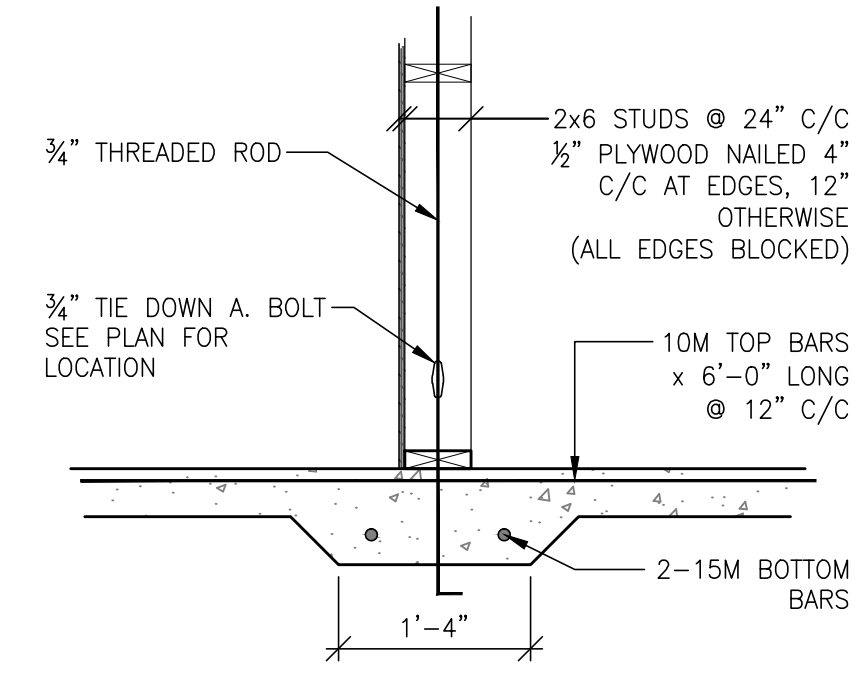
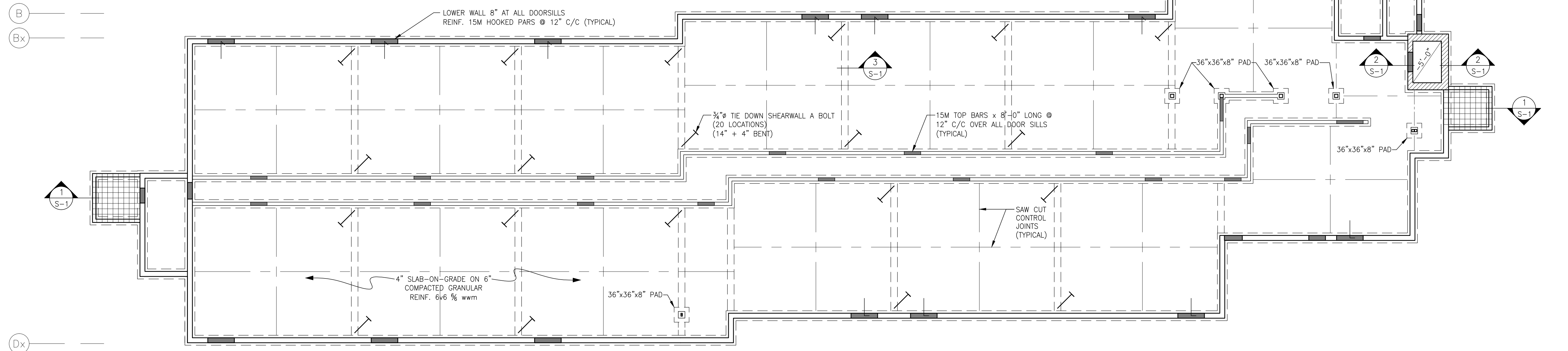


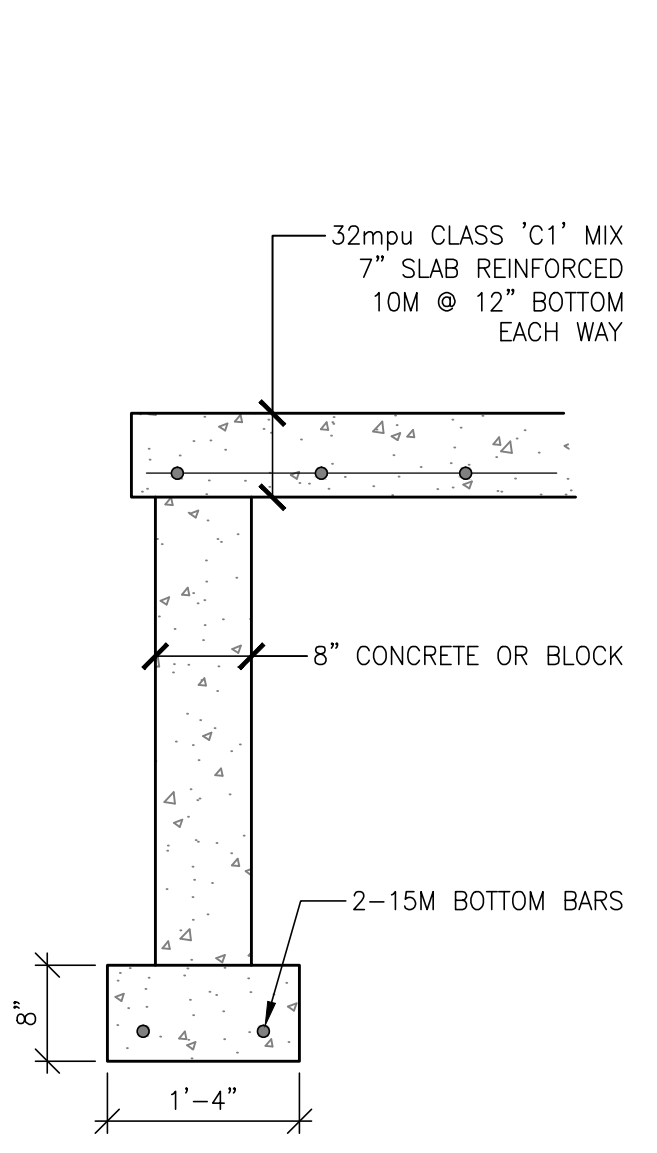
TYPICAL DOOR SILL DETAIL



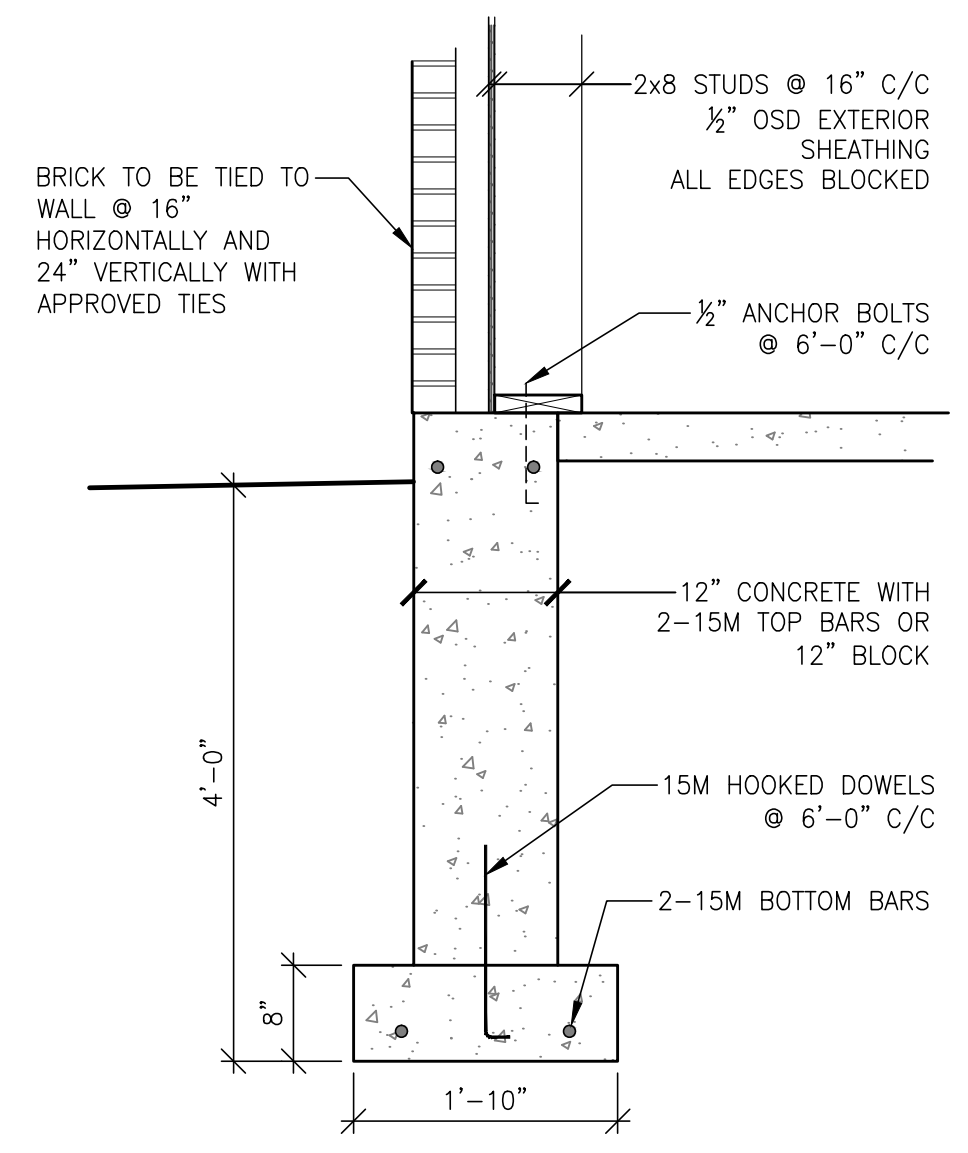
3 SLAB THICKENING/SHEAR WALL DETAIL



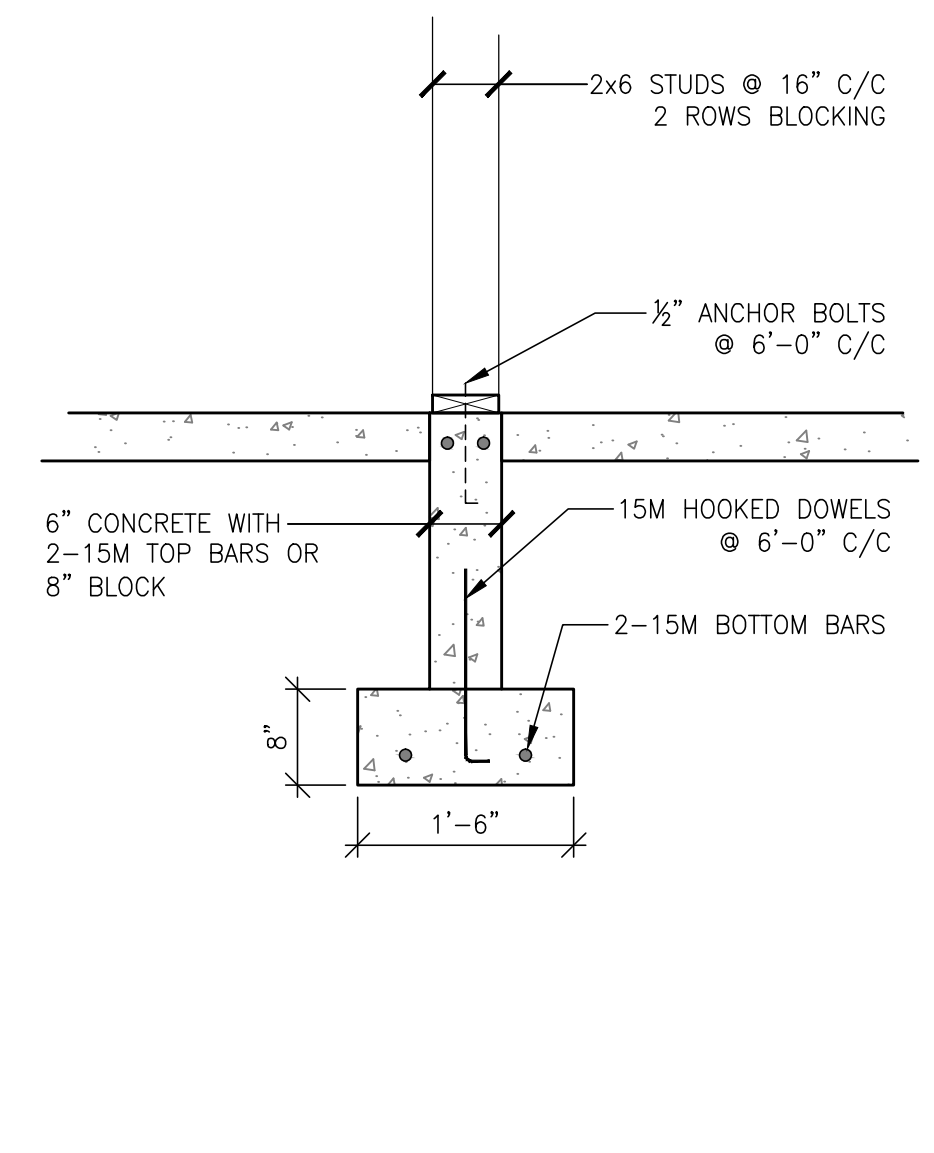
FOUNDATION FRAMING PLAN 1'-0"=3/32"
 ASSUMED SOIL BEARING CAPACITY 2000 PSF ALLOWABLE
 ALL CONCRETE 20 mpa @ 28 DAYS
 ALL FRAMING TO OBC PART 9 UNLESS NOTED OTHERWISE



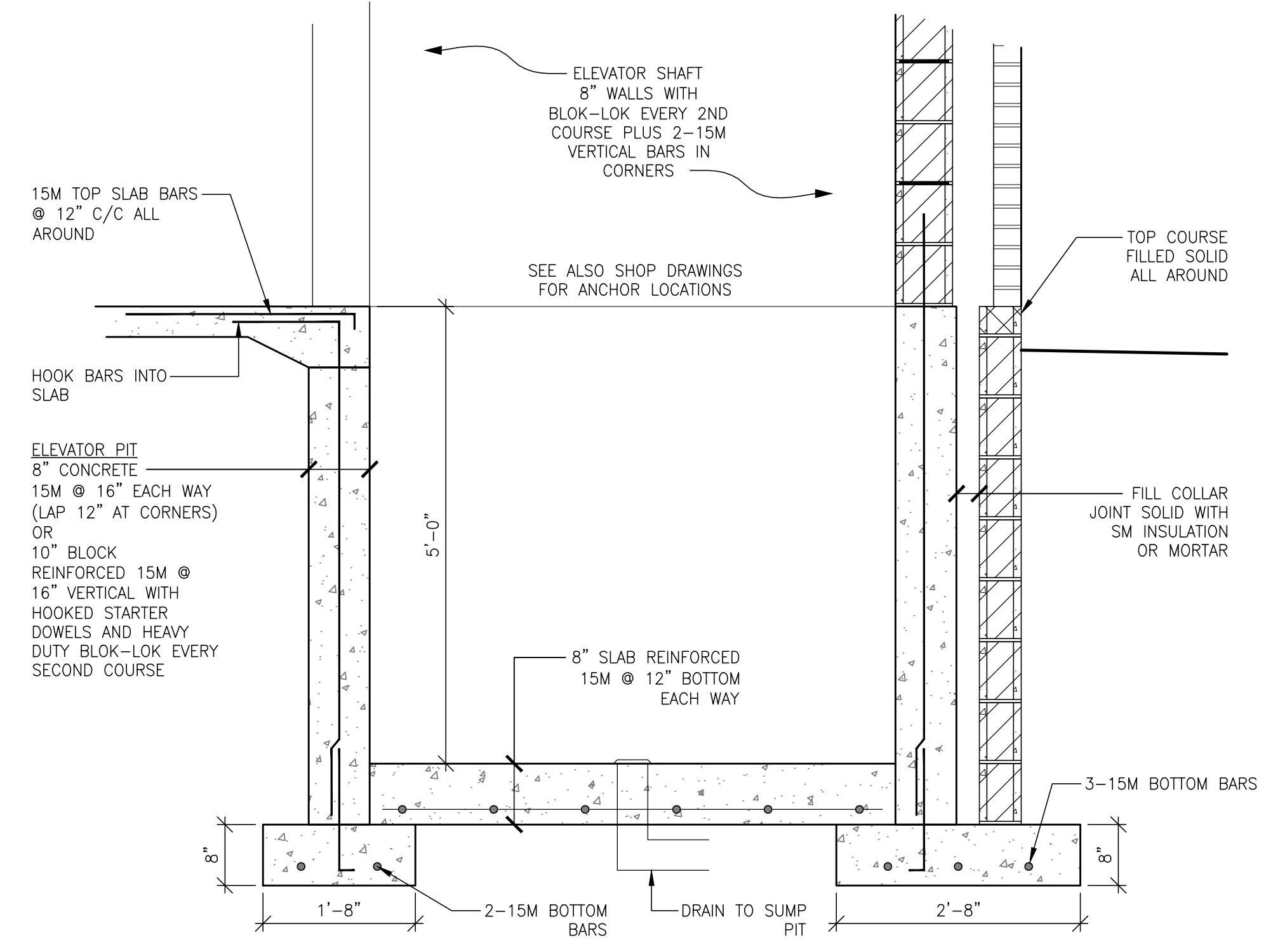
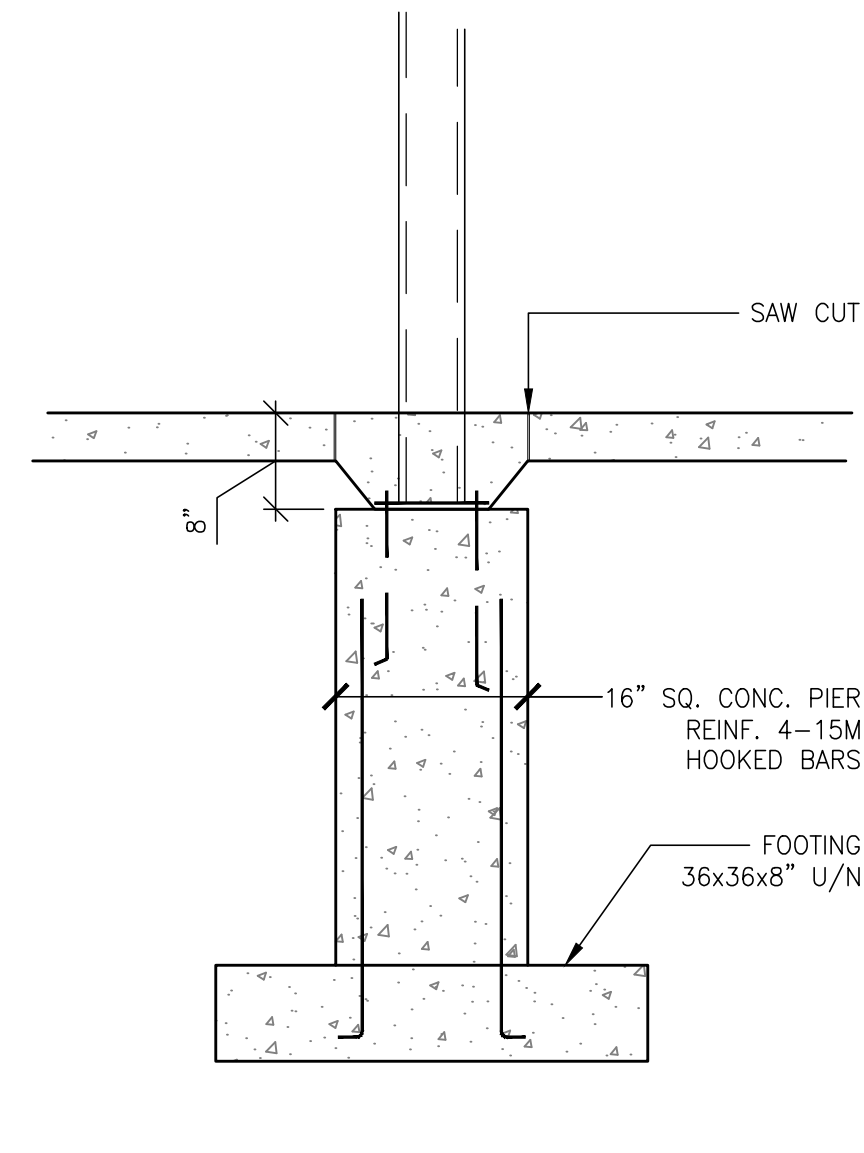
TYPICAL EXTERIOR WALL DETAIL




TYPICAL INTERIOR WALL DETAIL

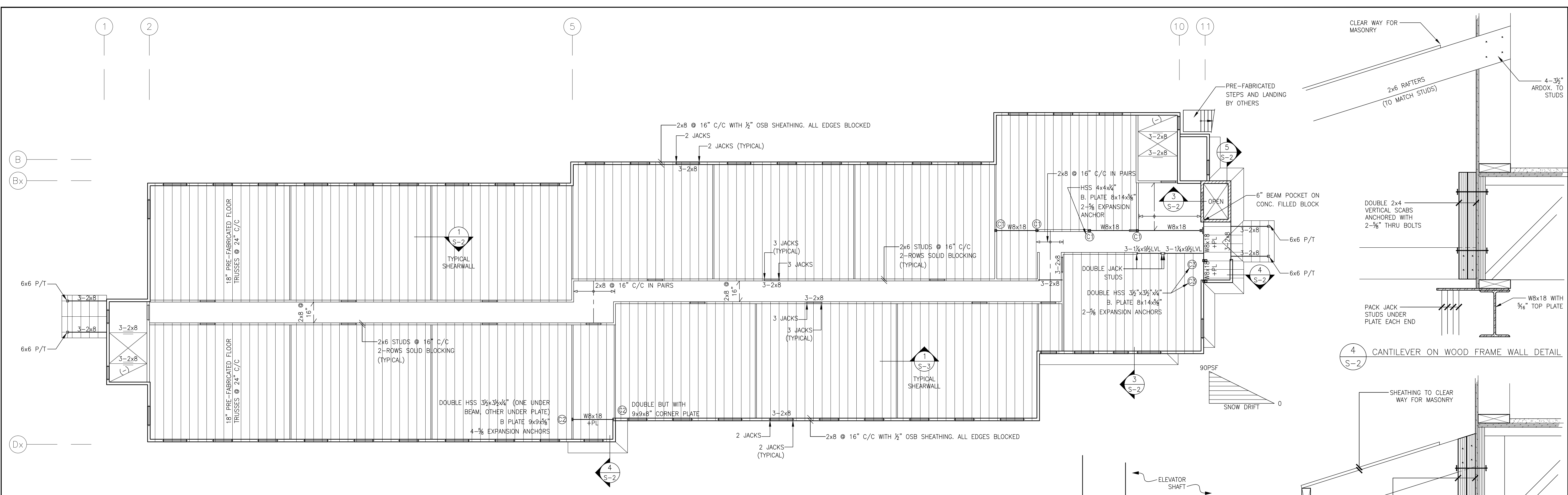


TYPICAL POST PIER DETAIL

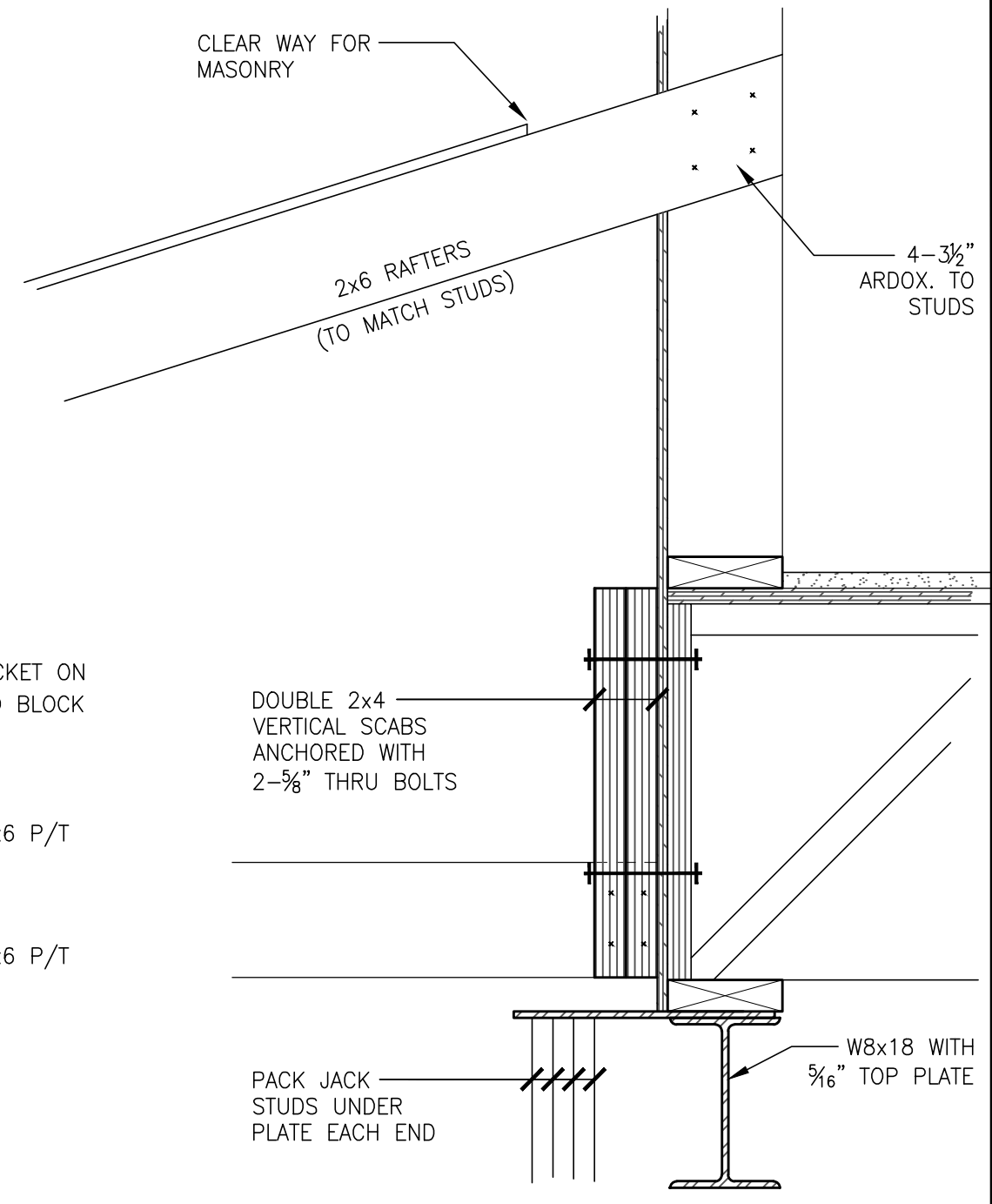


2 ELEVATOR PIT DETAIL

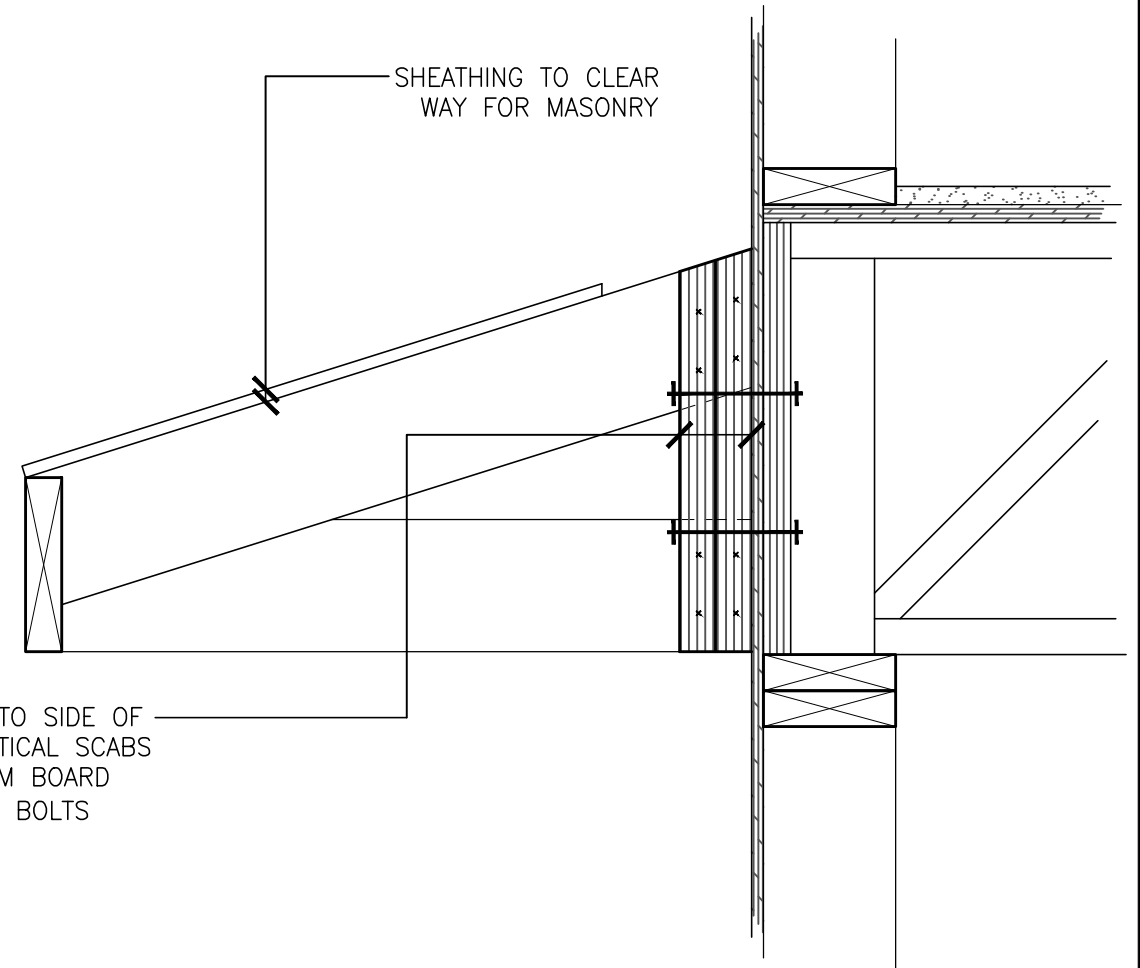
No.	Date	Revision
KSANDERS & ASSOCIATES		
STRUCTURAL CONSULTING ENGINEERS		
		
421 WATER ST. SUITE #9 PETERBOROUGH, K9H 3L9 (705) 743-9221 FAX: (705) 743-0904		
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNLESS COUNTERSIGNED BY THE ENGINEER		
HAZELBRAE PLACE 21 BARNARDO AVENUE PETERBOROUGH, ON		
FOUNDATION FRAMING PLAN		
DATE: Aug. 9, 12	Scale: 1'-0" = 3/32"	
Designed By: R.K.	Proj. No.	
Drawn By: R.K., B.C.	Drawing Number S-1	
Checked By:		



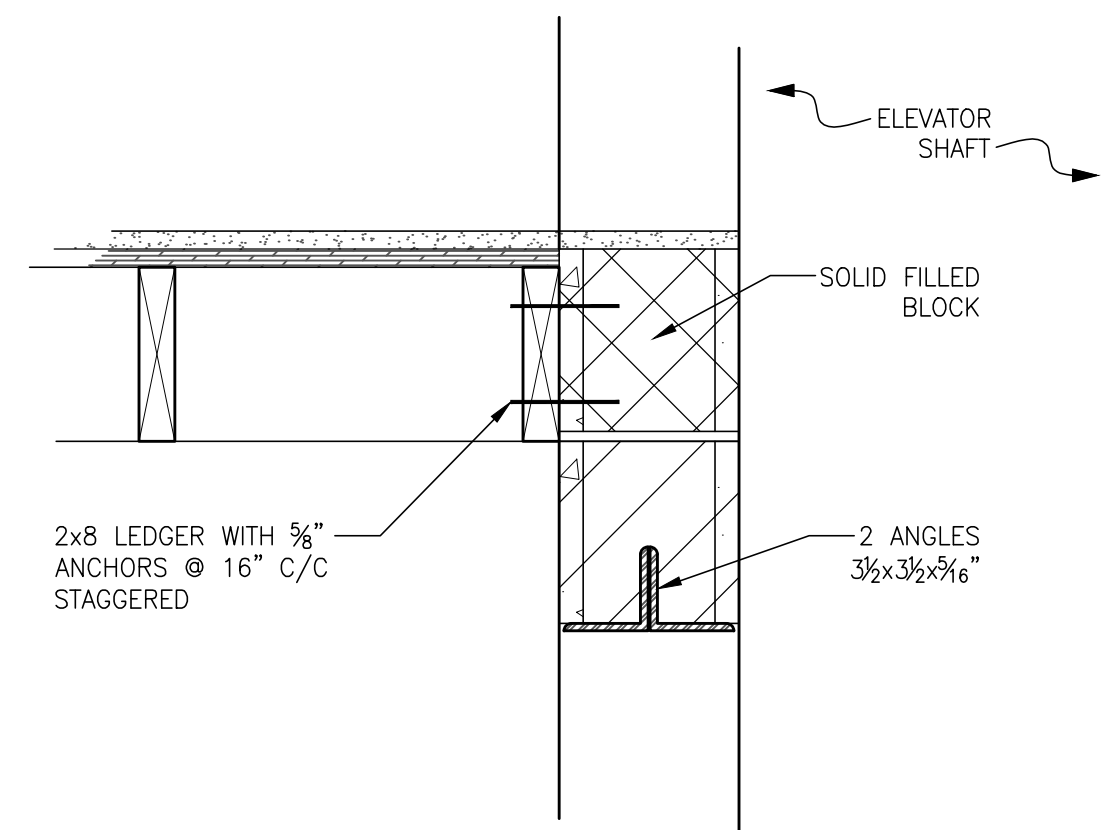
2ND FLOOR FRAMING PLAN 1'-0"=3/32"
 3/4" GYPCRETE TOPPING ON 3/4" GLUED AND SCREWED SP PLYWOOD ON 18" FLOOR TRUSSES
 DEAD LOAD 25 PSF LIVE LOAD 100 PSF CORRIDOR AND STAIRWELL, 40 PSF OTHERWISE
 ALL LOW ROOFS DESIGNED FOR 91 PSF ADDITION DRIFT LOADS WITH 2x6 RAFTERS @ 24" C/C MAX
 ALL FRAMING TO BE OBC PART 9 UNLESS NOTED
 ALL MASONRY LINTELS ANGELS 3/2"x3/2"x5/16" (LOOSE)



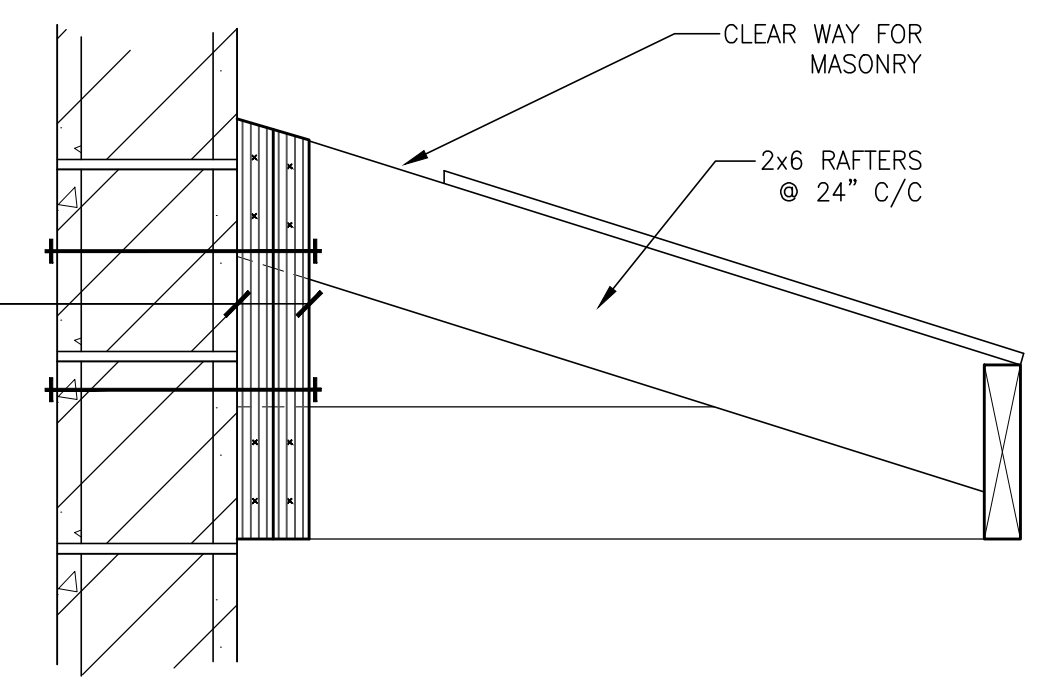
4 CANTILEVER ON WOOD FRAME WALL DETAIL



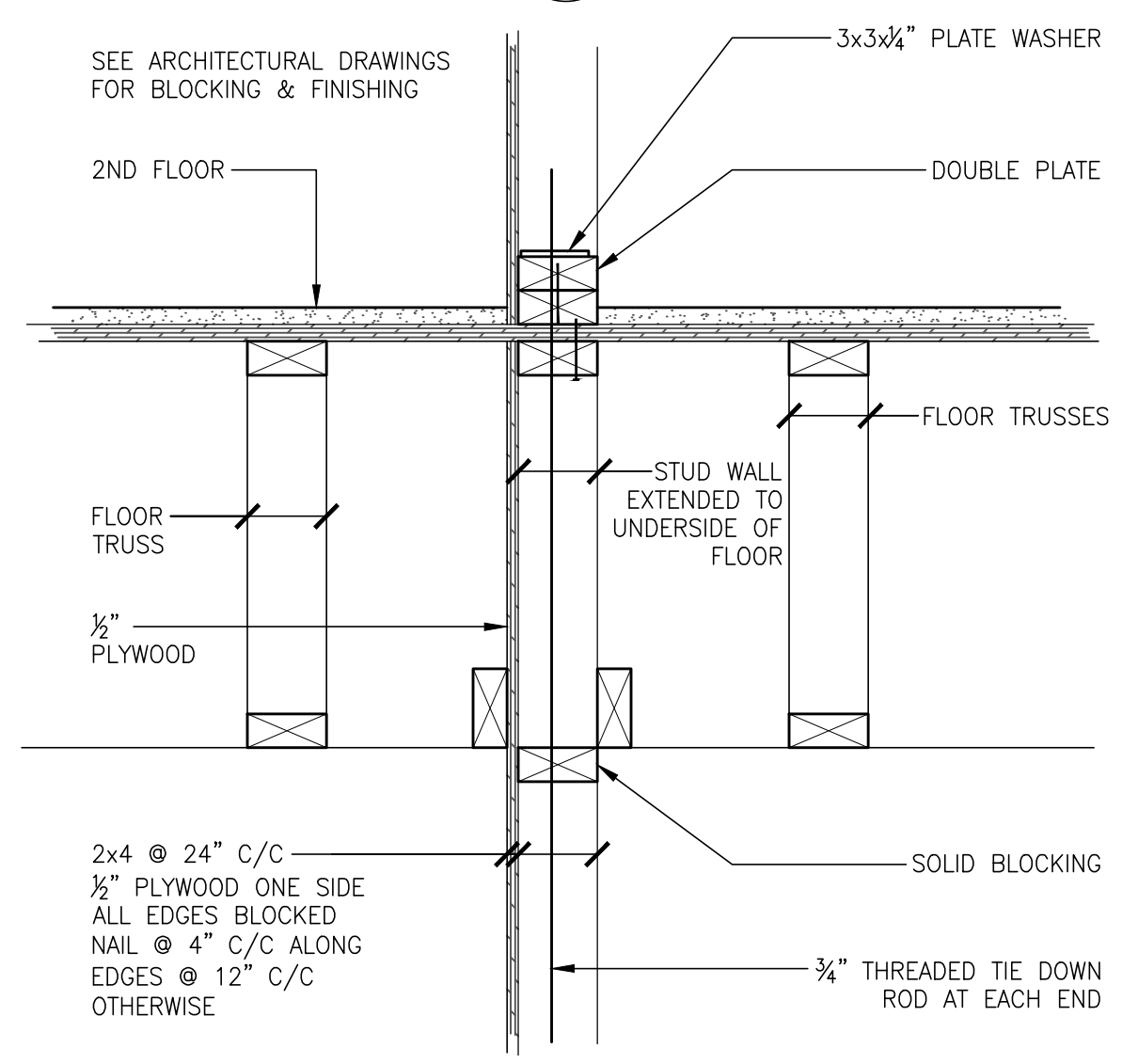
3 CANTILEVER ON WOOD FRAME WALL DETAIL



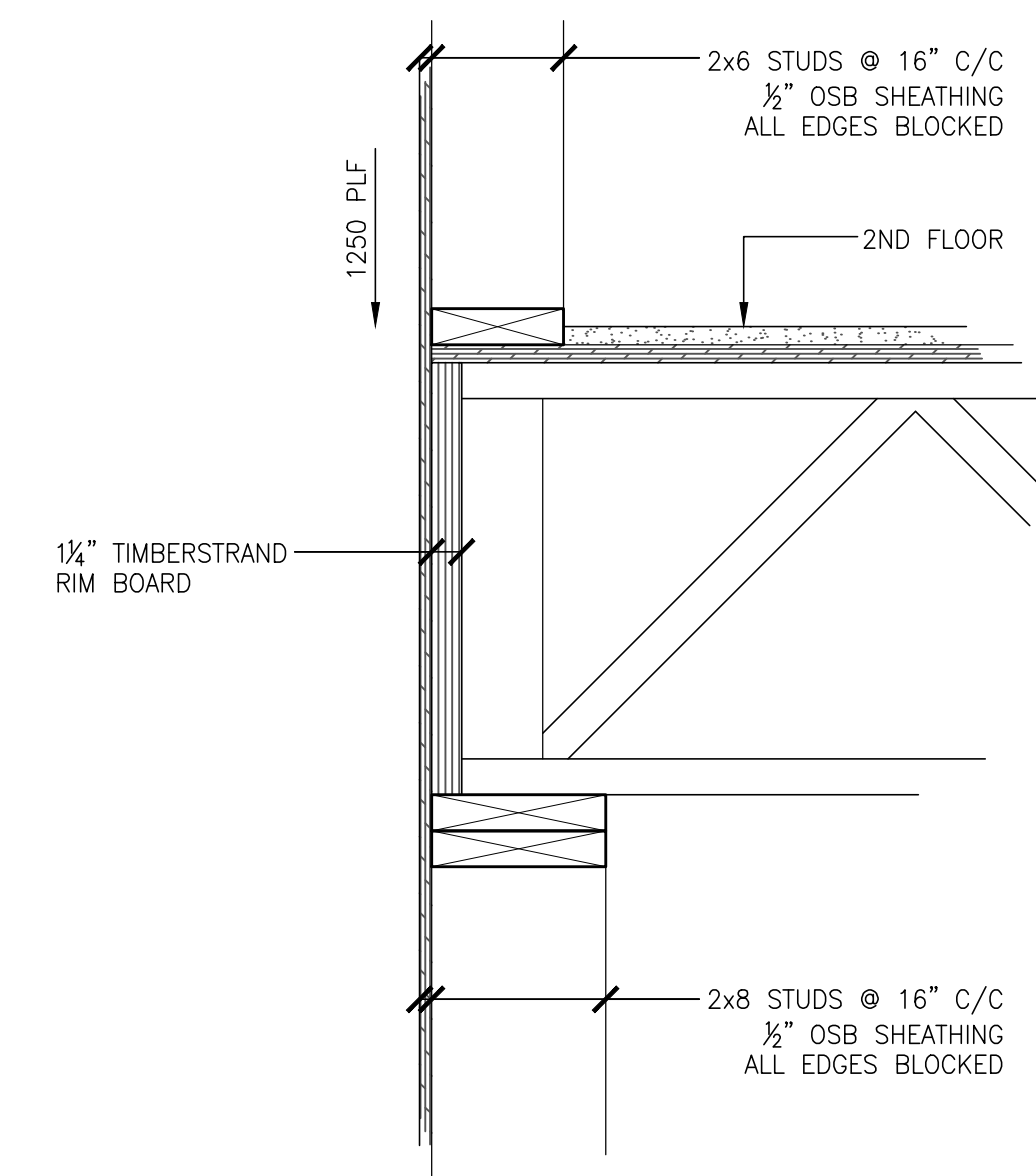
3 JOISTS TO BLOCK WALL DETAIL



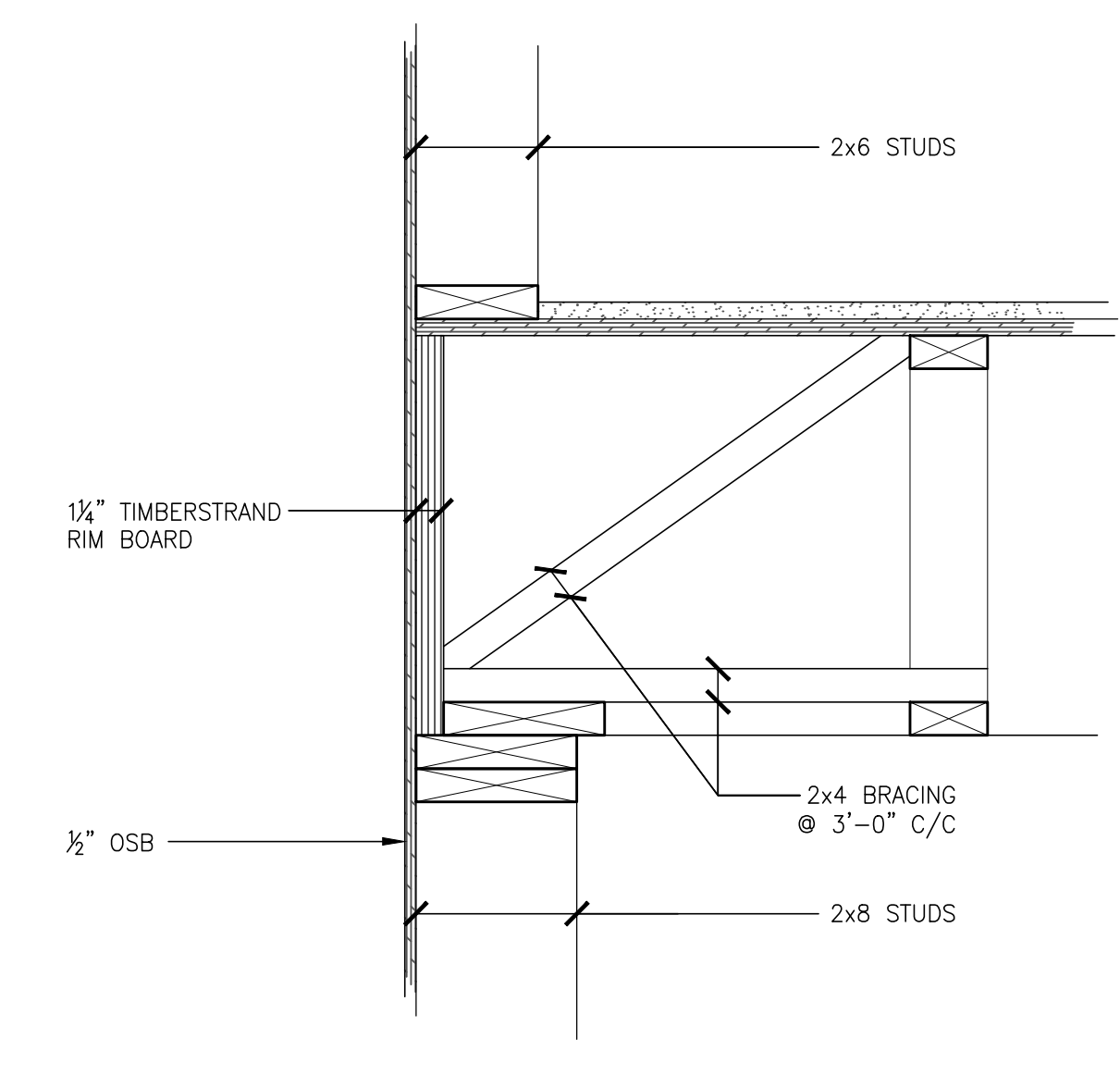
5 CANTILEVER ON BLOCK WALL DETAIL



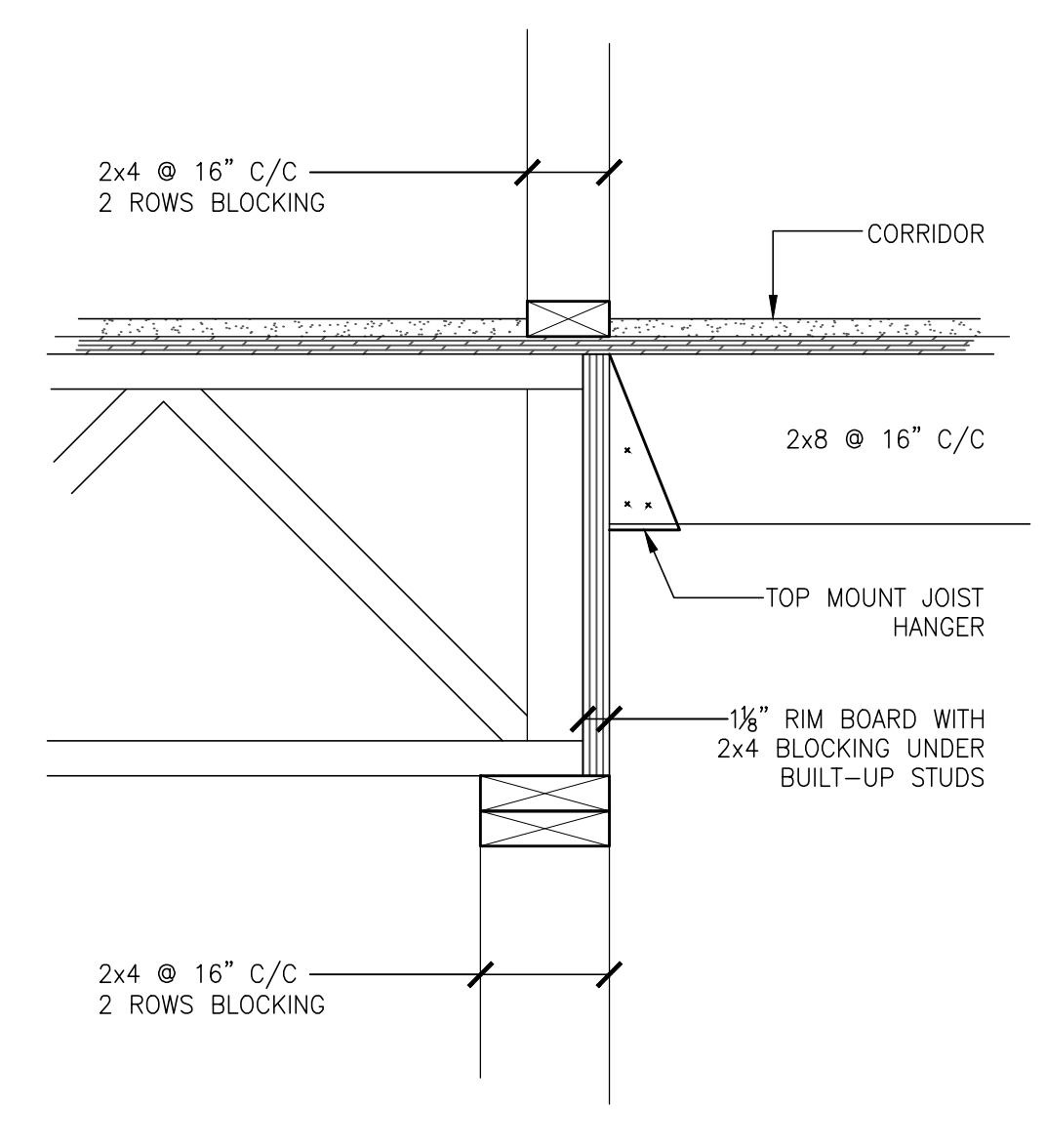
1 TYPICAL SHEARWALL CONNECTION DETAIL



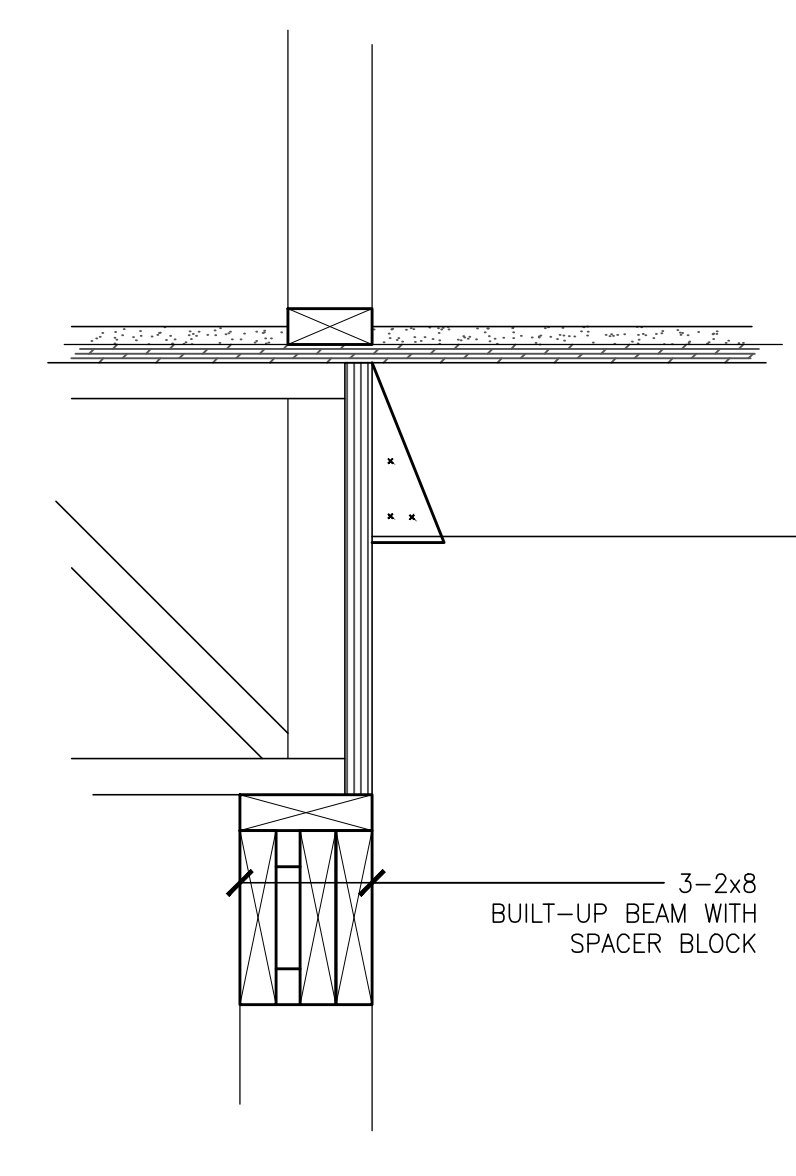
2 TYPICAL 2ND FLOOR FRAMING DETAIL



2 TYPICAL 2ND FLOOR FRAMING DETAIL



2 TYPICAL 2ND FLOOR FRAMING DETAIL



2 RECESS ENTRANCE VARIATION

No.	Date	Revision
KSANDERS & ASSOCIATES		
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421 WATER ST. SUITE #9 PETERBOROUGH, K9H 3L9		(705) 743-9221 FAX: (705) 743-0904
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNLESS COUNTERSIGNED BY THE ENGINEER		
HAZELBRAE PLACE 21 BARNARDO AVENUE PETERBOROUGH, ON		
2ND FLOOR FRAMING PLAN		
DATE: Aug. 13, 12	Scale: 1'-0" = 3/32"	
Designed By: R.K.	Proj. No.	
Drawn By: R.K., B.C.	Drawing Number	
Checked By:	S-2	

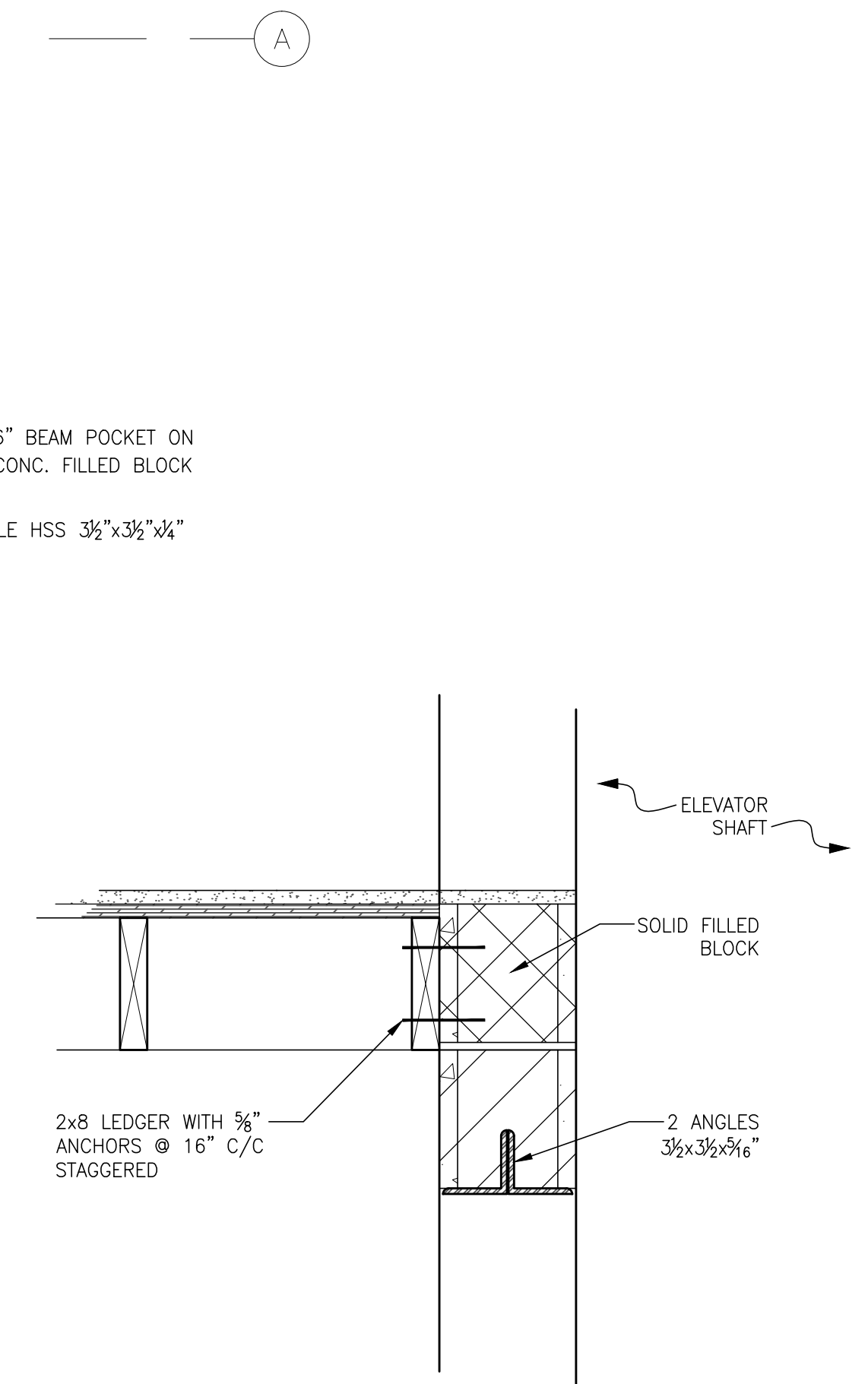
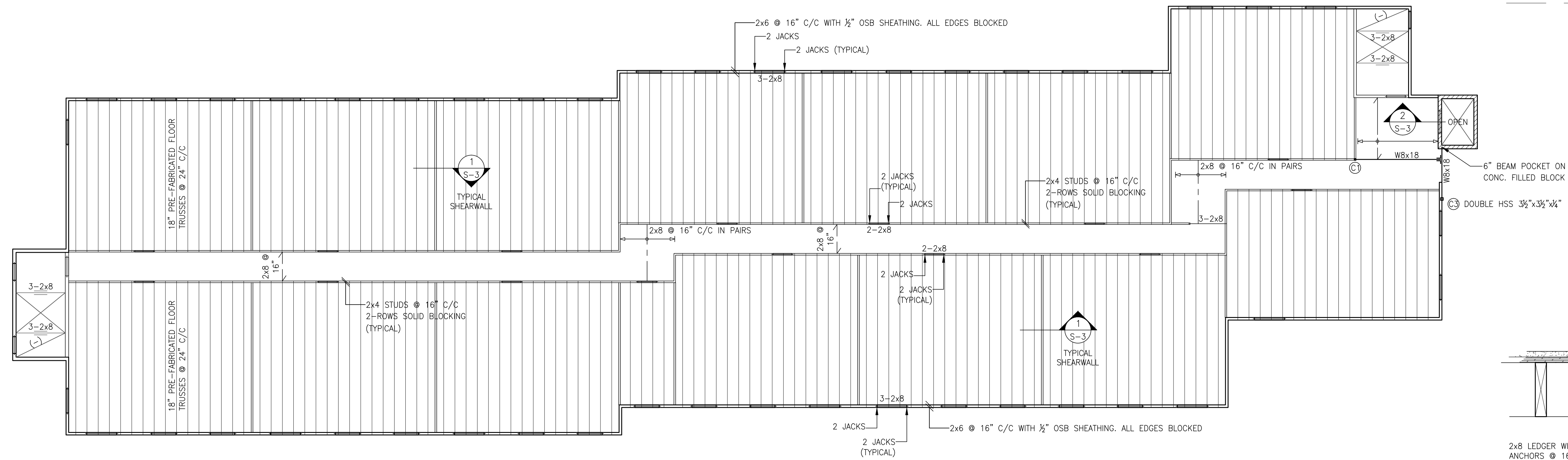
1 2

5

10 11

B
Bx

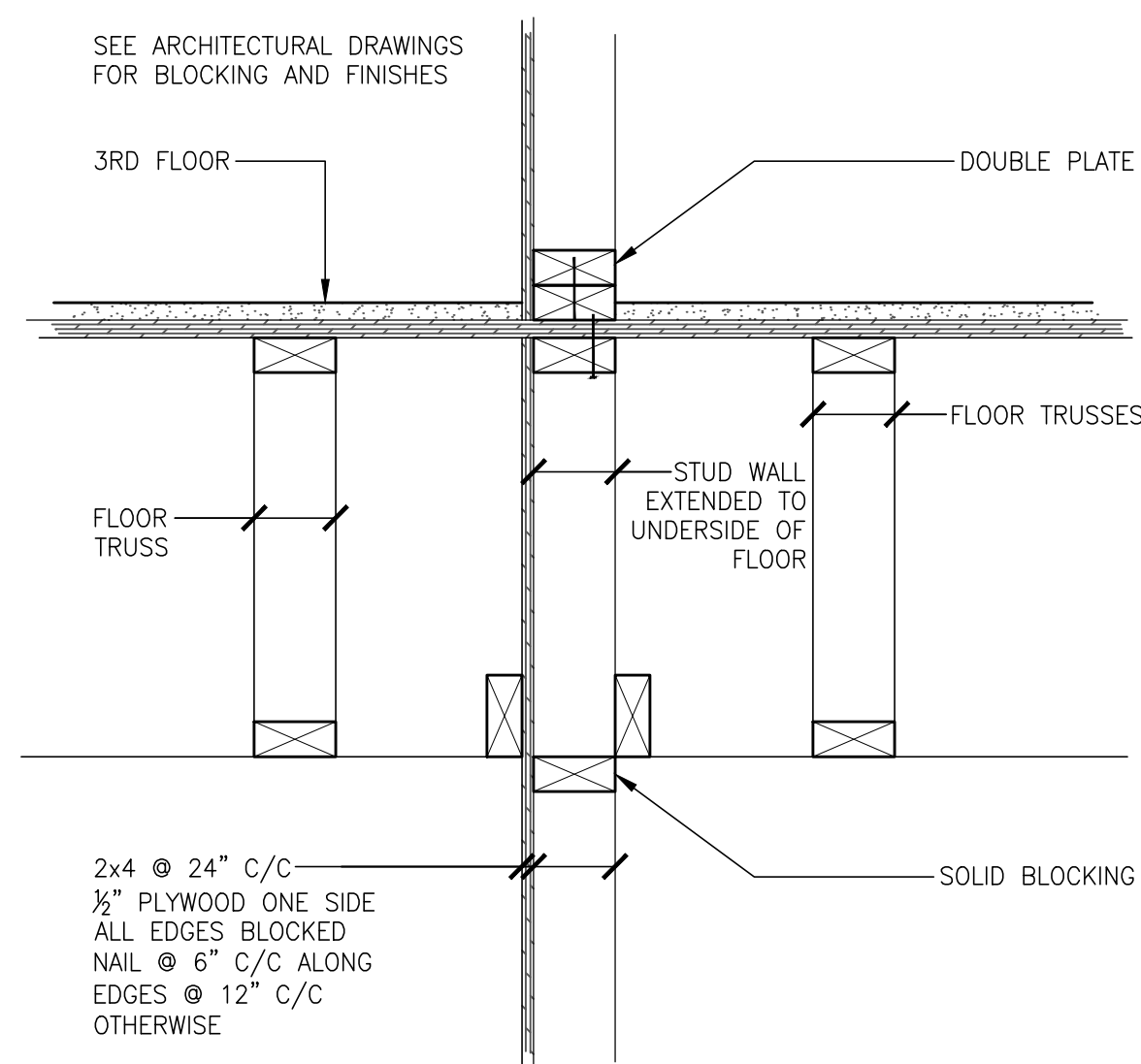
Dx



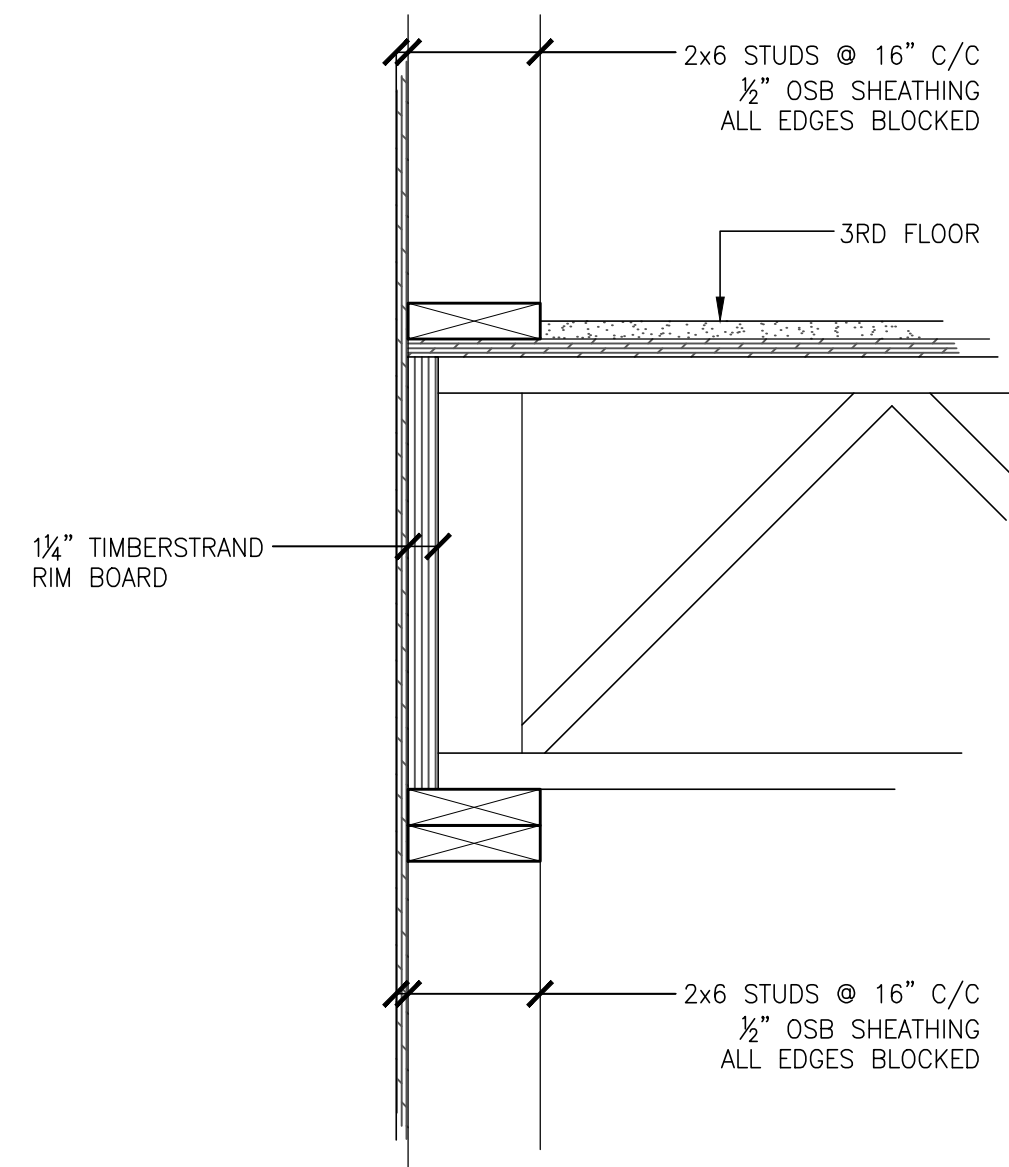
3RD FLOOR FRAMING PLAN 1'-0"=3/32"

3/4" GYPCRETE TOPPING ON 3/4" GLUED AND SCREWED SP PLYWOOD ON 18" FLOOR TRUSSES
DEAD LOAD 25 PSF LIVE LOAD 100 PSF CORRIDOR AND STAIRWELL, 40 PSF OTHERWISE

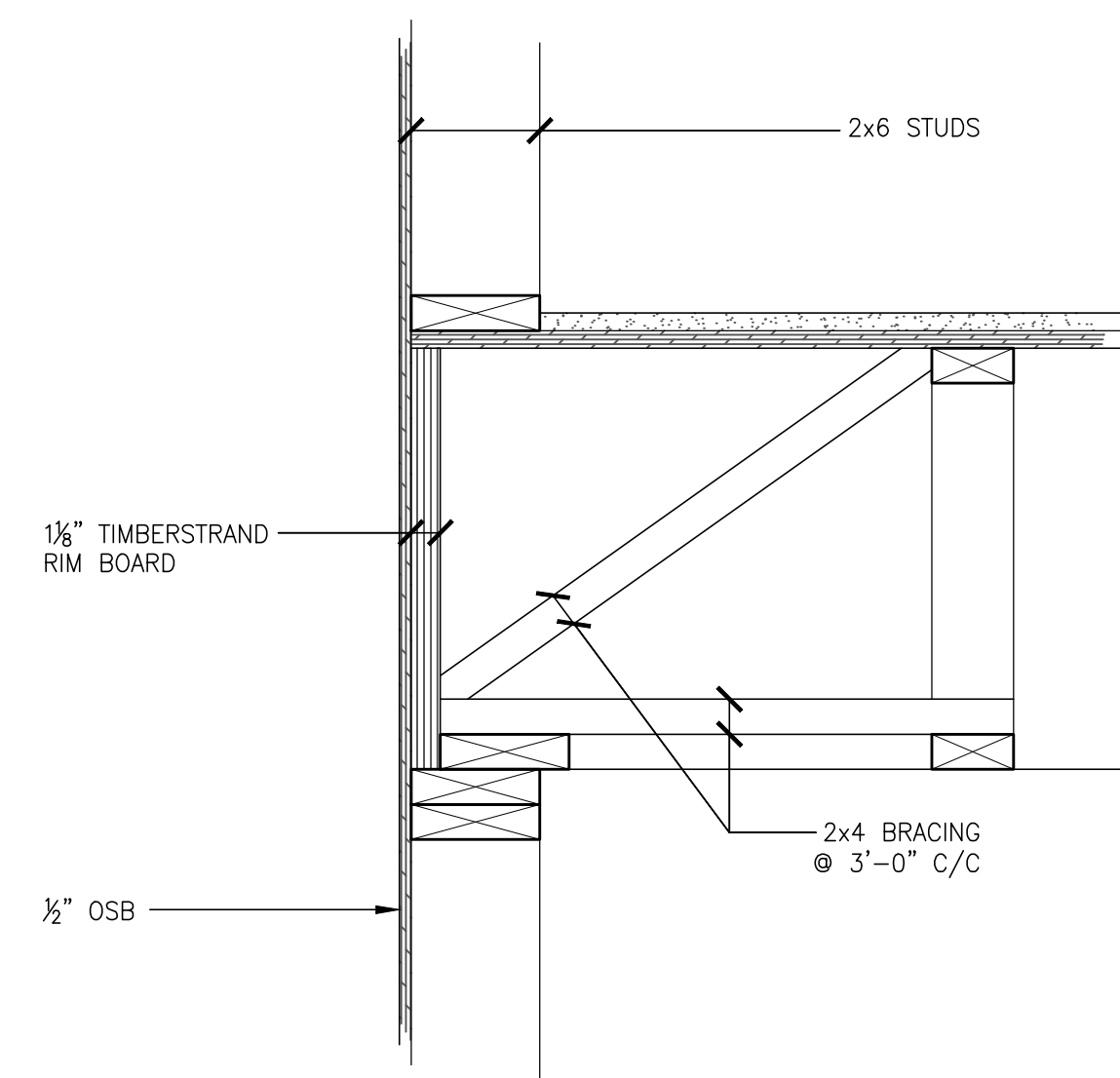
2 JOISTS TO BLOCK WALL DETAIL



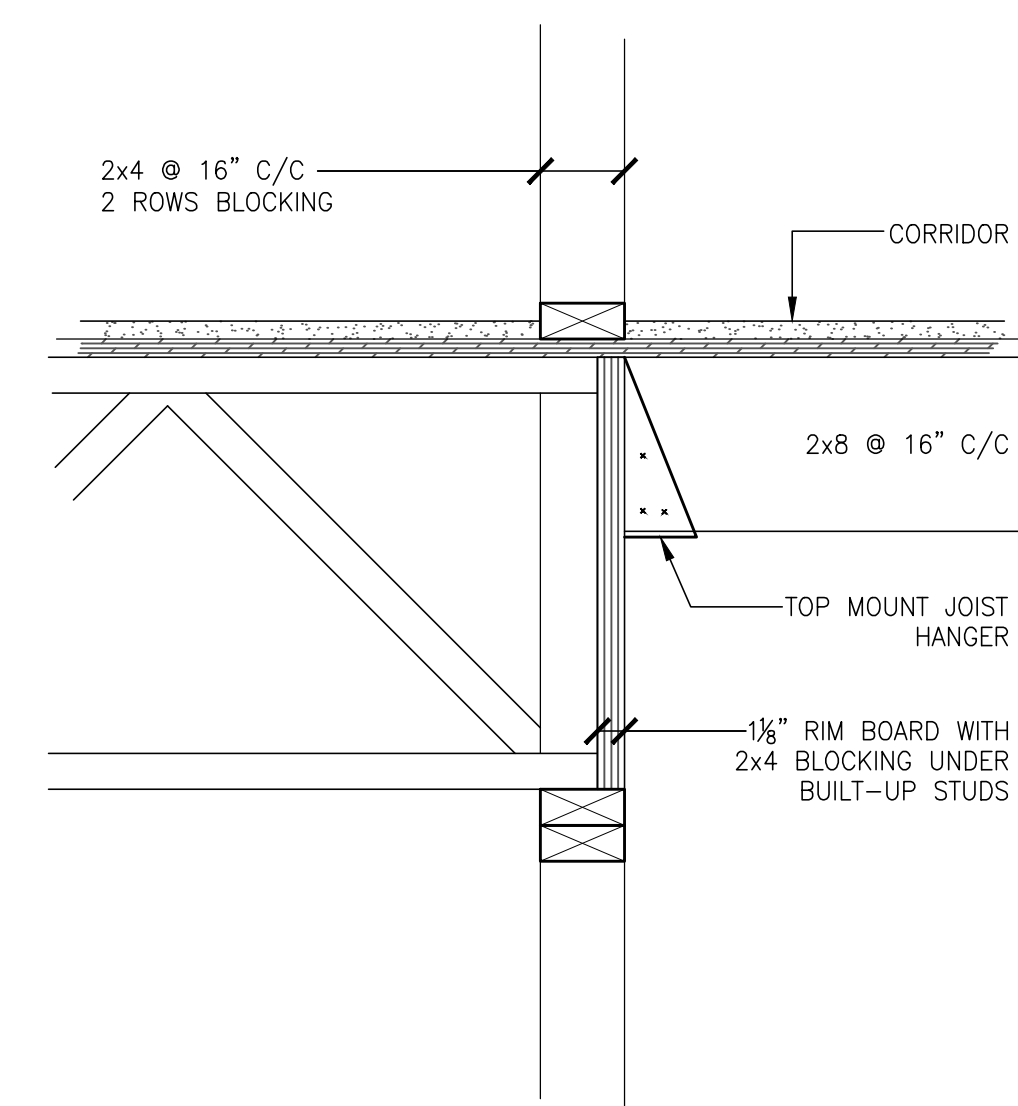
1 TYPICAL SHEARWALL CONNECTION DETAIL



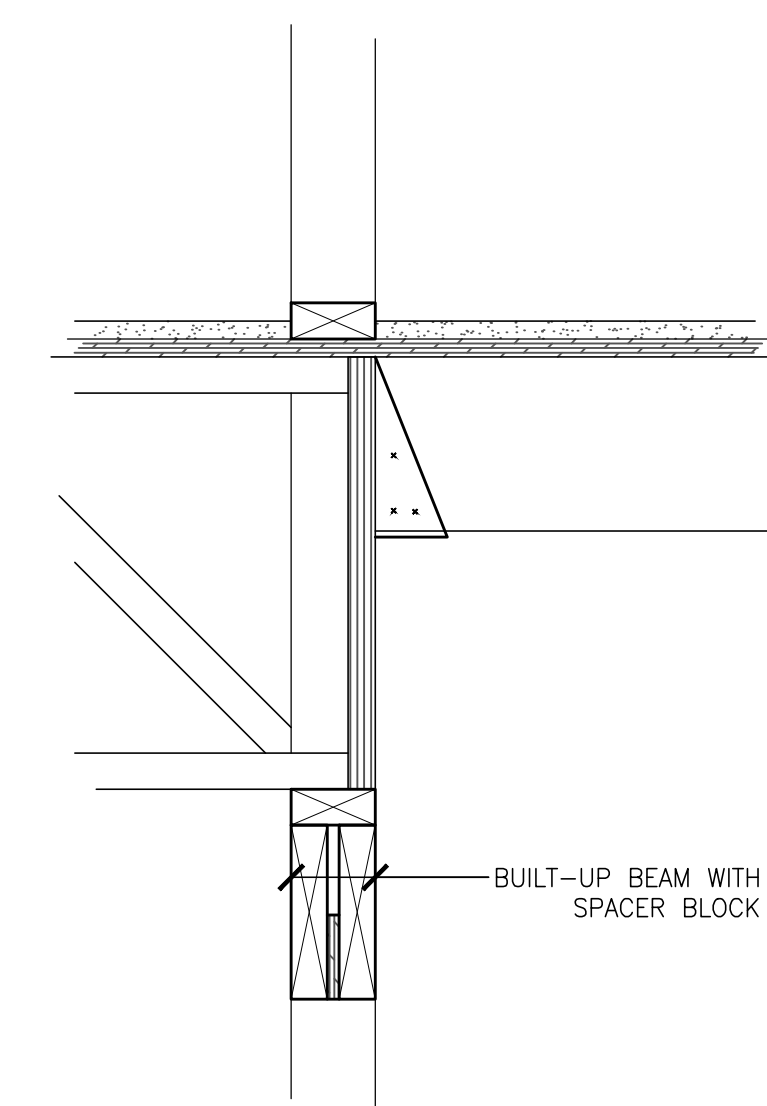
TYPICAL 3RD FLOOR FRAMING DETAIL



TYPICAL 3RD FLOOR FRAMING DETAIL



TYPICAL 3RD FLOOR FRAMING DETAIL



RECESS ENTRANCE VARIATION

No.	Date	Revision

KSANDERS & ASSOCIATES

STRUCTURAL CONSULTING ENGINEERS

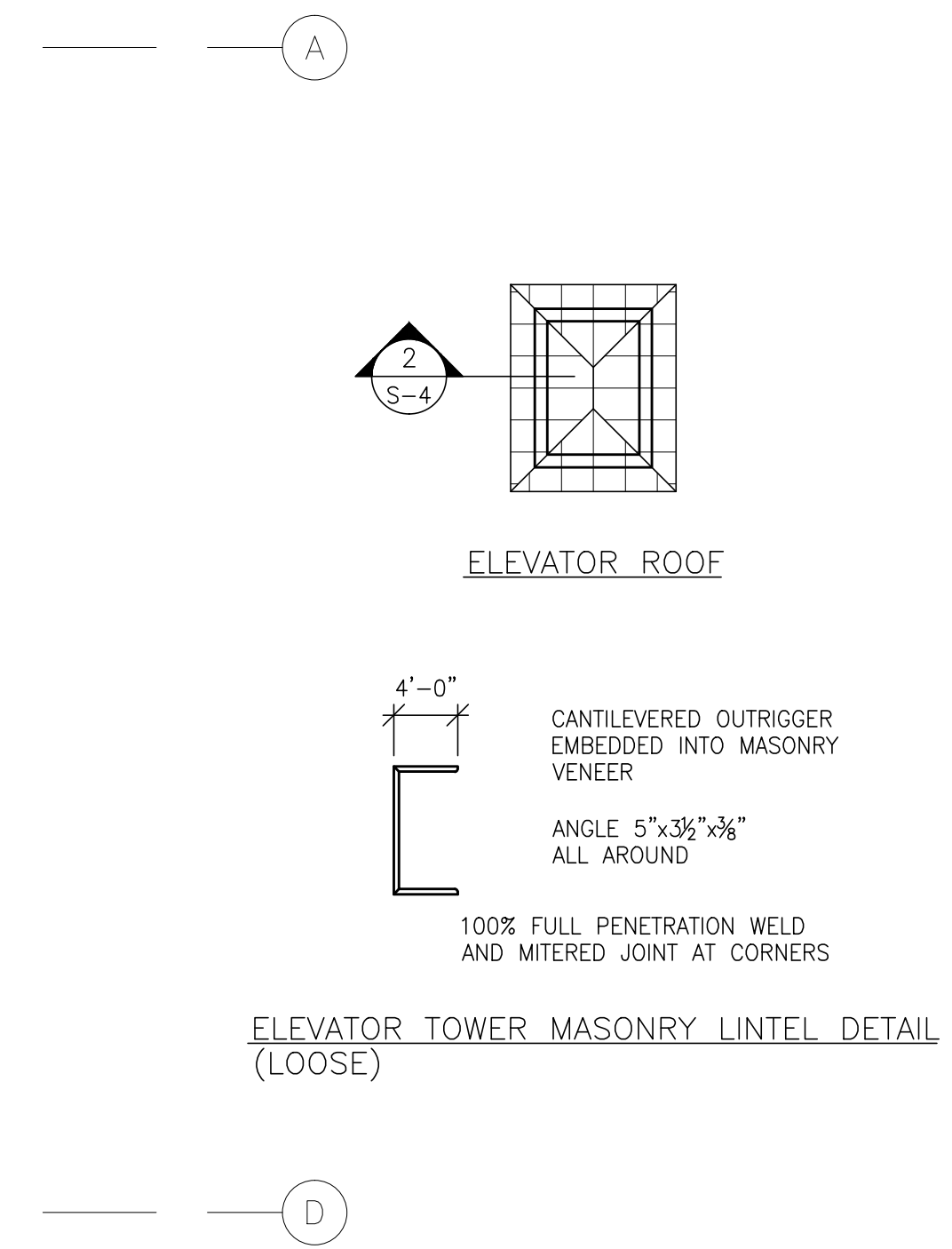
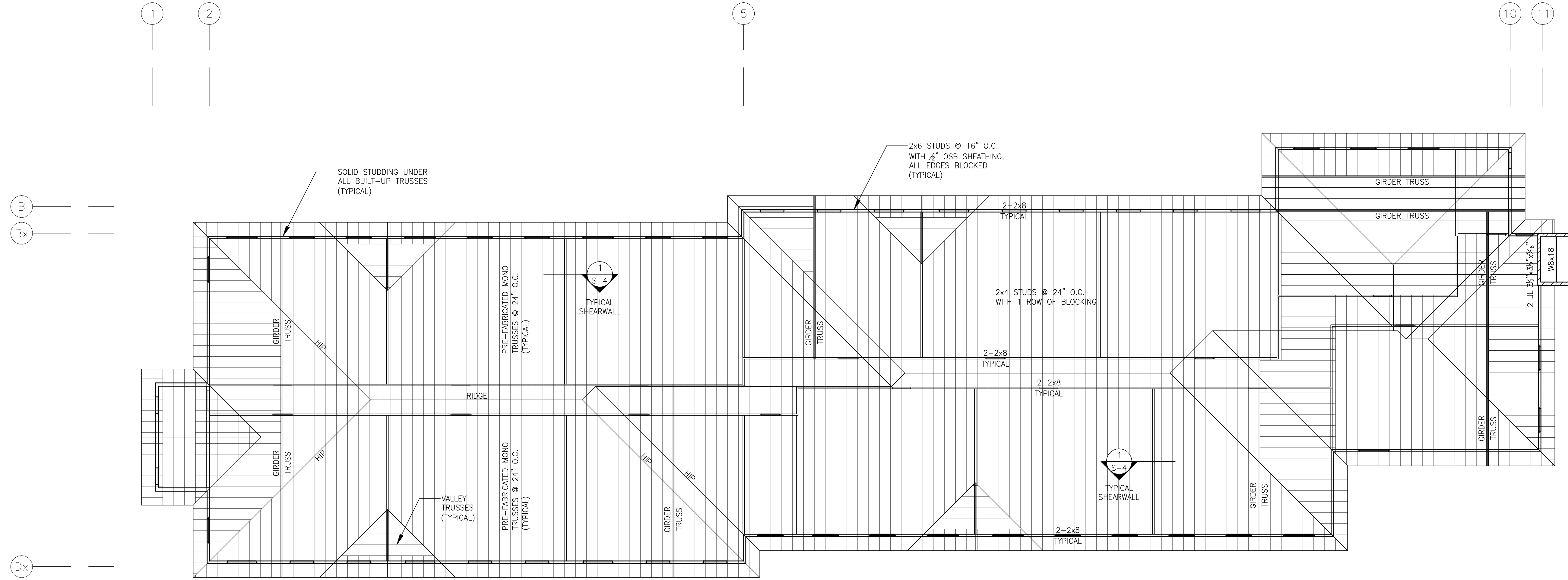
421 WATER ST. SUITE #9 PETERBOROUGH, K9H 3L9 (705) 743-9221 FAX: (705) 743-0904

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HAZELBRAE PLACE
21 BARNARDO AVENUE
PETERBOROUGH, ON

3RD FLOOR FRAMING PLAN

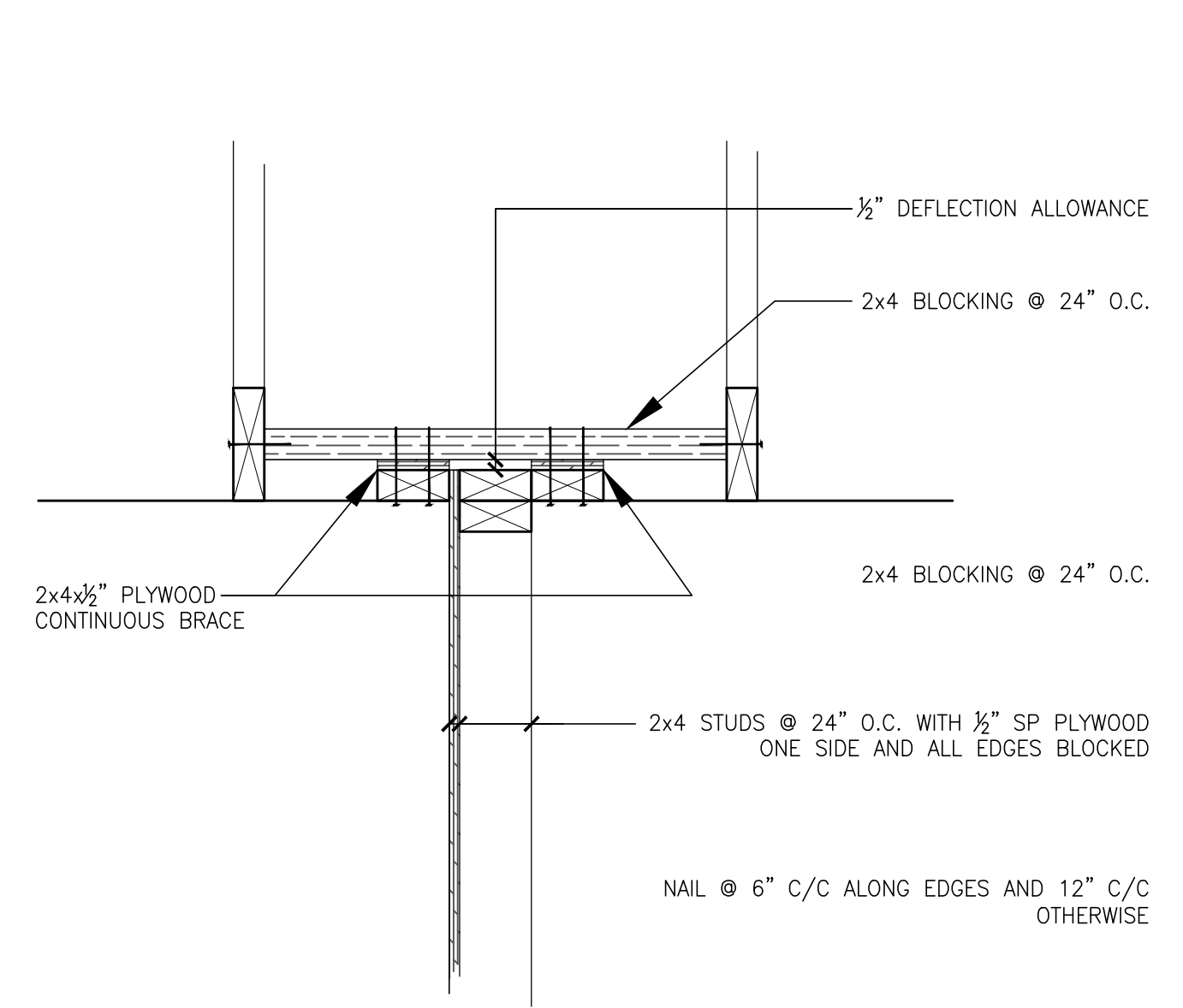
DATE: Aug. 13, 12	Scale: 1'-0" = 3/32"
Designed By: R.K	Proj. No.
Drawn By: R.K, B.C.	Drawing Number S-3
Checked By:	



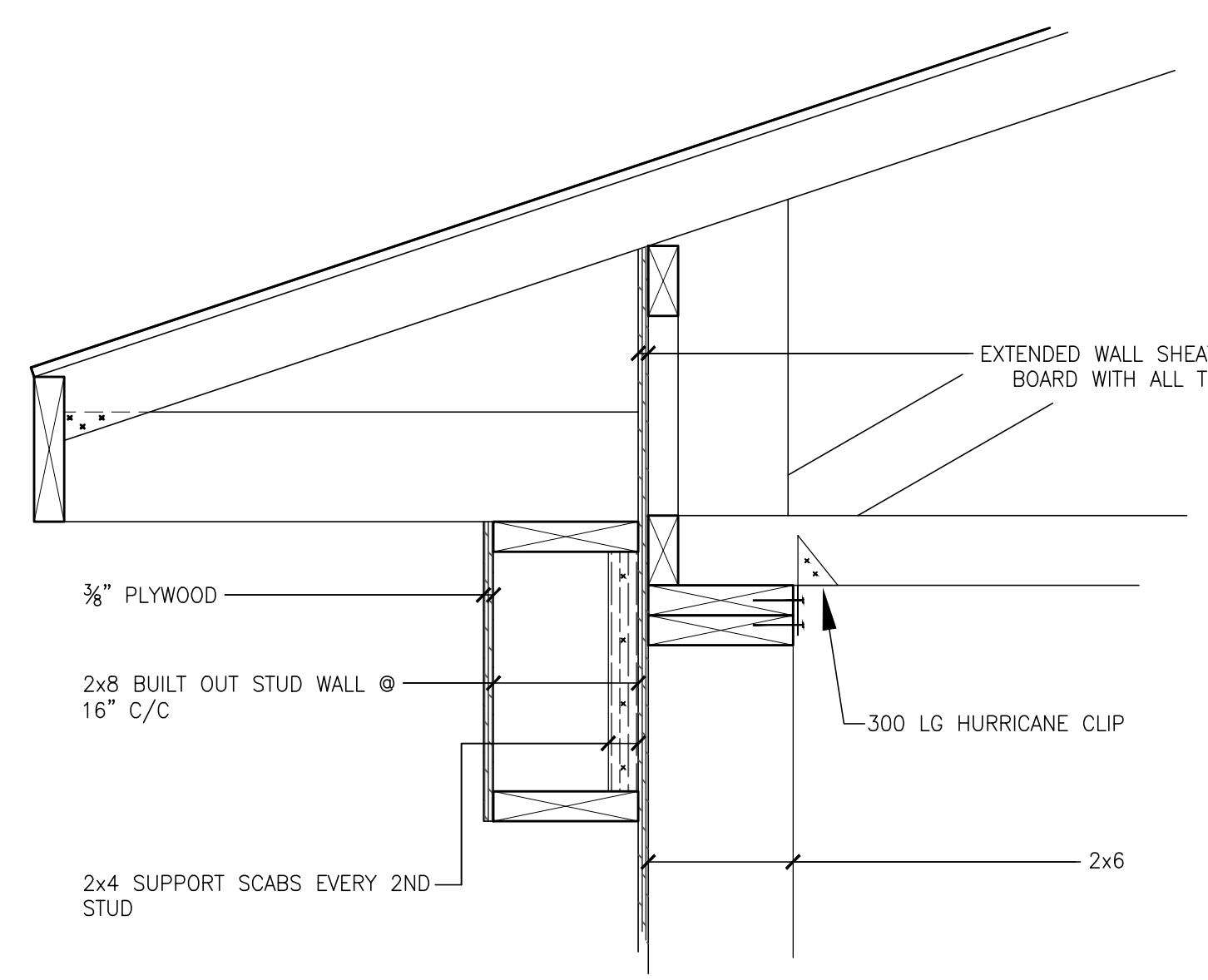
ROOF FRAMING PLAN 1'-0" = 3/32"

1/2" EXTERIOR GRADE PLYWOOD WITH 'H' CLIPS ON PRE-FABRICATED (COMMERCIAL GRADE) TRUSSES @ 24" O.C. WITH 300LB HURRICANE CLIPS.
ALL GIRDER TRUSSES TO STAY CLEAR OF ALL WALL OPENINGS AND JAMBS.

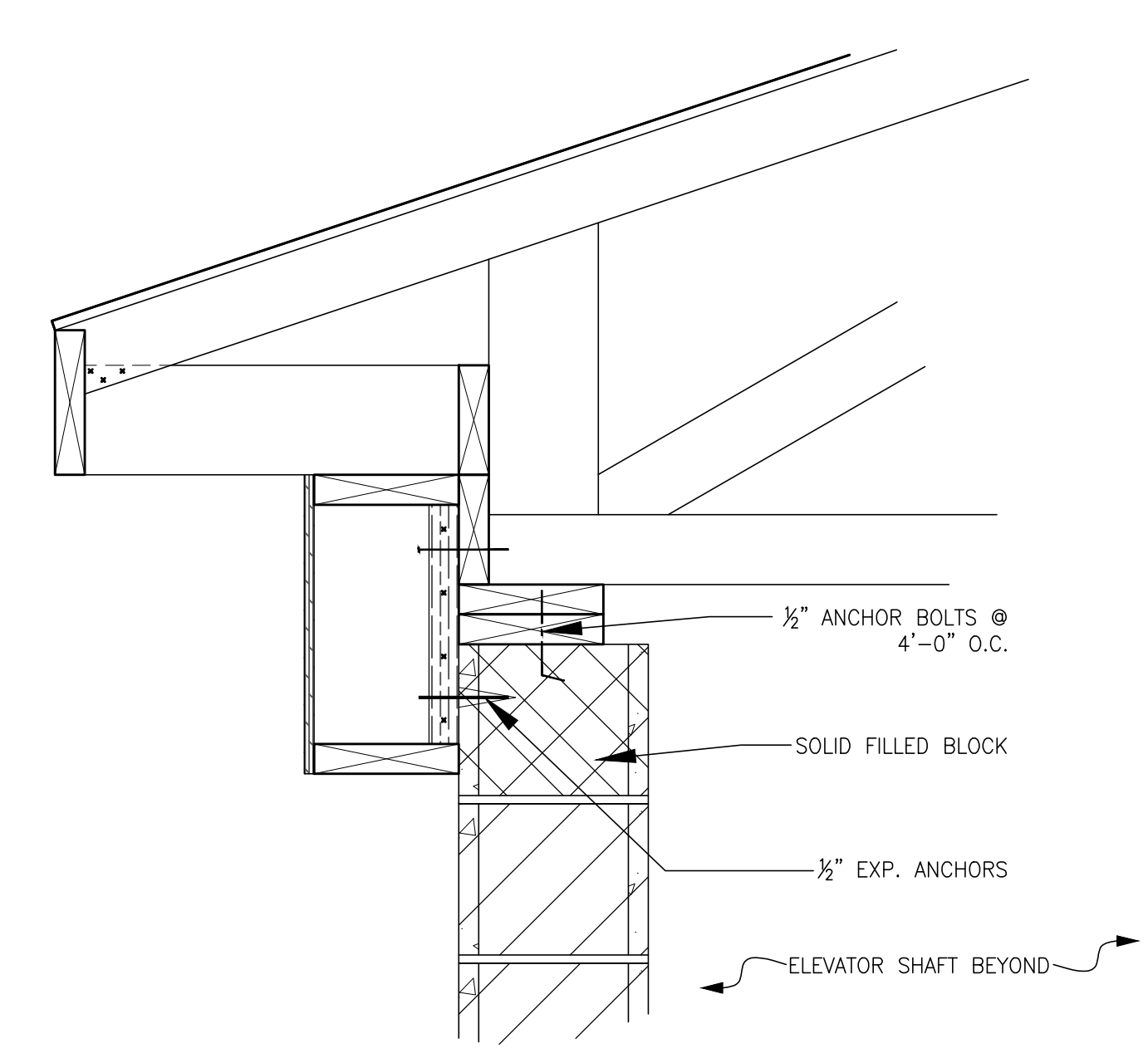
DEAD LOAD - 15PSF SNOW LOAD - 41.8PSF
 ALL MASONRY LINTELS 2x8 @ 24" O.C. MAX SPAN 14'0"
 CORRIDOR CEILING JOISTS 2x6 @ 24" O.C. MAX SPAN 8'0"



1
S-4
TYPICAL SHEARWALL CONNECTION DETAIL



TYPICAL ROOF DETAIL



2
S-4
SAME AS TYPICAL DETAIL UNLESS NOTED

SEISMIC AND WIND DESIGN
 THE LATERAL FORCE RESISTING SYSTEM OF THIS BUILDING
 CONSISTS OF WOOD SHEARWALLS
 DESIGNED FOR WIND AND SEISMIC FORCES

SEISMIC (SFRS)
 Sa(0.2)=0.20 Sa(0.5)=0.120 Sa(1.0)=0.061
 Sa(2.0)=0.017
 SITE CLASS: Fa=1.3 Fv=1.4 Ie=1.0
 REGULAR STRUCTURE, STATIC ANALYSIS

WIND
 Iw=1.0 q50=0.41 kPa q10=0.29 kPa

No.	Date	Revision
KSANDERS & ASSOCIATES		
STRUCTURAL CONSULTING ENGINEERS		
421 WATER ST. SUITE #9 (705) 743-9221 PETERBOROUGH, K9H 3L9 FAX: (705) 743-9904		
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNLESS COUNTERSIGNED BY THE ENGINEER		
HAZELBRAE PLACE 21 BARNARDO AVENUE PETERBOROUGH, ON		
ROOF FRAMING PLAN		
DATE: Aug. 9, 12	Scale: 1'-0" = 3/32"	
Designed By: R.K.	Proj. No.	
Drawn By: R.K., B.C.	Drawing Number	S-4
Checked By:		