TO ALLOW VERTICAL DEFLECTION OF JOISTS
WIND COLUMN

11
S-5

WIND COLUMN BRACE DETAIL

1" (25mm) MIN.
FRAMING SHOE (BY FABRICATOR)
OPENING FRAMING (SEE PLAN)
OWSJ (CONFIGURATION MAY VARY)
1" (25mm) MAX.

12
S-5

TYPICAL FRAMED OPENING SUPPORT DETAIL

GRID
HSS x 4" (100mm) Lg. AT MID-POINT BETWEEN JOISTS
TO MATCH JOIST SHOE DEPTH

13
S-5

SHEAR TRANSFER ELEMENTS-GRID LINES 1, 2, 3, 4, 5, 6, 8 &10

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Loyalist Ambulance

Block 10, Loyalist Township Business Park
CLIENT:
Colbourne & Kembel Architects Ltd.

DRAWING TITLE:
Typical Details

DESIGNED BY: J.C.L. PROJECT NO.: 2023-048
DRAWN BY: K.S.A. SCALE: AS SHOWN
DWG. NO.: **S-5**

06/29/2026

NOTES

THE STRUCTURAL FRAMING DEPICTED ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2024 ONTARIO BUILDING CODE.

IMPORTANCE CATEGORY: POST-DISASTER

REFERENCE VELOCITY WIND PRESSURE, q50: 0.47 kPa

THE STRUCTURE FOR THE GARAGE AREAS HAVE BEEN DESIGNED USING THE INTERNAL PRESSURE COEFFICIENTS "Cpi" FOR A CATEGORY 3 STRUCTURE. ALL OTHER AREAS HAVE BEEN DESIGNED USING THE INTERNAL PRESSURE COEFFICIENTS "Cpi" FOR A CATEGORY 2 STRUCTURE.

ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE BUILDING CODE AND ALL GOVERNING STANDARDS & REGULATIONS.

ITEM	SEISMIC DESIGN CRITERIA			OBC/CSA REFERENCE
1	PROJECT LOCATION:	Loyalist Township, Ontario		
2	SPECTRAL RESPONSE ACCELERATIONS:	$S_d(0.2,X_d)=0.371$	$S(0.2)=0.371$	NBC: APPENDIX C DIVISION B TABLE C-2
		$S_d(0.5,X_d)=0.368$	$S(0.5)=0.368$	
		$S_d(1.0,X_d)=0.225$	$S(1.0)=0.225$	OBC: SUPPLEMENTARY STANDARD SB-1, TABLE 1.2
		$S_d(2.0,X_d)=0.11$	$S(2.0)=0.11$	
		PGA(Xd) = 0.205 PGV(Xd)=0.243???		
3	SITE CLASS:	SITE CLASS D (ASSUMED)		TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.
4	IMPORTANCE FACTOR:	NORMAL $I_e = 1.5$ (ULS)		TABLE 4.1.8.5
5	BUILDING HEIGHT	$H_n=8m$		4.1.8.11.3
6	SEISMIC CATEGORY	SC4		4.1.8.4.(6)
7	IRREGULARITY REVIEW (1) VERTICAL STIFFNESS (2) MASS IRREGULARITY (3) VERTICAL GEOMETRY IRREGULARITY (4) INPLANE DISCONTINUITY IN V.L.F.R.E. (5) OUT OF PLANE OFFSETS (6) WEAK STOREY (7) TORSIONAL SENSITIVITY (8) NON-ORTHOGANAL	NO NO NO NO NO NO NO NO		TABLE 4.1.8.6
8	STRUCTURAL CONFIGURATION	REGULAR		4.1.8.6
9	METHOD OF ANALYSIS	EQUIVALENT STATIC FORCE PROCEDURE		4.1.8.11
10	SEISMIC FORCE RESISTING SYSTEM: N-S	LIMITED DUCTILITY MOMENT FRAMES $R_d=2.0$ $R_o=3.0$ $R_dR_o=2.6$		TABLE 4.1.8.9
11	SEISMIC FORCE RESISTING SYSTEM: E-W	LIMITED DUCTILITY MOMENT FRAMES $R_d=2.0$ $R_o=3.0$ $R_dR_o=2.6$		TABLE 4.1.8.9
12	DIAPHRAGM & CONNECTIONS: ROOF	FLEXIBLE $R_d=1.0$, $R_o=1.5$, $R_dR_o=1.5$		4.1.8.15.(2)
13	DIAPHRAGM & CONNECTIONS: FLOORS	FLEXIBLE $R_d=1.0$, $R_o=1.5$, $R_dR_o=1.5$		4.1.8.15.(7)
14	FOUNDATION SFRS	$R_dR_o = 1.0$		4.1.8.16.(1)
15	FUNDAMENTAL LATERAL PERIOD	$T_a=0.40$ s N-S $T_a=0.40$ s E-W		4.1.8.11.(3)
16	GOVERNING STATIC FORCE FORMULA	$V=\frac{4}{3}S(0.2)I_eW/R_dR_o$		4.1.8.11.2.
17	BASE SHEAR	$V=0.21W$		4.1.8.11.2.

STRUCTURAL STEEL NOTES

ALL STRUCTURAL STEEL ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD CAN/CSA-S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES".

ALL COLD FORMED STRUCTURAL STEEL MEMBERS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CSA STANDARD CAN/CSA-S136.

ANCHORAGE OF STEEL JOISTS TO MASONRY SHALL CONFORM TO CSA STANDARD S16.

PROVIDE ALL ANCHOR BOLTS, CAST IN PLATES WITH ANCHORS, AND ANCHORS REQUIRED TO CONNECT STRUCTURAL STEEL TO CAST-IN-PLACE CONCRETE.

STRUCTURAL STEEL: CSA G40.21 300W (44W), U.N.O.
W SECTIONS: CSA G40.21 350W (50W)
HSS MEMBERS: CSA G40.21 350W (50W) CLASS C or ASTM A500 GRADE C
ANCHOR RODS: ASTM A307
CF SECTIONS: ASTM A570M GRADE 350W (50W)

ELECTRODES: E49XX

GROUT FOR BASE AND BEARING PLATES: SIKa M-BED OR APPROVED EQUIVALENT.

STEEL JOIST BRIDGING TO CONFORM TO CSA STANDARD S16.

WELDING SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD W59 AND CSA STANDARD S16.

SHOP PAINT AND SURFACE PREPARATION FOR PAINTING SHALL CONFORM TO CAN/CGSB - 85.10.

THE ROOF AND/OR FLOOR DECK IS REQUIRED TO ACT AS A STRUCTURAL DIAPHRAGM. WELD TO SUPPORTS AT ALTERNATE RIBS AND CLINCH SIDE LAPS AT 24" CENTERS UNLESS NOTED OTHERWISE.

FABRICATE & INSTALL STEEL ROOF DECK TO CSSB1 STANDARD 10M.

MASONRY NOTES

ALL STRUCTURAL MASONRY ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD S304.1 "MASONRY DESIGN FOR BUILDINGS (LIMIT STATES DESIGN)".

MASONRY CONSTRUCTION SHALL CONFORM TO CSA STANDARD A371.

CONNECTORS SHALL CONFORM TO CSA STANDARD A370.

CONCRETE MASONRY UNITS SHALL BE TYPE H/15/A/M.

MORTAR SHALL BE TYPE S.

MORTAR & GROUT FOR UNIT MASONRY SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A179-M.

GROUT FOR UNIT MASONRY: TYPE S BASED ON PROPORTION SPECIFICATIONS, OR 13.3 MPa BASED ON PROPERTY SPECIFICATIONS.

REINFORCING STEEL SHALL CONFORM TO CSA STANDARD G30.18 GRADE 400 (GRADE 60).

ALL MORTAR JOINTS IN CONCRETE BLOCK WORK SHALL BE TOOLED CONCAVE TYPE.

MORTAR JOINTS SHALL BE 10mm THICK (±3mm). BED JOINTS OF THE STARTING COURSE SHALL NOT BE LESS THAN 6mm NOR MORE THAN 20mm.

GROUT NOT PLACED WITHIN 1½ HOURS AFTER WATER IS FIRST ADDED TO THE BATCH SHALL BE DISCARDED.

GROUT BLOCKS SOLID TWO COURSES BELOW BEAM BEARING PLATES.

UNLESS NOTED OTHERWISE, ALL LAP SPLICES IN MASONRY REINFORCEMENT TO BE CLASS "B".

PROVIDE 2-15M BARS IN CONTINUOUS BOND BEAMS AT FLOOR AND ROOF BEARING LEVELS.

ALL CELLS IN MASONRY UNITS CONTAINING REINFORCING OR ANCHORS SHALL BE FILLED SOLID WITH GROUT.

UNLESS OTHERWISE NOTED, INTERSECTIONS OF MASONRY WALLS SHALL BE BONDED TOGETHER BY LAYING IN TRUE BOND, 50% OF EACH OF THE UNITS OF EACH WALL AT THE INTERSECTION. ALTERNATIVELY, CORROSION-RESISTANT METAL TIES EQUIVALENT TO NOT LESS THAN 4.76mm (3/16") BY 40mm (1½") STEEL STRAPPING WITH 50mm (2") NINETY DEGREE HOOKS SHALL BE PROVIDED. SUCH TIES SHALL BE SPACED AT NOT MORE THAN 800mm o.c. (2'-8") VERTICALLY.

DO NOT USE HAMMER DRILLS TO DRILL HOLES FOR ANCHORS IN HOLLOW MASONRY UNITS.

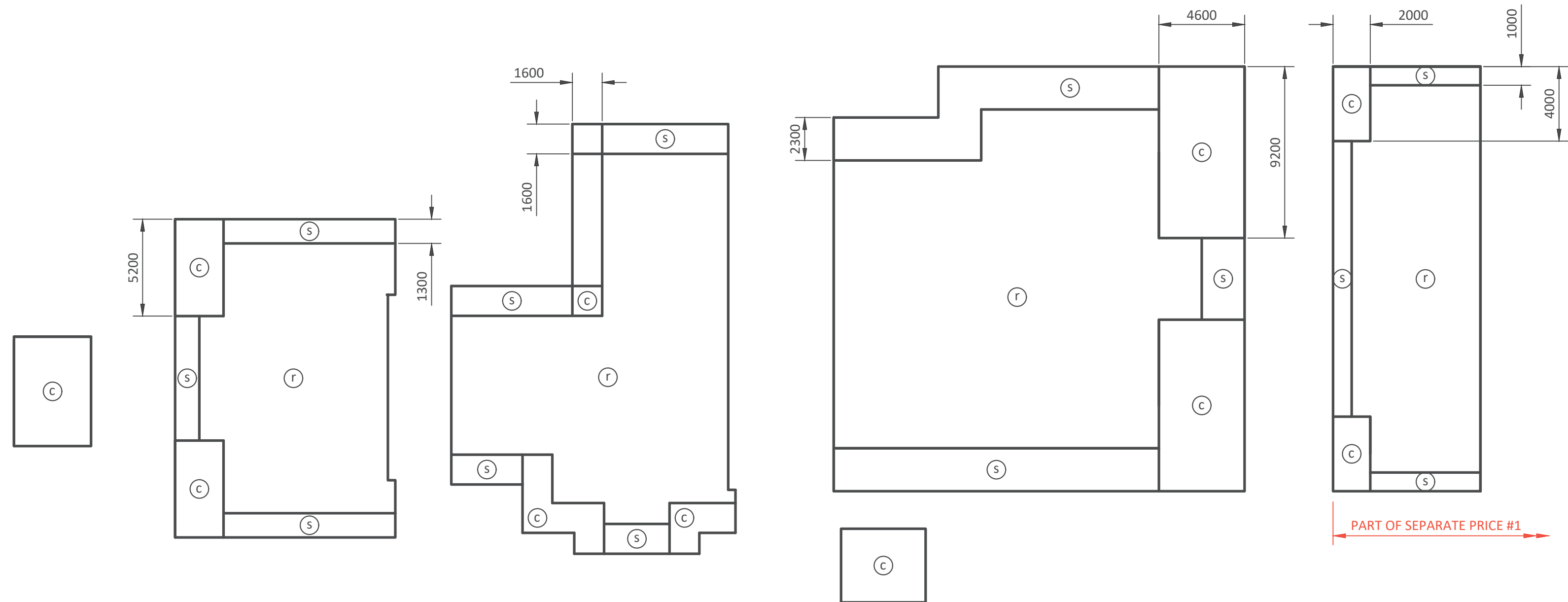
PROVIDE TWO ADDITIONAL VERTICAL REINFORCING BARS AT EACH SIDE OF ALL OPENINGS, MOVEMENT JOINTS, AND AT ALL CORNERS AND ENDS OF WALLS. BAR SIZE TO MATCH VERTICAL REINFORCEMENT IN WALLS.

PROVIDE BOND BEAM REINFORCED w/1-15M ABOVE & BELOW ALL OPENINGS UNLESS NOTED OTHERWISE.

PROVIDE HORIZONTAL JOINT REINFORCEMENT IN THE FIRST & SECOND BED JOINTS IMMEDIATELY ABOVE & BELOW WALL OPENINGS. EXTEND REINFORCEMENT NOT LESS THAN 600mm (24") PAST EACH SIDE OF THE OPENING, BUT DO NOT EXTEND THROUGH CONTROL JOINTS UNLESS NOTED OTHERWISE.

PROVIDE LATERAL SUPPORT CONNECTIONS OR CLIPS TO THE TOP AND BOTTOM OF ALL MASONRY WALLS AND PARTITIONS. LATERAL SUPPORTS SHALL BE CAPABLE OF RESISTING THE LATERAL LOADS SPECIFIED IN THE BUILDING CODE, AND SHALL BE SPACED AT NOT MORE THAN 1,200mm (4'-0") ON CENTRE. THE MAXIMUM DISTANCE FROM THE END OF ANY WALL TO THE CENTERLINE OF THE CLOSEST LATERAL SUPPORT SHALL NOT EXCEED 600mm (2'-0").

FOR MASONRY WALLS Laterally Supported At, Or Near, Their Top, Provide A GROUT-FILLED BOND BEAM AT THE COURSE TO WHICH THE LATERAL SUPPORT IS PROVIDED, REINFORCED WITH 2-15M CONTINUOUS BARS IN 290mm WALLS AND 1-15M CONTINUOUS BAR IS ALL WALLS LESS THAN 290mm THICK.



1 WIND LOAD DIAGRAM
S-6 1:200

GROSS UNFACTORED WIND PRESSURE (ULS)	
ZONE	kPa
(C)	0.93 / -1.8
(S)	0.93 / -2.0
(S')	0.93 / -2.3

L

LOMBARD ENGINEERING

AMHERSTVIEW, ON K7N 2A3
phone: 613-770 - 2989
email: josh@lombardengineering.ca

ALL SHOWN WORK IS PART OF THE BASE PRICE EXCEPT WHERE SPECIFICALLY NOTED AS BEING PART OF SEPARATE PRICE #1.

NO.	DATE	REVISIONS	BY
4	06/29/26	Issued For Tender & Permit	JCL
3	05/20/26	99% Comments Addressed	JCL
2	01/15/26	Issued For 90% Submission	JCL
1	08/22/25	Issued For 30% Submission	JCL

PROJECT:
Loyalist Ambulance

Block 10, Loyalist Township Business Park

CLIENT:
Colbourne & Kembel Architects Ltd.

DRAWING TITLE:
Wind Load Diagram, Notes & Schedules

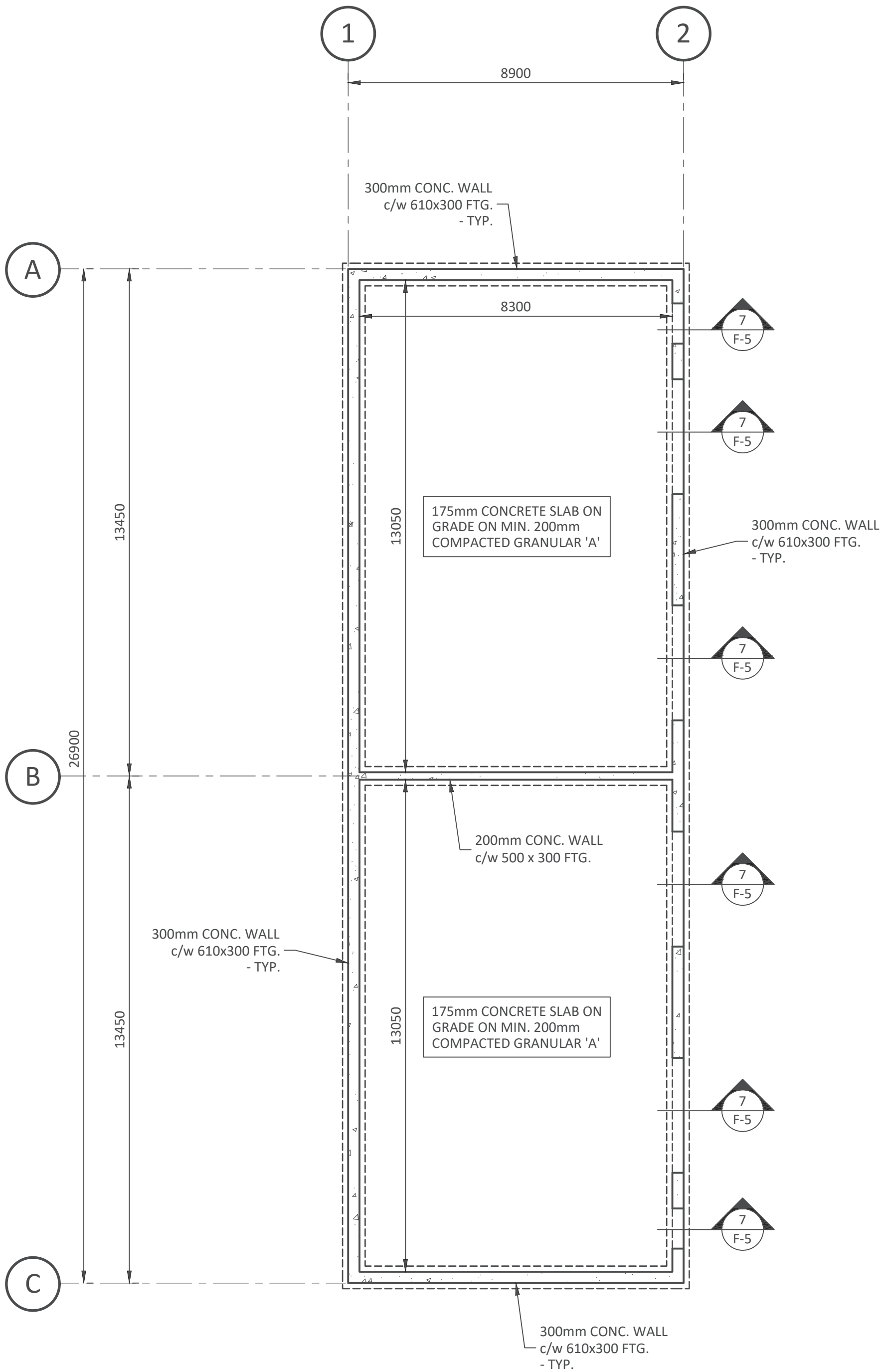
DESIGNED BY: J.C.L. PROJECT NO.: 2023-048

DRAWN BY: K.S.A. SCALE: AS SHOWN

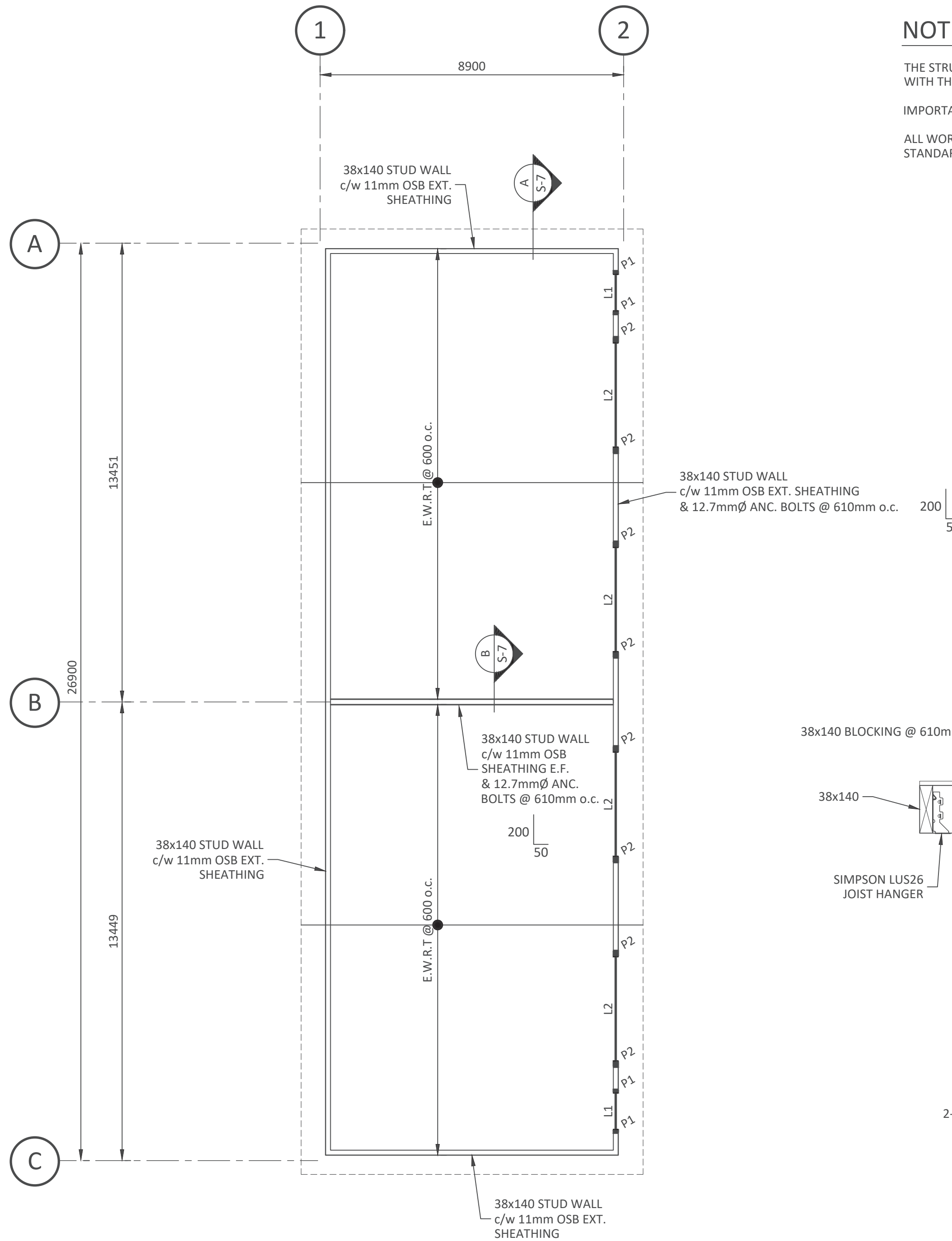
DWG. NO.: S-6

PROFESSIONAL ENGINEER
J.C. LOMBARD
PROVINCE OF ONTARIO

06/29/2026



1 COLD STORAGE FOUNDATION PLAN
S-7 1:100



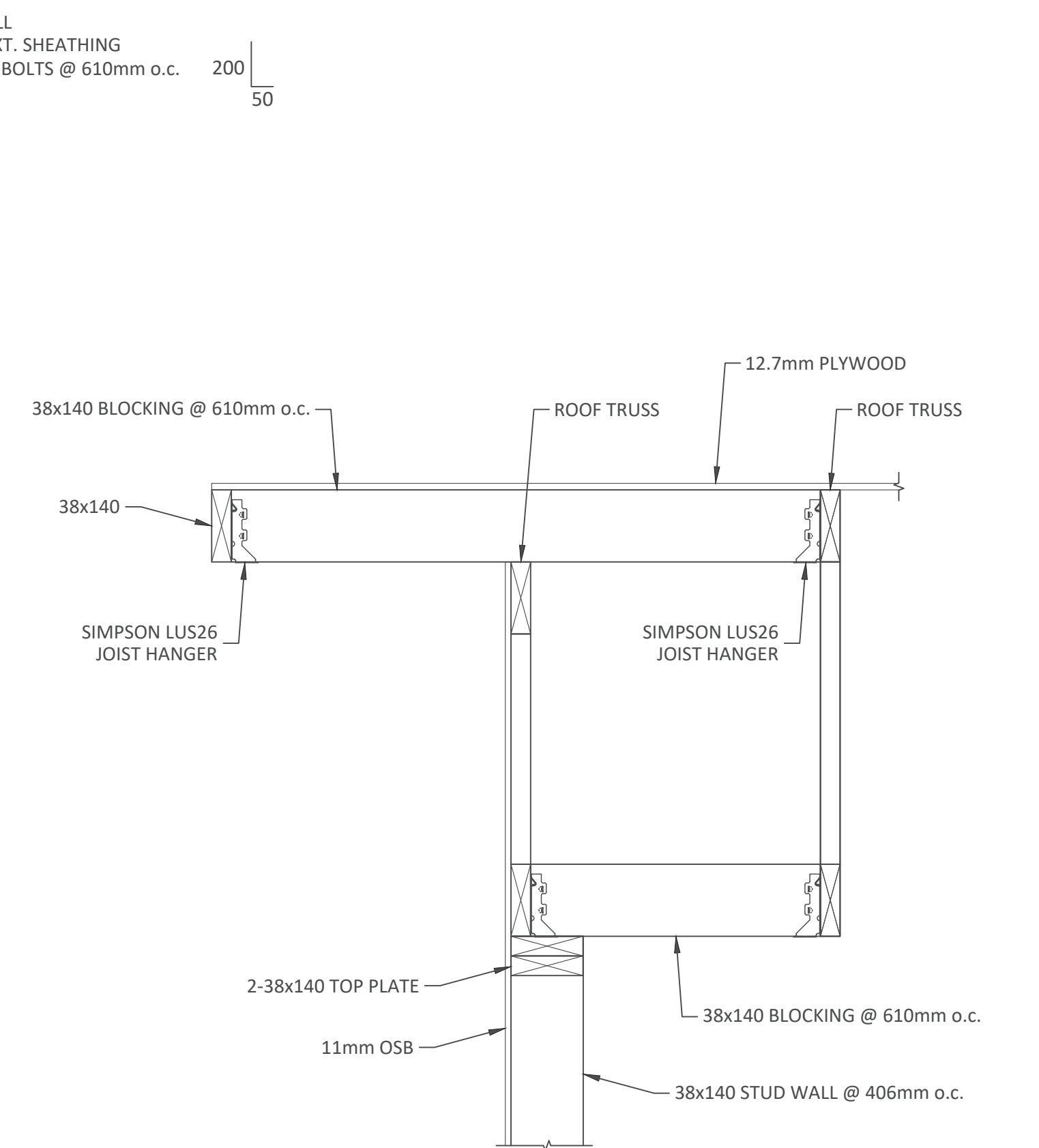
2 COLD STORAGE ROOF FRAMING PLAN
S-7 1:100 12.7mm PLYWOOD OVER

NOTES

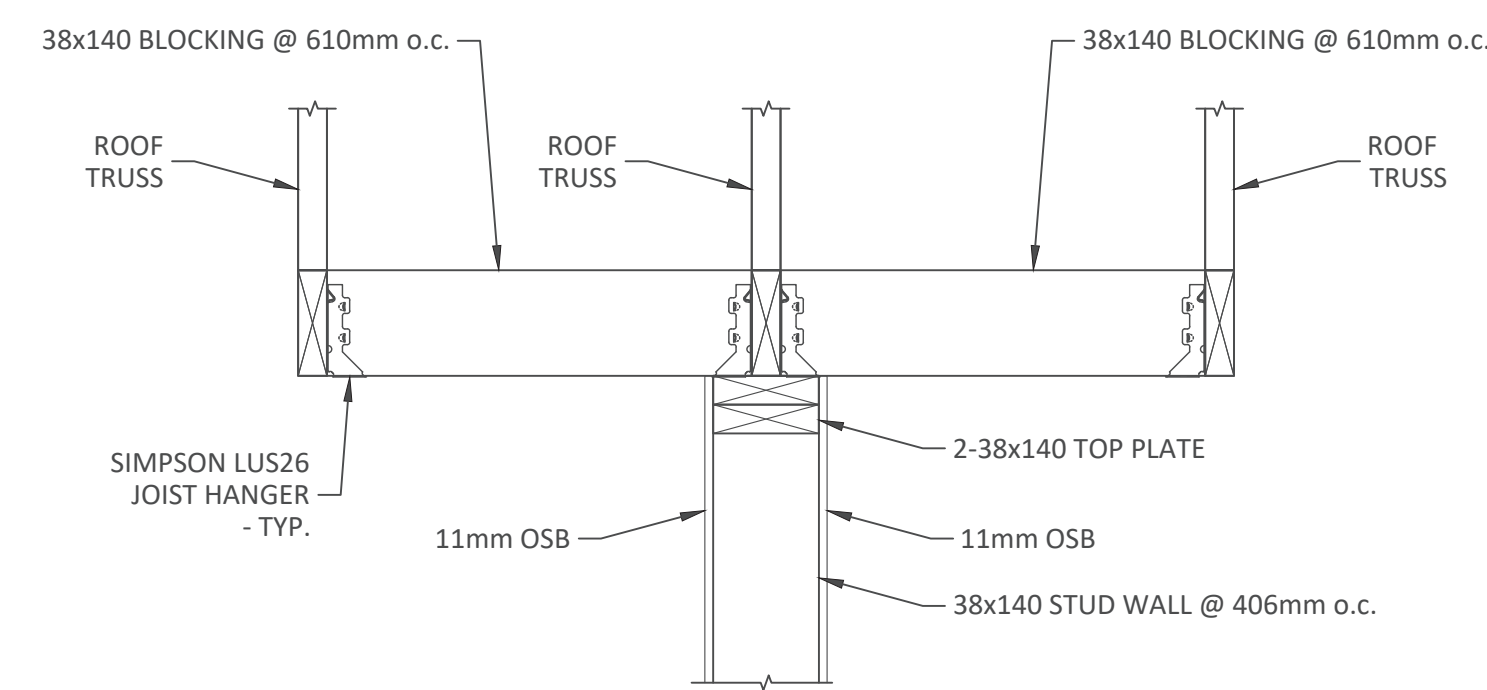
THE STRUCTURAL FRAMING DEPICTED ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PART 9 OF THE 2024 ONTARIO BUILDING CODE.

IMPORTANCE CATEGORY: NORMAL

ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE BUILDING CODE AND ALL GOVERNING STANDARDS & REGULATIONS.



A SECTION
S-7 1:10



B SECTION
S-7 1:10



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ROOF DESIGN LOADS

SNOW LOAD	= 2.05 kPa
DEAD LOAD	= 0.60 kPa

POST SCHEDULE

P1: 1-2x6 JACK STUDS
+ 2-2x6 KING STUDS

P2: 2-2x6 JACK STUDS
+ 3-2x6 KING STUDS

LINTEL SCHEDULE

L1: 2-2x10

L2: 2- 1½x11½ LVL

NO.	DATE	REVISIONS	BY
4	06/29/26	Issued For Tender & Permit	JCL
3	05/20/26	99% Comments Addressed	JCL
2	01/15/26	Issued For 90% Submission	JCL
1	08/22/25	Issued For 30% Submission	JCL

PROJECT:

Loyalist Ambulance

Block 10, Loyalist Township Business Park

CLIENT:

Colbourne & Kembel Architects Ltd.

DRAWING TITLE:

Cold Storage Foundation Plan, Roof Framing Plan, Sections & Notes

DESIGNED BY:	J.C.L.	PROJECT NO.:	2023-048
DRAWN BY:	K.S.A.	SCALE:	AS SHOWN
DWG. NO.:	S-7		

06/29/2026