

HALIBURTON, ONTARIO
(705) 451-5085
info@highlanddesign.ca

GENERAL NOTES:

- ALL DRAWINGS, DIMENSIONS AND OPENING SIZES TO BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.
- STEP FOOTINGS ARE TO HAVE A MAX. RISE OF 23 5/8" AND A MIN. RUN OF 23 5/8" PER STEP AS PER O.B.C. 9.15.3.3.
- COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. 9.3.1.6.
- BACKFILL HEIGHTS FOR FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE 9.15.4.2.A.
- ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS HAVE 2'-2"x10" LINTEL UNLESS NOTED OTHERWISE. ALL OPENINGS TO HAVE R.S.O. ADDED TO DIM. OPENING SIZES INCLUDE TRANSOMS.
- ALL E.U.P.'S TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
- ALL DECKS, STAIRS, LOFTS ETC ARE TO HAVE GUARDS INSTALLED AS PER O.B.C. 9.8 & 9.8.1.
- SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. 9.10.18.2 & 9.33.4.
- VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. 9.19.1.2.
- ATTICS ARE TO BE PROVIDED WITH AN INSUL. & SEALED ACCESS HATCH THAT IS MIN. 21 5/8" X 24"
- ELEVATION DRAWINGS ARE BASED ON CURRENT MATERIALS INFORMATION AND FINAL APPEARANCE MAY CHANGE DUE TO SUBSTITUTIONS IN MATERIALS.
- THESE DRAWINGS ARE NOT TO BE SCALED, AND REMAIN THE PROPERTY OF HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE BY ANY MEANS.

REV. # DATE REVISION:

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REGISTERED DESIGNER
PROVINCE OF ONTARIO

BEN DECARLO
BCIN: 36522

DATE: _____
SIGNED: _____

REGISTERED DESIGN FIRM
PROVINCE OF ONTARIO

263785 ONT. LTD.
O/A HIGHLAND DESIGN
BCIN: 100400

THESE DRAWINGS ARE NOT
CERTIFIED FOR PERMITS
OR CONSTRUCTION UNLESS
SIGNED AND DATED.

PROJECT INFORMATION:

9B-12 SPECIFICATION MATRIX		
COMPLIANCE PACKAGE-		
INSULATION COMPONENT		R VALUE/ER
CEILING WITH ATTIC SPACE	-	
CEILING WITHOUT ATTIC SPACE	-	
EXPOSED FLOOR	-	
WALLS ABOVE GRADE	-	
BASEMENT WALLS	-	
SLAB		
3' 600mm BELOW GRADE	-	
HEATED OR NOT 600mm B.G.	-	
EDGE NOT 600mm B.G.	-	
WINDOWS/DOORS		
SKYLIGHTS	-	
SPACE HEATING EQUIP. (%)		
AIRV. (%)	-	
DHW HEATER (EF)	-	
DHWIR (%)	-	
PENETRATION CALC		
AS PER 9B-12	-	
WALL AREA	-	
PENETRATION AREA	-	
TOTAL % OF WALL AREA	-	

DESIGN CRITERIA

9B-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

2021-01

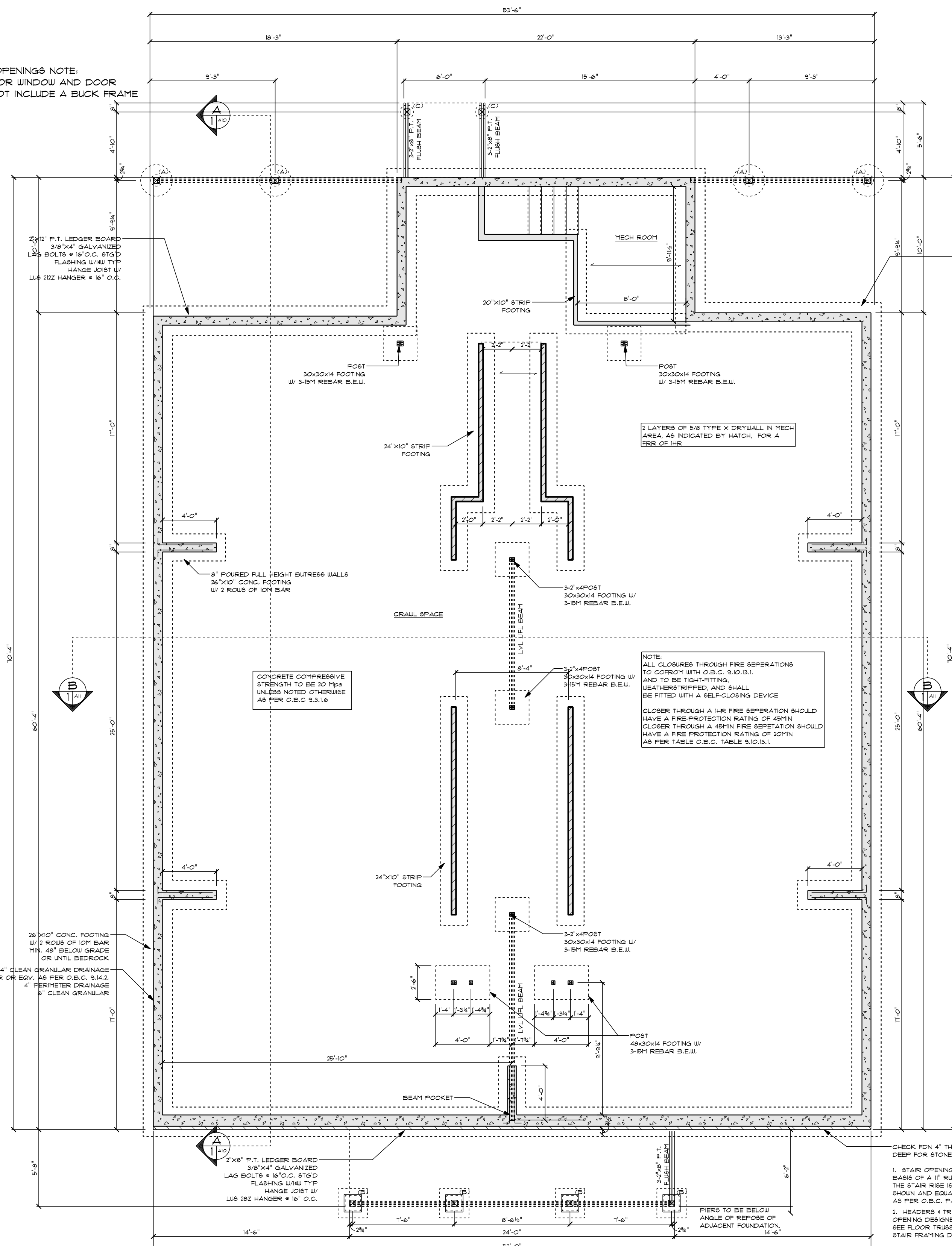
PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:	As Noted	DRAWING NUMBER: A1
DWG. DATE:	2022-09-22	
DRAWN BY:	H.FOULDS	
CHECKED BY:	B.DECARLO	

EXTERIOR OPENINGS NOTE:
ALL EXTERIOR WINDOW AND DOOR
SIZES DO NOT INCLUDE A BUCK FRAME



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

EXTERIOR SUPPORT SCHEDULE	
EXTERIOR SUPPORT (A)	6"x6" P.T. POST CARPORT SADDLE 10" SCOUTUBE PIER 28" BIGFOOT FOOTING MIN. 4'-0" BELOW GRADE OR PINNED TO BEDROCK
EXTERIOR SUPPORT (B)	CARPORT SADDLE 13.5" SQUARE PIER 26"x26"x10" PAD W/ 3-10# REBAR B.E.W. MIN. 4'-0" BELOW GRADE OR PINNED TO BEDROCK
EXTERIOR SUPPORT (C)	6"x6" P.T. POST CARPORT SADDLE 12" SCOUTUBE PIER MIN. 4'-0" BELOW GRADE OR PINNED TO BEDROCK

REQUIRED FIRE DETECTOR
REQUIRED SMOKE DETECTOR
REQUIRED SMOKE ALARM
REQUIRED SMOKE/CO COMBO
REQUIRED FIRE SEPARATION

9.10.9.6. PENETRATION OF FIRE SEPARATIONS
(1) PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION.

ALL CLOSURES THROUGH FIRE SEPARATIONS TO CORROPT WITH 9.10.9.1. AND TO BE TIGHT-FITTING, WEATHERSTRIPPED, AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE

FLANKING WALL AND CEILING ASSEMBLIES CONNECTED TO A SEPARATING WALL ASSEMBLY SHALL BE CONSTRUCTED WITH A GYPSUM BOARD FINISH THAT IS SUPPORTED ON WOOD FRAMING AND ENDS OR IS INTERRUPTED WHERE IT MEETS THE STRUCTURE OF THE SEPARATING WALL ASSEMBLY AS PER O.B.C. 9.11.4. (3)

FLANKING FLOOR ASSEMBLIES CONNECTED TO A SEPARATING WALL ASSEMBLY SHALL BE SUPPORTED ON JOISTS OR TRUSSES THAT ARE NOT CONTINUOUS ACROSS THE JUNCTION AND ARE COVERED WITH MIN 5/8" O.S.B. PLUS FINISHED FLOORING

EXTERIOR SUPPORT (A)
STONE VENEER
1" AIR SPACE
6"x6" P.T. POST
UNWRAPPED IN PINE
TO MAKE TAMPER SHAKER TYPE
OR
6"x6" SEALED PINE STRAIGHT POST
CARPORT SADDLE
13.5" SQUARE PIER
26"x26"x10" PAD
MIN. 4'-0" BELOW GRADE
OR PINNED TO BEDROCK

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4. BACKFILL HEIGHTS FOR FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE 9.15.4.2.A.
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REGISTERED DESIGNER PROVINCE OF ONTARIO	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO
BEN DECARLO BCIN: 36522	2637785 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 110400
DATE: _____	THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.
SIG: _____	

PROJECT INFORMATION:

9B-12 SPECIFICATION MATRIX		
COMPLIANCE PACKAGE-		
INSULATION COMPONENT		R VALUE/ER
CEILING WITH ATTIC SPACE	-	
CEILING WITHOUT ATTIC SPACE	-	
EXPOSED FLOOR	-	
WALLS ABOVE GRADE	-	
BASEMENT WALLS	-	
SLAB		
3' 600mm BELOW GRADE	-	
HEATED OR w/ 600mm B.G.	-	
EDGE w/ 600mm B.G.	-	
WINDOWS/DOORS		
SKYLIGHTS	-	
SPACE HEATING EQUIP. (%)		
HVAC (%)	-	
DHW HEATER (EF)	-	
DWHR (%)	-	
PENETRATION CALC		
AS PER 9B-12	-	
WALL AREA+	-	
PENETRATION AREA+	-	
TOTAL % OF WALL AREA+	-	

DESIGN CRITERIA

9B-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

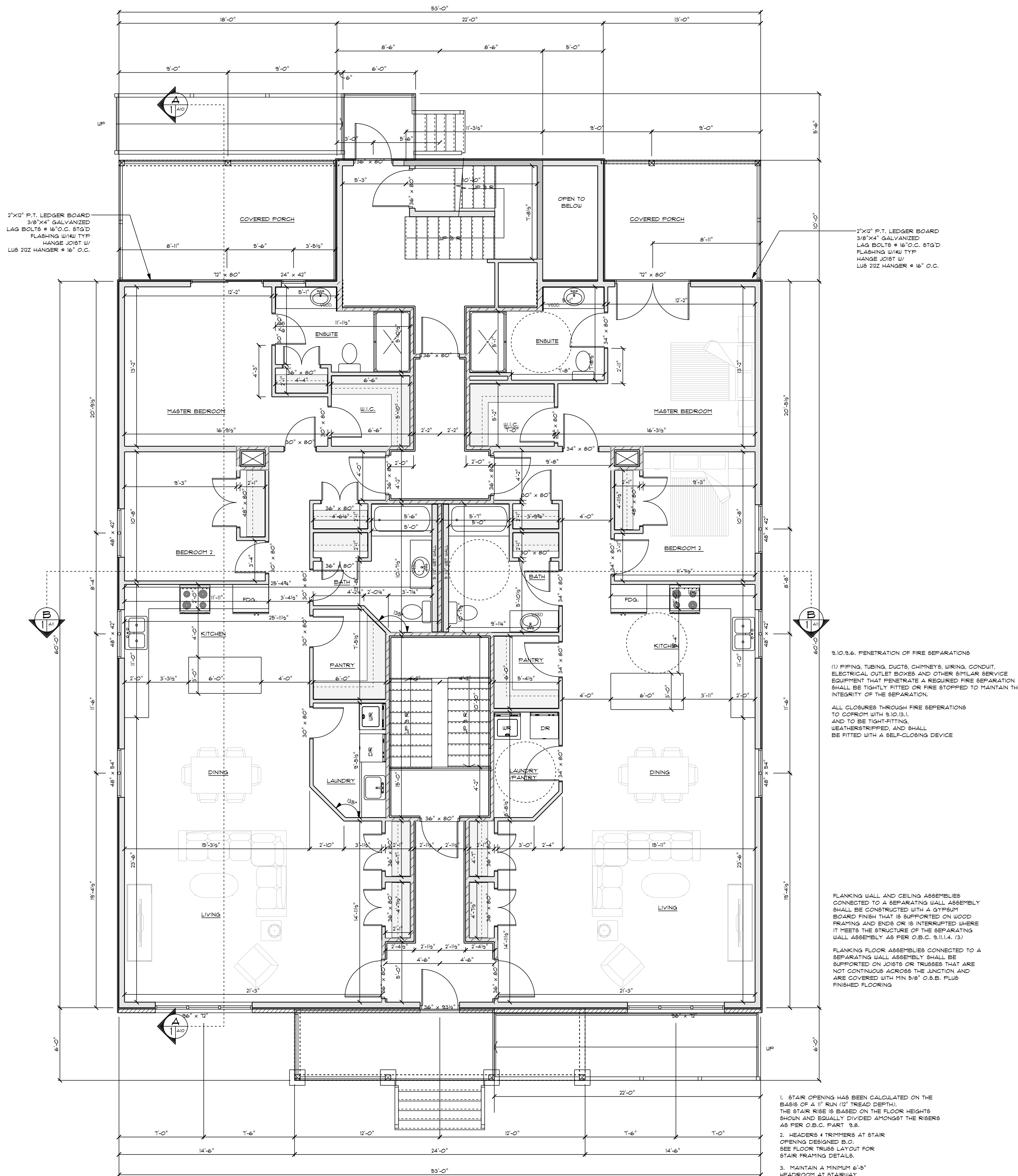
2021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:	As Noted	DRAWING NUMBER: A2
DWG. DATE:	2022-09-22	
DRAWN BY:	H.FOULDS	
CHECKED BY:	B.DECARLO	



- REQUIRED FIRE DETECTOR
- REQUIRED SMOKE DETECTOR
- REQUIRED SMOKE ALARM
- REQUIRED SMOKE/CO COMBO
- REQUIRED FIRE SEPARATION

9.10.9.6. PENETRATION OF FIRE SEPARATIONS
(1) PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATES A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION.

ALL CLOSURES THROUGH FIRE SEPARATIONS TO COMPLY WITH 9.10.9.1.1 AND TO BE TIGHT-FITTING, WEATHERSTRIPPED, AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE.

FLANKING WALL AND CEILING ASSEMBLIES CONNECTED TO A SEPARATING WALL ASSEMBLY SHALL BE CONSTRUCTED WITH A GYPSUM BOARD FINISH THAT IS SUPPORTED ON WOOD FRAMING AND ENDS OR IS INTERRUPTED WHERE IT MEETS THE STRUCTURE OF THE SEPARATING WALL ASSEMBLY AS PER O.B.C. 9.11.4. (3)

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1. STAIR OPENING HAS BEEN CALCULATED ON THE BASIS OF A 1" RUN (12" TREAD DEPTH). THE STAIR RISE IS BASED ON THE FLOOR HEIGHTS SHOWN AND EQUALLY DIVIDED AMONGST THE RISERS AS PER O.B.C. PART 9.8.

2. HEADERS & TRIMMERS AT STAIR OPENING DESIGNED B.O. SEE FLOOR TRUSS LAYOUT FOR STAIR FRAMING DETAILS.

3. MAINTAIN A MINIMUM 6'-8" HEADROOM AT STAIRWAY AS PER O.B.C. ARTICLE 9.8.2.2

SCALE: 3/16" = 1'-0"
MAIN FL UNITS 104102 AREAS = 1428 SQFT
UNITS 104103 COVERED PORCH AREAS = 1748 SQFT
TOTAL FL AREA 3180

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6. ALL EQUIP.'S TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
7. ALL DECKS, STAIRS, LOFTS ETC ARE TO HAVE GUARDS INSTALLED AS PER O.B.C. 98 & 98-1.
8. SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. 9.10.18.2 & 9.33.4.
9. VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. 9.19.1.2.
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REV. DATE REVISION

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REGISTERED DESIGNER
PROVINCE OF ONTARIO

BEN DECARLO
BCIN: 36252

2637785 ONT. LTD.
O/A HIGHLAND DESIGN
BCIN: 110400

THESE DRAWINGS ARE NOT
CERTIFIED FOR PERMITS
OR CONSTRUCTION UNLESS
SIGNED AND DATED.

PROJECT INFORMATION:

98-12 SPECIFICATION MATRIX		
COMPLIANCE PACKAGE-		
INSULATION COMPONENT		R VALUE/ER
CEILING WITH ATTIC SPACE	-	
CEILING WITHOUT ATTIC SPACE	-	
EXPOSED FLOOR	-	
WALLS ABOVE GRADE	-	
BASEMENT WALLS	-	
SLAB		
3 600mm BELOW GRADE	-	
HEATED OR w/ 600mm B.G.	-	
EDGE w/ 600mm B.G.	-	
WINDOWS/DOORS	-	
SKYLIGHTS	-	
SPACE HEATING EQUIP. (%)	-	
HRV (%)	-	
DHW HEATER (EF)	-	
DHWIR (%)	-	
PENETRATION CALC		
AS PER 98-12		
WALL AREA _t	-	
PENETRATION AREA _t	-	
TOTAL % OF WALL AREA _t	-	

DESIGN CRITERIA

98-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

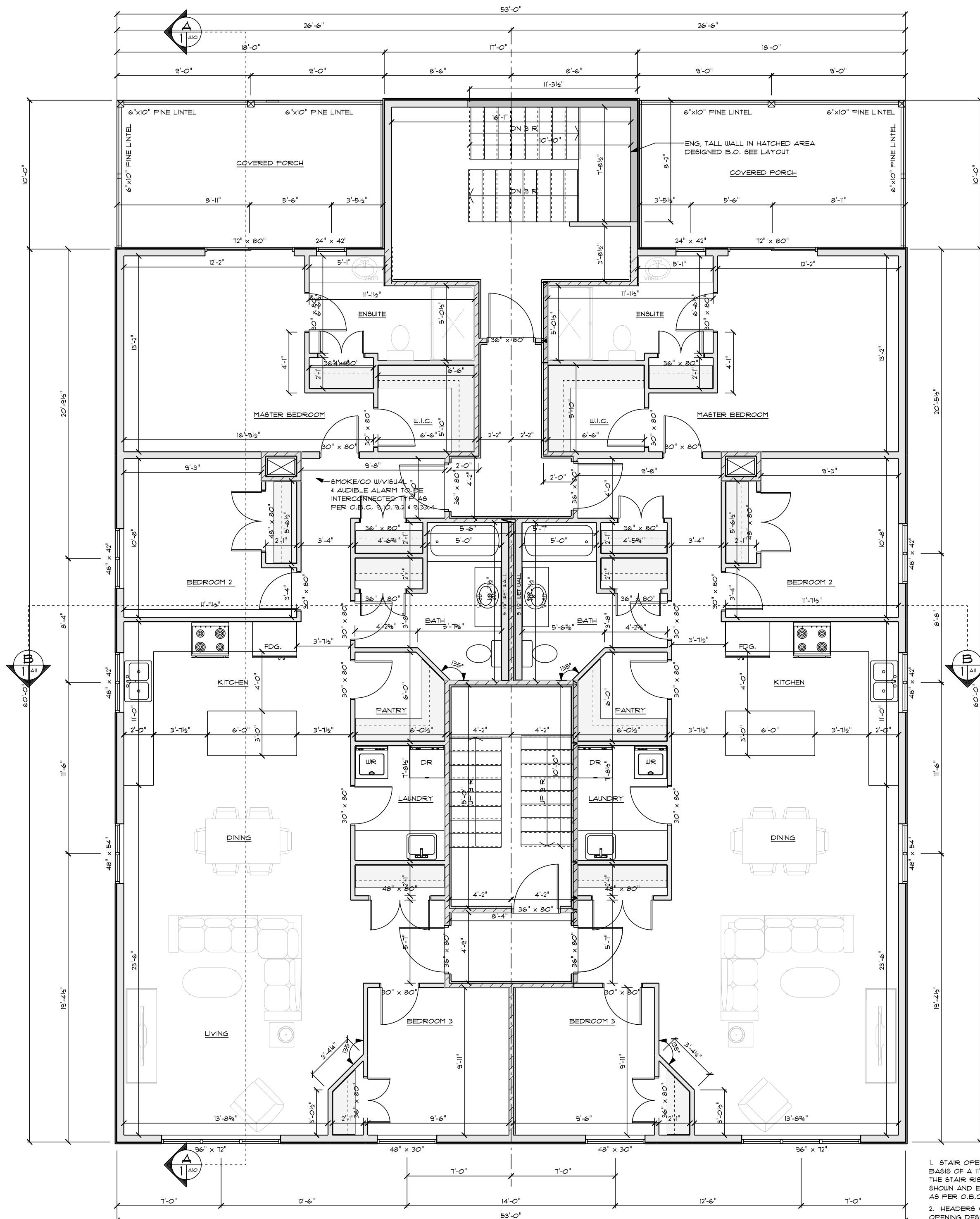
2021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:	As Noted	DRAWING NUMBER:
DWG. DATE:	2022-09-22	A3
DRAWN BY:	H.FOULDS	
CHECKED BY:	B.DECARLO	



1 2ND FL PLAN UNITS 201 & 202

SCALE: 3/16" = 1'-0"

UNITS 201 & 202 AREAS: 1460 SQFT
UNITS 201 & 202 COVERED PORCH AREAS: 181 SQFT
TOTAL FL AREA: 1640 SQFT

POINT LOAD ABOVE

- REQUIRED FIRE DETECTOR
- REQUIRED SMOKE DETECTOR
- REQUIRED SMOKE ALARM
- REQUIRED SMOKE/CO COMBO
- REQUIRED FIRE SEPARATION

9.10.9.6. PENETRATION OF FIRE SEPARATIONS
(1) PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION.

ALL CLOSURES THROUGH FIRE SEPARATIONS TO CONFORM WITH 9.10.13.1.1. AND TO BE TIGHT-FITTING, WEATHERSTRIPPED, AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE

FLANKING WALL AND CEILING ASSEMBLIES CONNECTED TO A SEPARATING WALL ASSEMBLY SHALL BE CONSTRUCTED WITH A GYPSUM BOARD FINISH THAT IS SUPPORTED ON WOOD FRAMING AND ENDS OR IS INTERRUPTED WHERE IT MEETS THE STRUCTURE OF THE SEPARATING WALL ASSEMBLY AS PER O.B.C. 9.11.1.4. (3)

FLANKING FLOOR ASSEMBLIES CONNECTED TO A SEPARATING WALL ASSEMBLY SHALL BE SUPPORTED ON JOISTS OR TRUSSES THAT ARE NOT CONTINUOUS ACROSS THE JUNCTION AND ARE COVERED WITH MIN 5/8" O.S.B. PLUS FINISHED FLOORING

1. STAIR OPENING HAS BEEN CALCULATED ON THE BASIS OF A 1" RUN (2" TREAD DEPTH). THE STAIR RISE IS BASED ON THE FLOOR HEIGHTS SHOWN AND EQUALLY DIVIDED AMONGST THE RISERS AS PER O.B.C. PART 9.8.

2. HEADERS & TRIMMERS AT STAIR OPENING DESIGNED B.C. SEE FLOOR TRUSS LAYOUT FOR STAIR FRAMING DETAILS.

3. MAINTAIN A MINIMUM 6'-0" HEADROOM AT STAIRWAY AS PER O.B.C. ARTICLE 9.8.2.2

GENERAL NOTES:

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REGISTERED DESIGNER PROVINCE OF ONTARIO	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO
BEN DECARLO BCIN: 36522	2637785 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 110400
DATE: _____	THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.
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PROJECT INFORMATION:

9B-12 SPECIFICATION MATRIX		
COMPLIANCE PACKAGE-		
INSULATION COMPONENT		R VALUE/ER
CEILING WITH ATTIC SPACE	-	
CEILING WITHOUT ATTIC SPACE	-	
EXPOSED FLOOR	-	
WALLS ABOVE GRADE	-	
BASEMENT WALLS	-	
SLAB		
3' 600mm BELOW GRADE	-	
HEATED OR w/ 600mm B.G.	-	
EDGE w/ 600mm B.G.	-	
WINDOWS/DOORS	-	
SKYLIGHTS	-	
SPACE HEATING EQUIP. (%)	-	
HVAC (%)	-	
DHW HEATER (EF)	-	
DHWIR (%)	-	
PENETRATION CALC	-	
AS PER 9B-12	-	
WALL AREA+	-	
PENETRATION AREA+	-	
TOTAL % OF WALL AREA+	-	

DESIGN CRITERIA

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DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

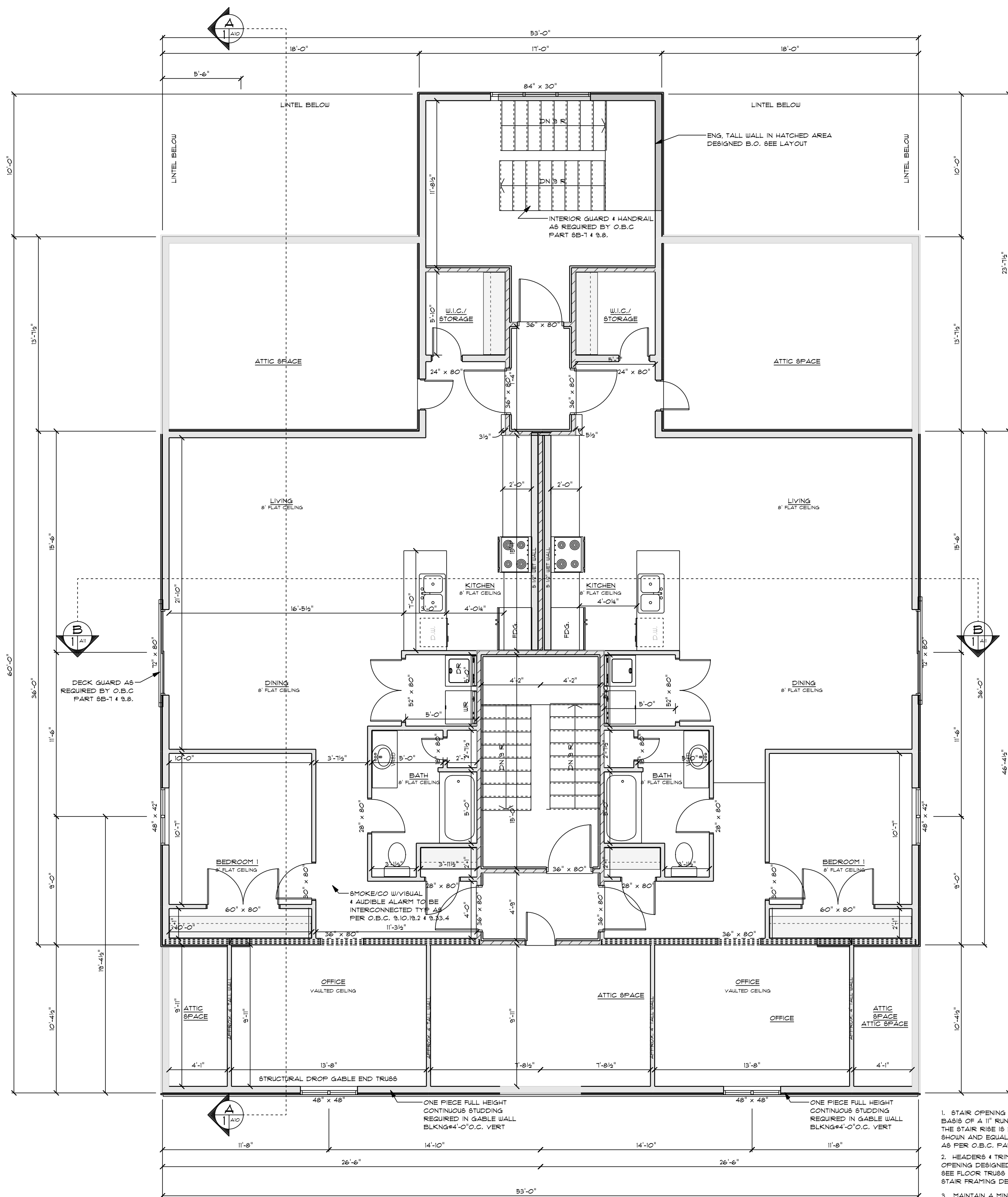
2021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:	As Noted	DRAWING NUMBER:
DWG. DATE:	2022-09-22	A4
DRAWN BY:	H.FOULDS	
CHECKED BY:	B.DECARLO	



3RD FLOOR PLAN
SCALE: 3/8" = 1'-0"
DATE: 2022-09-22
TOTAL PL AREA: 2599 SQFT

9.10.3.6. PENETRATION OF FIRE SEPARATIONS
(1) PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION.
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- MAINTAIN A MINIMUM 6'-6" HEADROOM AT STAIRWAY AS PER O.B.C. ARTICLE 9.8.2.2

- REQUIRED FIRE DETECTOR
- REQUIRED SMOKE DETECTOR
- REQUIRED SMOKE ALARM
- REQUIRED SMOKE/CO COMBO
- REQUIRED FIRE SEPARATION

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GENERAL NOTES:

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- COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. 9.3.1.6.
- BACKFILL HEIGHTS FOR FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE 9.15.4.2.A.
- ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS HAVE 2-2"x10" LINTEL UNLESS NOTED OTHERWISE. ALL OPENINGS TO HAVE R.S.O. ADDED TO DIM. OPENING SIZES INCLUDE TRANSOMS.
- ALL EQUIP.'S TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
- ALL DECKS, STAIRS, LOFTS ETC ARE TO HAVE GUARDS INSTALLED AS PER O.B.C. 9.8 & 9B-1.
- SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. 9.10.18.2 & 9.33.4.
- VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. 9.19.1.2.
- ATTICS ARE TO BE PROVIDED WITH AN INSUL. & SEALED ACCESS HATCH THAT IS MIN. 21 5/8"x24" ELEVATION DRAWINGS ARE BASED ON CURRENT MATERIALS INFORMATION AND FINAL APPEARANCE MAY CHANGE DUE TO SUBSTITUTIONS IN MATERIALS. THESE DRAWINGS ARE NOT TO BE SCALED, AND REMAIN THE PROPERTY OF HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE BY ANY MEANS.

REV. # DATE REVISION

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REGISTERED DESIGNER
PROVINCE OF ONTARIO

BEN DECARLO
BCIN: 36522

DATE: _____

SIG: _____

REGISTERED DESIGN FIRM
PROVINCE OF ONTARIO

2637785 ONT. LTD.
O/A HIGHLAND DESIGN
BCIN: 100400

THESE DRAWINGS ARE NOT
CERTIFIED FOR PERMITS
OR CONSTRUCTION UNLESS
SIGNED AND DATED.

PROJECT INFORMATION:

SB-12 SPECIFICATION MATRIX	
COMPLIANCE PACKAGE-	R VALUE/ER
INSULATION COMPONENT	-
CEILING WITH ATTIC SPACE	-
CEILING WITHOUT ATTIC SPACE	-
EXPOSED FLOOR	-
WALLS ABOVE GRADE	-
BASEMENT WALLS	-
SLAB	-
0-600mm BELOW GRADE	-
HEATED OR <X< 600mm B.G.	-
EDGE <X< 600mm B.G.	-
WINDOWS/DOORS	-
SKYLIGHTS	-
SPACE HEATING EQUIP. (%)	-
HRV (%)	-
DHW HEATER (EF)	-
DHWIR (%)	-
FENESTRATION CALC AS PER SB-12	-
WALL AREA+	-
FENESTRATION AREA+	-
TOTAL % OF WALL AREA+	-

DESIGN CRITERIA

SB-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

2021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:

1/4" = 1'-0"

DWG. DATE:

2022-09-22

DRAWN BY:

H.FOULDS

CHECKED BY:

B.DECARLO

DRAWING NUMBER:

A6



1
A6 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

HALIBURTON, ONTARIO
(705)451-5085
info@highlanddesign.ca

GENERAL NOTES:

- ALL DRAWINGS, DIMENSIONS AND OPENING SIZES TO BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.
- STEP FOOTINGS ARE TO HAVE A MAX. RISE OF 23 5/8" AND A MIN. RUN OF 23 5/8" PER STEP AS PER O.B.C. 9.15.3.3.
- COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. 9.3.1.6.
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REV. # DATE REVISION:

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REGISTERED DESIGNER
PROVINCE OF ONTARIO

BEN DECARLO
BCIN: 36522

DATE: _____

SIG: _____

REGISTERED DESIGN FIRM
PROVINCE OF ONTARIO

2637195 ONT. LTD.
O/A HIGHLAND DESIGN
BCIN: 104000

THESE DRAWINGS ARE NOT
CERTIFIED FOR PERMITS
OR CONSTRUCTION UNLESS
SIGNED AND DATED.

PROJECT INFORMATION:

SB-12 SPECIFICATION MATRIX	
COMPLIANCE PACKAGE-	R VALUE/ER
INSULATION COMPONENT	-
CEILING WITH ATTIC SPACE	-
CEILING WITHOUT ATTIC SPACE	-
EXPOSED FLOOR	-
WALLS ABOVE GRADE	-
BASEMENT WALLS	-
SLAB	-
2 600mm BELOW GRADE	-
HEATED OR <X< 600mm B.G.	-
EDGE <X< 600mm B.G.	-
WINDOWS/DOORS	-
SKYLIGHTS	-
SPACE HEATING EQUIP. (%)	-
HRV (%)	-
DHW HEATER (EF)	-
DHWIR (%)	-
PENETRATION CALC	-
AS PER SB-12	-
WALL AREA+	-
PENETRATION AREA+	-
TOTAL % OF WALL AREA+	-

DESIGN CRITERIA

SB-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

2021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:

1/4" = 1'-0"

DWG. DATE:

2022-09-22

DRAWN BY:

H.FOULDS

CHECKED BY:

B.DECARLO

DRAWING NUMBER:

A6.1



1
A6.1

FRONT ELEVATION OPT 2

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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- ATTICS ARE TO BE PROVIDED WITH AN INSUL. & SEALED ACCESS HATCH THAT IS MIN. 21 5/8" X 24"
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REV.	DATE	REVISION
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REGISTERED DESIGNER PROVINCE OF ONTARIO	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO
BEN DECARLO BCIN: 36522	2637785 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 110400
DATE: _____	THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.
SIG: _____	

PROJECT INFORMATION:

9B-12 SPECIFICATION MATRIX	
COMPLIANCE PACKAGE-	
INSULATION COMPONENT	R VALUE/ER
CEILING WITH ATTIC SPACE	-
CEILING WITHOUT ATTIC SPACE	-
EXPOSED FLOOR	-
WALLS ABOVE GRADE	-
BASEMENT WALLS	-
SLAB	-
3' 600mm BELOW GRADE	-
HEATED OR w/ 600mm B.G.	-
EDGE w/ 600mm B.G.	-
WINDOWS/DOORS	-
SKYLIGHTS	-
SPACE HEATING EQUIP. (%)	-
HVAC (%)	-
DHW HEATER (EF)	-
DHW (EF)	-
VENTILATION CALC	-
AS PER 9B-12	-
WALL AREA+	-
PENETRATION AREA+	-
TOTAL % OF WALL AREA+	-

DESIGN CRITERIA

9B-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

2021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:	1/4" = 1'-0"	DRAWING NUMBER:
DWG. DATE:	2022-09-22	A7
DRAWN BY:	H.FOULDS	
CHECKED BY:	B.DECARLO	



DECK/PORCH NOTE:
DECK/PORCH REQUIRES 36" GUARD,
IF WALKING SURFACE IS MORE THAN 23 5/8"
ABOVE FINISHED GRADE.
DECK/PORCH REQUIRES 42" GUARD IF
MORE THAN 5'-11" ABOVE FIN. GRADE
AS PER OBC 9.8 AND 9B-1

1
A7 REAR ELEVATION
SCALE: 1/4" = 1'-0"



ALL DRAWINGS, DIMENSIONS AND OPENING SIZES TO BE VERIFIED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION. ALL DISCREPANCIES ARE TO BE REPORTED TO HIGHLAND DESIGN FOR CLARIFICATION.

TRUSS FOOTINGS ARE TO HAVE A MAX. SPAN OF 23' 5" AND ARE TO BE SET ON TOP OF 23' 5" PER STEP AS PER O.B.C. 9.13.9.3.

COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. 9.3.1.6.

BASE/FLOOR HEIGHTS FOR FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE 9.3.4.2.4.

ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS ARE TO BE DIMENSIONED OTHERWISE.

ALL OPENINGS TO HAVE R.S.O. ADDED TO DIM. OPENING SIZES INCLUDE TRANSOMS.

ALL E.W.P.'S TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

4 SPECIFICATIONS.

ALL DECKS, STAIRS, LOFTS ETC ARE TO HAVE GARDERS INSTALLED AS PER O.B.C. 9.8.1.8.8.8.1. SHOWN 4' 6" DISTANCE FROM FACE OF WALL TO BE INSTALLED AS PER O.B.C. 9.10.1.2.1. 9.3.3.4.

VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA TO AREA OF O.B.C. 9.3.1.2.

ATTICS ARE TO BE INSULATED WITH AN INSUL. 4" SEALED ACCESS HATCH THAT IS MIN. 21" 5/8"x24"

ELEVATION DRAWINGS ARE BASED ON CURRENT MARKET INFORMATION AND FINAL APPEARANCE MAY CHANGE DUE TO SUBSTITUTIONS IN MATERIALS.

THESE DRAWINGS ARE NOT TO BE SCALED.

DO NOT REPLY TO THE PROPOSAL FOR A HIGHLAND DESIGN AND MAY NOT BE COPIED OR REPRODUCED BY ANYONE BY ANY MEANS.

REV. #	DATE	REVISION
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PROJECT INFORMATION:

SB-12 SPECIFICATION MATRIX	
COMPONENT PACKAGE	
INSULATION COMPONENT	R VALUE/ER
CEILING WITH ATTIC SPACE	-
CEILING WITHOUT ATTIC SPACE	-
EXPOSED FLOOR	-
WALLS ABOVE GRADE	-
BASEMENT WALLS	-
SLAB	-
> 600mm BELOW GRADE	-
HEATED OR < 600mm B.G.	-
EDGE < 600mm B.G.	-
WINDOWS/DOORS	-
SKYLIGHTS	-
SPACE HEATING EQUIP. (%)	-
HRV (%)	-
DHW HEATER (EF)	-
DHWK (%)	-
FENESTRATION CALC	-
AS PER SB-12	-
WALL AREA*	-
FENESTRATION AREA*	-
TOTAL % OF WALL AREA*	-

SB-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:	1/4" = 1'-0"	<u>DRAWING NUMBER:</u> <div style="font-size: 2em; font-weight: bold; text-align: center;">A8</div>
DWG. DATE:	2022-09-22	
DRAWN BY:	H.FOULDS	
CHECKED BY:	B.DECARLO	

HALIBURTON, ONTARIO
(705)451-5085
info@highlanddesign.ca

GENERAL NOTES:

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- ALL DECKS, STAIRS, LOFTS ETC ARE TO HAVE GUARDS INSTALLED AS PER O.B.C. 98 & 9B-1.
- SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. 9.10.19.2 & 9.33.4
- VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. 9.19.1.2
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REV. # DATE REVISION:

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REGISTERED DESIGNER PROVINCE OF ONTARIO	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO
BEN DECARLO BCIN: 36522	2637785 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 110400
DATE: _____	THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.
SIG: _____	

PROJECT INFORMATION:

9B-12 SPECIFICATION MATRIX		
COMPLIANCE PACKAGE:		
INSULATION COMPONENT		R VALUE/ER
CEILING WITH ATTIC SPACE	-	
CEILING WITHOUT ATTIC SPACE	-	
EXPOSED FLOOR	-	
WALLS ABOVE GRADE	-	
BASEMENT WALLS	-	
SLAB	-	
3' & 600mm BELOW GRADE	-	
HEATED OR w/ < 600mm B.G.	-	
EDGE w/ < 600mm B.G.	-	
WINDOWS/DOORS	-	
SKYLIGHTS	-	
SPACE HEATING EQUIP. (%)	-	
HRV (%)	-	
DHW HEATER (EF)	-	
DWHR (%)	-	
FENESTRATION CALC		
AS PER 9B-12	-	
WALL AREA+	-	
FENESTRATION AREA+	-	
TOTAL % OF WALL AREA+	-	

DESIGN CRITERIA

9B-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

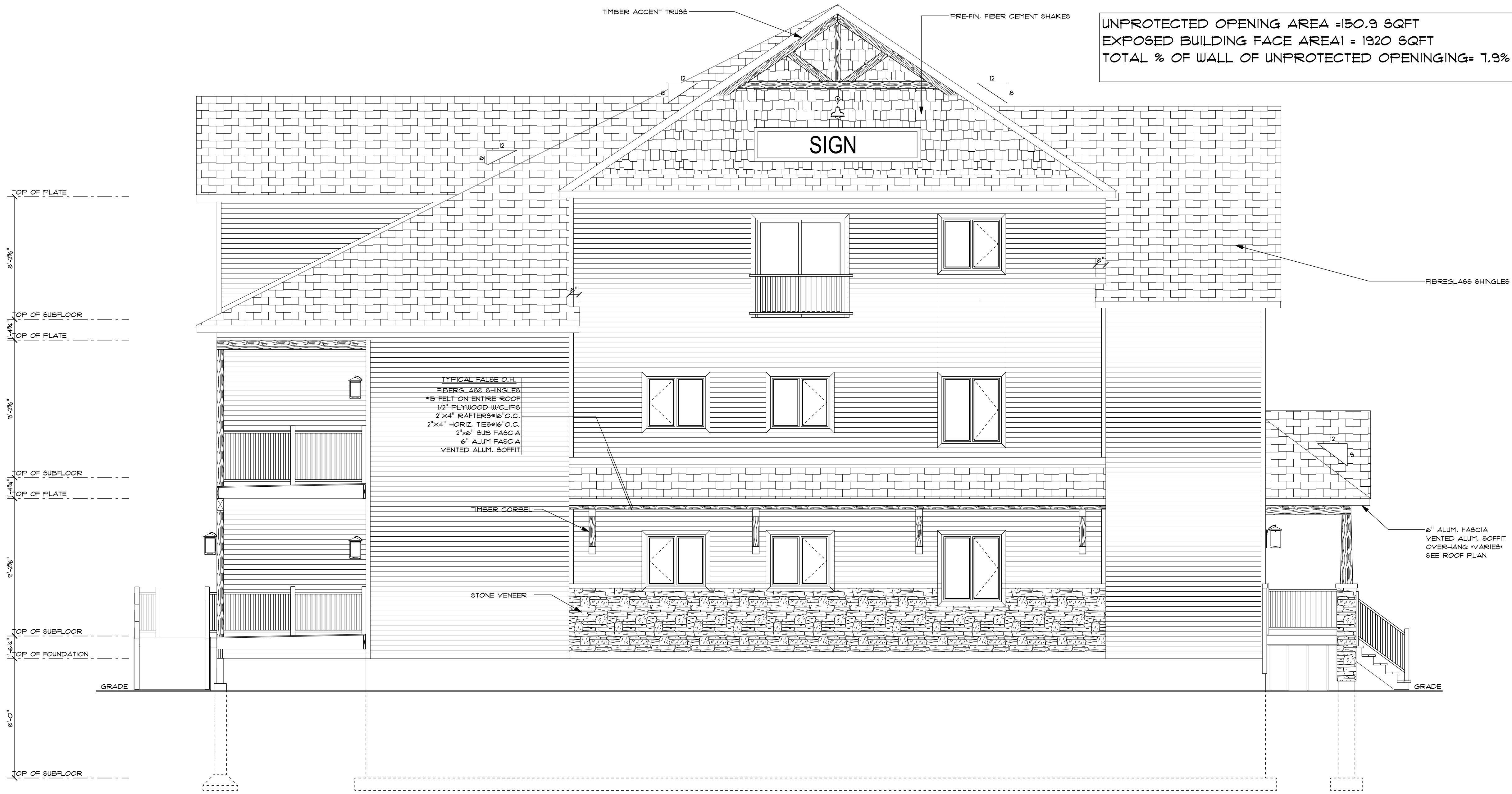
2021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:	1/4" = 1'-0"	DRAWING NUMBER:
DWG. DATE:	2022-09-22	A8.1
DRAWN BY:	H.FOULDS	
CHECKED BY:	B.DECARLO	



1
A8.1

LEFT ELEVATION (VICTORIA STREET)

SCALE: 1/4" = 1'-0"

HALIBURTON, ONTARIO
(705)451-5085
info@highlanddesign.ca

GENERAL NOTES:

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- SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. 9.10.18.2 & 9.33.4
- VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. 9.19.1.2
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REV.	DATE	REVISION
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REGISTERED DESIGNER PROVINCE OF ONTARIO	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO
BEN DECARLO BCIN: 36522	2637785 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 100400
DATE: _____	THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.
SIG: _____	

PROJECT INFORMATION:

9B-12 SPECIFICATION MATRIX		
COMPLIANCE PACKAGE-		
INSULATION COMPONENT		R VALUE/ER
CEILING WITH ATTIC SPACE	-	
CEILING WITHOUT ATTIC SPACE	-	
EXPOSED FLOOR	-	
WALLS ABOVE GRADE	-	
BASEMENT WALLS	-	
SLAB	-	
3' 600mm BELOW GRADE	-	
HEATED OR w/ 600mm B.G.	-	
EDGE w/ 600mm B.G.	-	
WINDOWS/DOORS	-	
SKYLIGHTS	-	
SPACE HEATING EQUIP. (%)	-	
HV (H)	-	
DHW HEATER (EF)	-	
DHW (H)	-	
FENESTRATION CALC		
AS PER 9B-12	-	
WALL AREA+	-	
FENESTRATION AREA+	-	
TOTAL % OF WALL AREA+	-	

DESIGN CRITERIA

9B-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 PSF
1-1/2" GYPCRETE LOAD - 14.5 PSF

ROOF LOADS: ROOF LIVE LOAD - 42 PSF
ROOF DEAD LOAD - 12 PSF

ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:

CARSON APT

PROJECT NUMBER:

2021-01

PROJECT TYPE:

APARTMENT UNIT

SITE LOCATION:

SCALE:	1/4" = 1'-0"	DRAWING NUMBER:
DWG. DATE:	2022-09-22	A9
DRAWN BY:	H.FOULDS	
CHECKED BY:	B.DECARLO	

UNPROTECTED OPENING AREA = 150.9 SQFT
EXPOSED BUILDING FACE AREA = 1920 SQFT
TOTAL % OF WALL OF UNPROTECTED OPENING = 7.9%



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
A9