

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$999,000

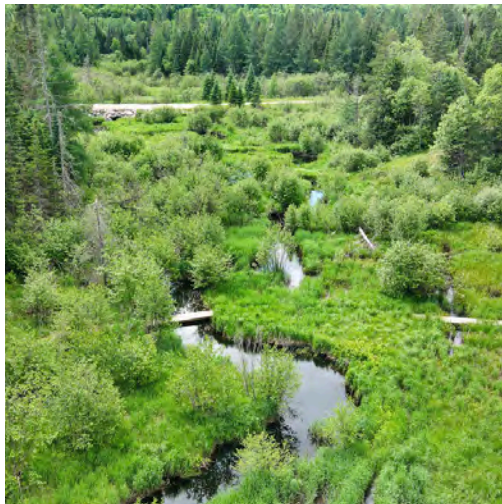
Welcome to 1031 Stothart Creek Road

in Stothart Creek, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



This spacious property in the desirable Stothart Creek community offers 1.2 acres of privacy, just five minutes from the village of Haliburton. The main floor features 1,900 sq ft of open-concept living with a well-appointed kitchen, including stainless steel appliances and quartz countertops, flowing into the living and dining areas. The primary wing boasts a large bedroom, a 5-piece ensuite, a walk-in closet, and access to the back deck. On the opposite side of the home, there are two additional bedrooms and a bathroom.

Additional highlights include main floor laundry, multiple access points to the deck, and a 19x14' Haliburton room. The property is equipped with a 5-bedroom septic system, providing future potential for the 1,900 sq ft of unfinished basement space. The oversized double-car garage features an unfinished loft, with the potential to be transformed into a studio apartment with a separate entrance. Plus, enjoy the peace of mind that comes with a Tarion warranty.

Property Client Full

1031 Stothart Creek Road, Dysart, Ontario K0M 1S0

Listing

[1031 Stothart Creek Rd Dysart](#)

Active / Residential Freehold / Detached

MLS® #: X12031668

List Price: **\$999,000**

Haliburton/Dysart et al/Dysart



Tax Amt/Yr:	\$167.02/2024	Transaction:	Sale
SPIS:	No	DOM	1
Legal Desc:	LT 18 PL 637; DYSART ET AL		
Style:	Bungalow	Rooms Rooms+:	13+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1500-2000
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	325.00	Fronting On:	N
Lot Depth:	162.00		
Lot Size Code:	Acres		
Zoning:	R1-EP		
Dir/Cross St:	Illman		

PIN #: **391840131**
Holdover: **60**
Possession: **Immediate**

ARN #: **462401300005554**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + Island YN: **1 (1+0)**
Fam Rm: **No**
Basement: **Yes/Full, Partially Finished**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Propane**
Interior Feat: **Primary Bedroom - Main Floor**
Heat: **Forced Air, Propane**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **New**
Property Feat: **Hospital, Library, Place of Worship, Rec Centre, School**
Exterior Feat: **Deck, Porch, Year Round Living**
Roof: **Asphalt Shingle**
Foundation: **Insulated Concrete Form**
Soil Type:
Waterfront Y/N: **No**
Under Contract:
Access To Property: **Yr Rnd Private Rd**
View: **Creek/Stream, Trees/Woods**

Exterior: **Other**
Drive: **Private**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/2.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **8.00**
Pool: **None**
Room Size:
Easements Rest:
Rural Services:
Security Feat:

Water: **Well**
Water Inc: **Drilled Well**
Water Meter:
Waterfront Feat: **Well**
Waterfront Struc: **Well**
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Waterfront: **None**
Dev Charges Paid:

Waterfront Frontage (M):
HST App To SP: **Included In**

Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Set on 1.2 acres in the sought-after Stothart Creek community, this home offers the perfect blend of privacy, space, and convenience, just five minutes from Haliburton Village. With 1,900 sq. ft. of open-concept living, the main floor is designed for both comfort and functionality. The well-appointed kitchen features quartz countertops and stainless steel appliances, seamlessly connecting to the bright living and dining areas ideal for family gatherings. The primary suite is a private retreat, complete with a walk-in closet, 5-piece ensuite, and direct access to the back deck. On the opposite side of the home, two additional bedrooms and a full bath offer space for family or guests. This home is built with future potential in mind. The unfinished 1,900 sq. ft. basement is ready for your vision, whether its extra living space, a home gym, or a recreation room. A 5-bedroom septic system is already in place, allowing for future expansion. The oversized double-car garage includes an unfinished loft with a separate entrance, perfect for a studio apartment or workspace. Additional highlights include main floor laundry, multiple deck access points, and a 19x14' Haliburton Room, perfect for enjoying the beauty of the surrounding landscape. Plus, Tarion warranty coverage ensures peace of mind. This is more than a home its an opportunity to create the lifestyle you've been looking for.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **03/20/2025**

Rooms

MLS® #: X12031668

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
-------------	--------------	----------------------------	------------------------------	------------------------	-----------------

Foyer	Main	2.41 M X 2.31 M	7.90 Ft x 7.57 Ft
Office	Main	3.25 M X 3.56 M	10.66 Ft x 11.67 Ft
Living Room	Main	5.44 M X 5 M	17.84 Ft x 16.40 Ft
Kitchen	Main	4.01 M X 6.4 M	13.15 Ft x 20.99 Ft
Primary Bedroom	Main	4.06 M X 4.11 M	13.32 Ft x 13.48 Ft

Eat-In Kitchen
5 Pc Ensuite, W/I Closet, W/O To Sundeck

Bedroom	Main	3.61 M X 4.14 M	11.84 Ft x 13.58 Ft
Bedroom	Main	3.61 M X 3.12 M	11.84 Ft x 10.23 Ft
Mudroom	Main	2.21 M X 2.18 M	7.25 Ft x 7.15 Ft
Laundry	Main	2.21 M X 3.45 M	7.25 Ft x 11.31 Ft
Loft	Second	8.03 M X 4.11 M	26.34 Ft x 13.48 Ft

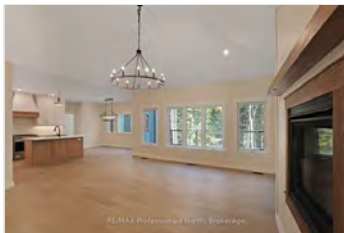
Unfinished

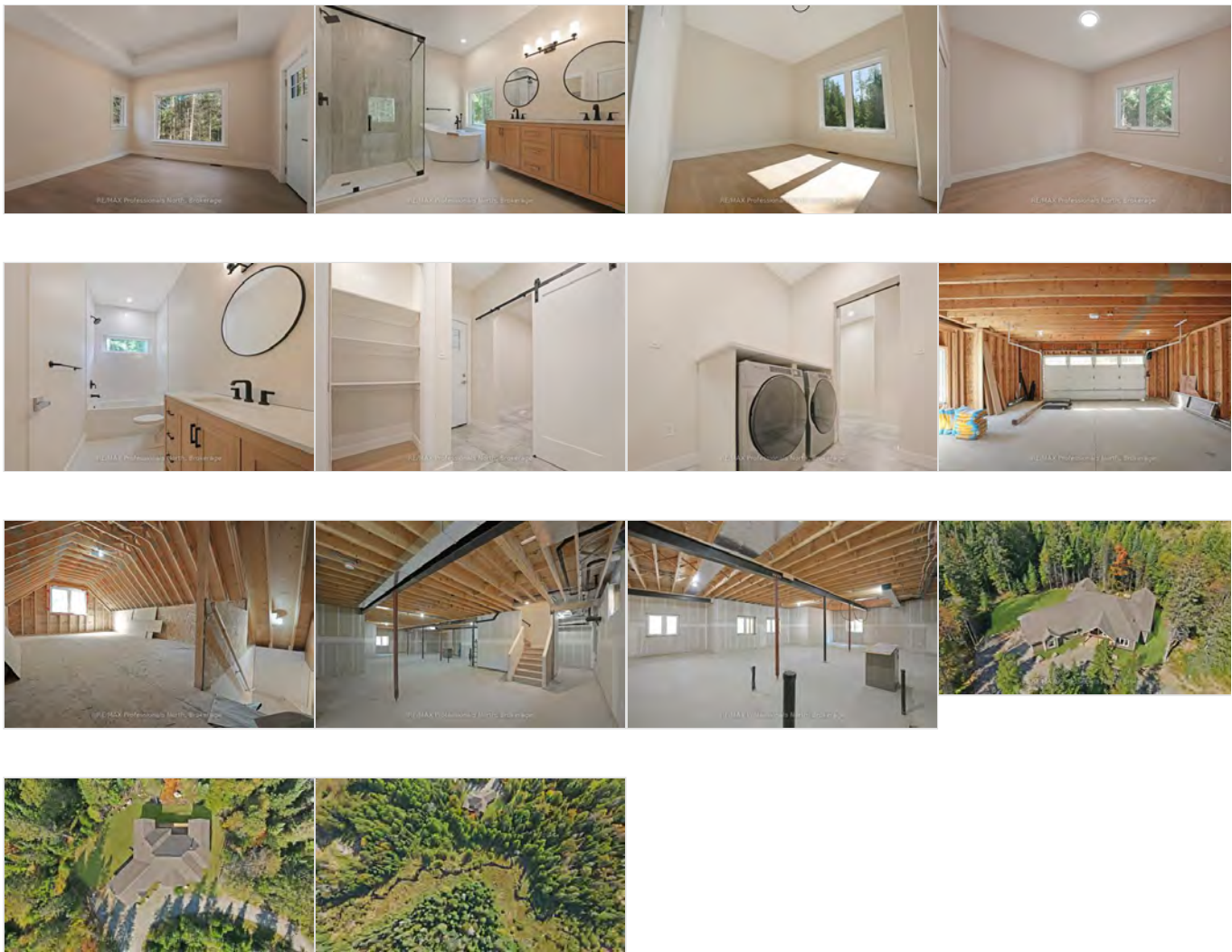
Bathroom	Main	5
Bathroom	Main	3

Photos

MLS® #: X12031668

[1031 Stothart Creek Road](#), Dysart, Ontario K0M 1S0

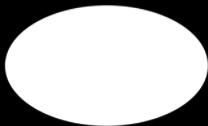




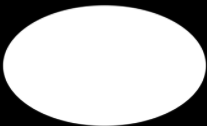
Chattels

Included

- Appliances



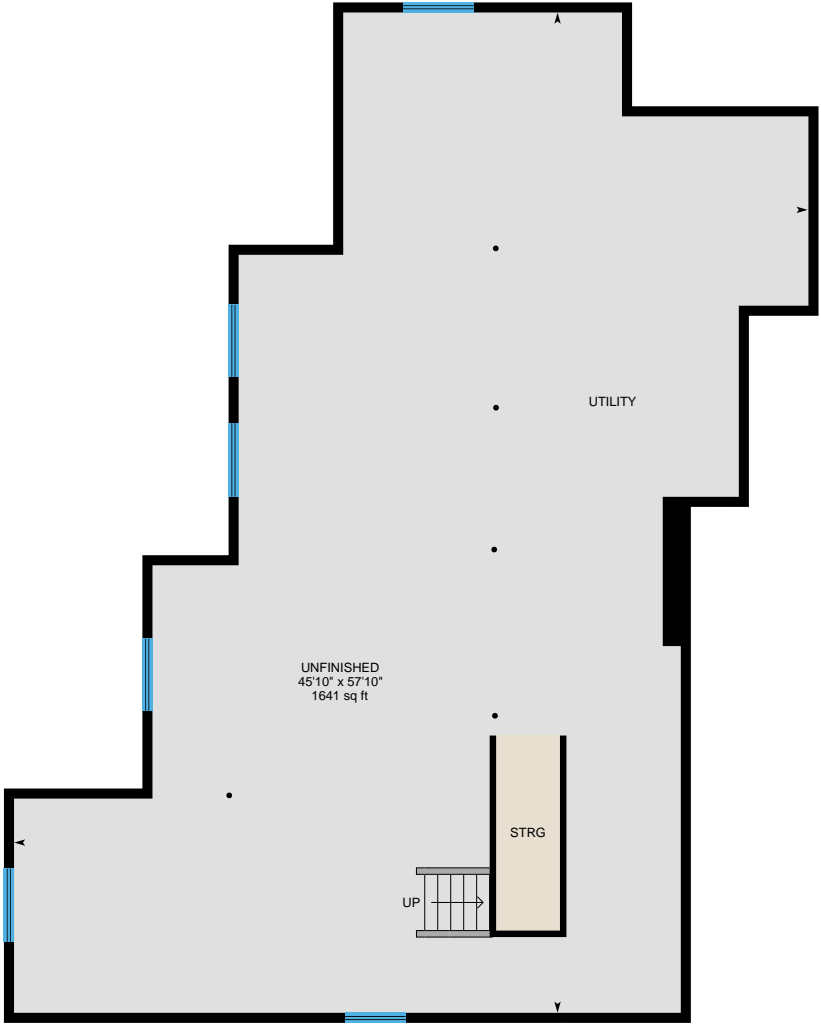
Seller



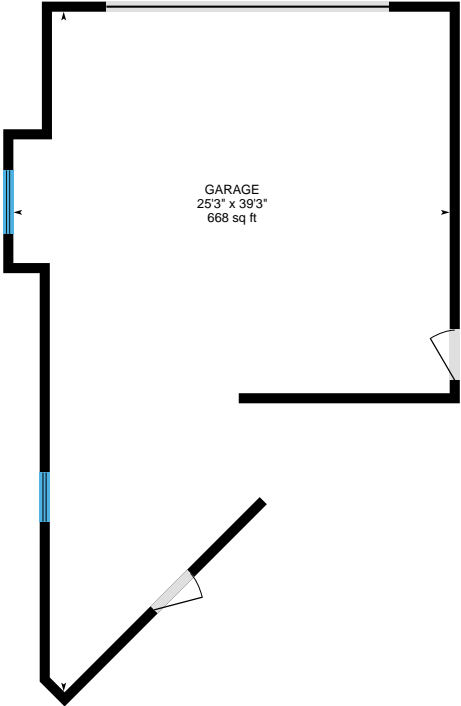
Buyer

1031 Stothart Crk Rd, Haliburton, ON

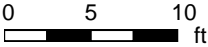
Main Building: Total Interior Area Above Grade 2161.29 sq ft



Basement (Below Grade)
Interior Area 1707.58 sq ft



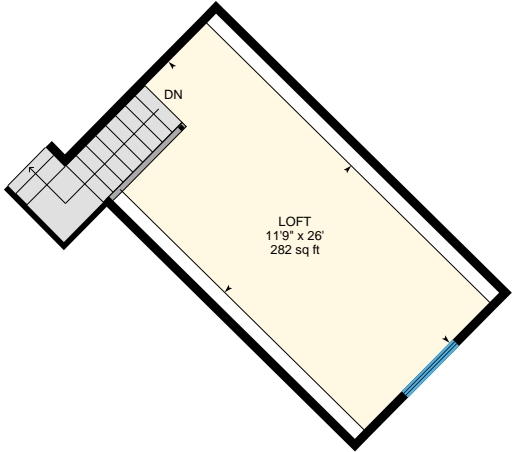
Garage
Interior Area



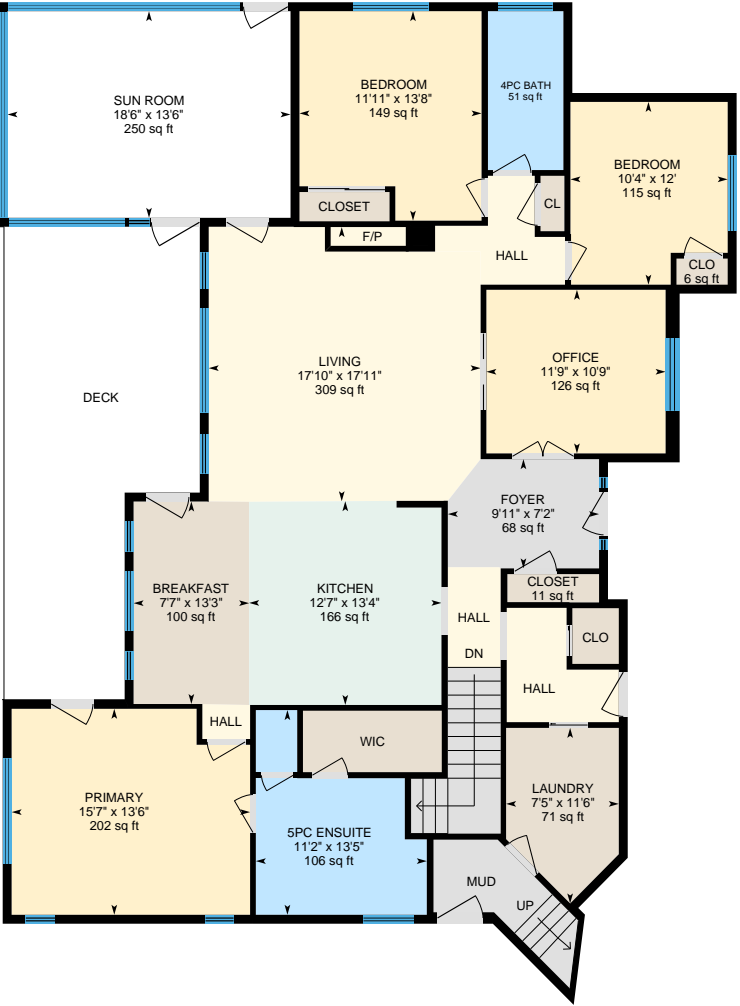
PREPARED: 2025/03/28

1031 Stothart Crk Rd, Haliburton, ON

Main Building: Total Interior Area Above Grade 2161.29 sq ft



Loft
Interior Area 328.46 sq ft



Main Floor
Interior Area 1832.84 sq ft

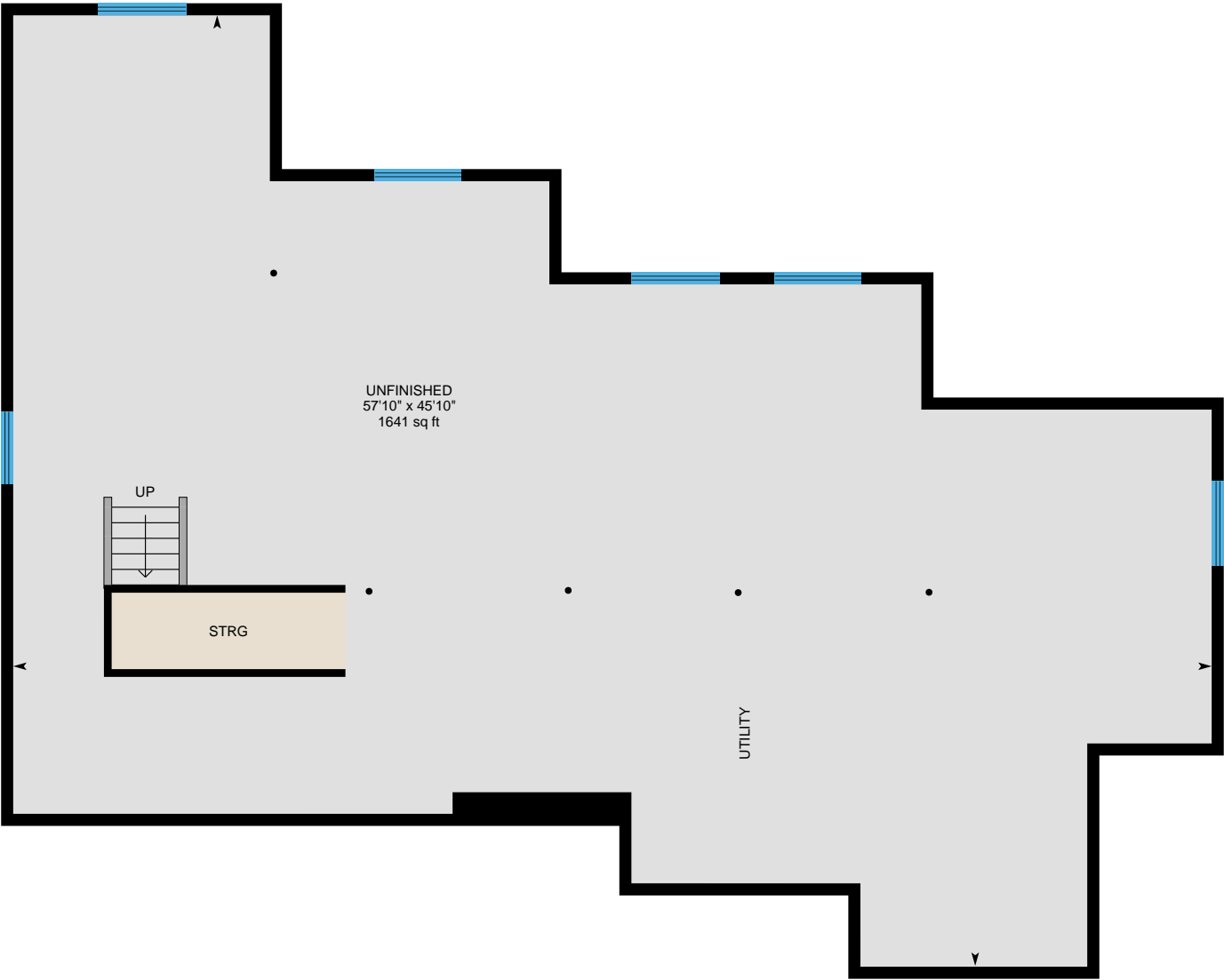
0 5 10
ft



PREPARED: 2025/03/28

1031 Stothart Crk Rd, Haliburton, ON

Basement (Below Grade) Interior Area 1707.58 sq ft



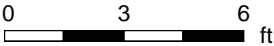
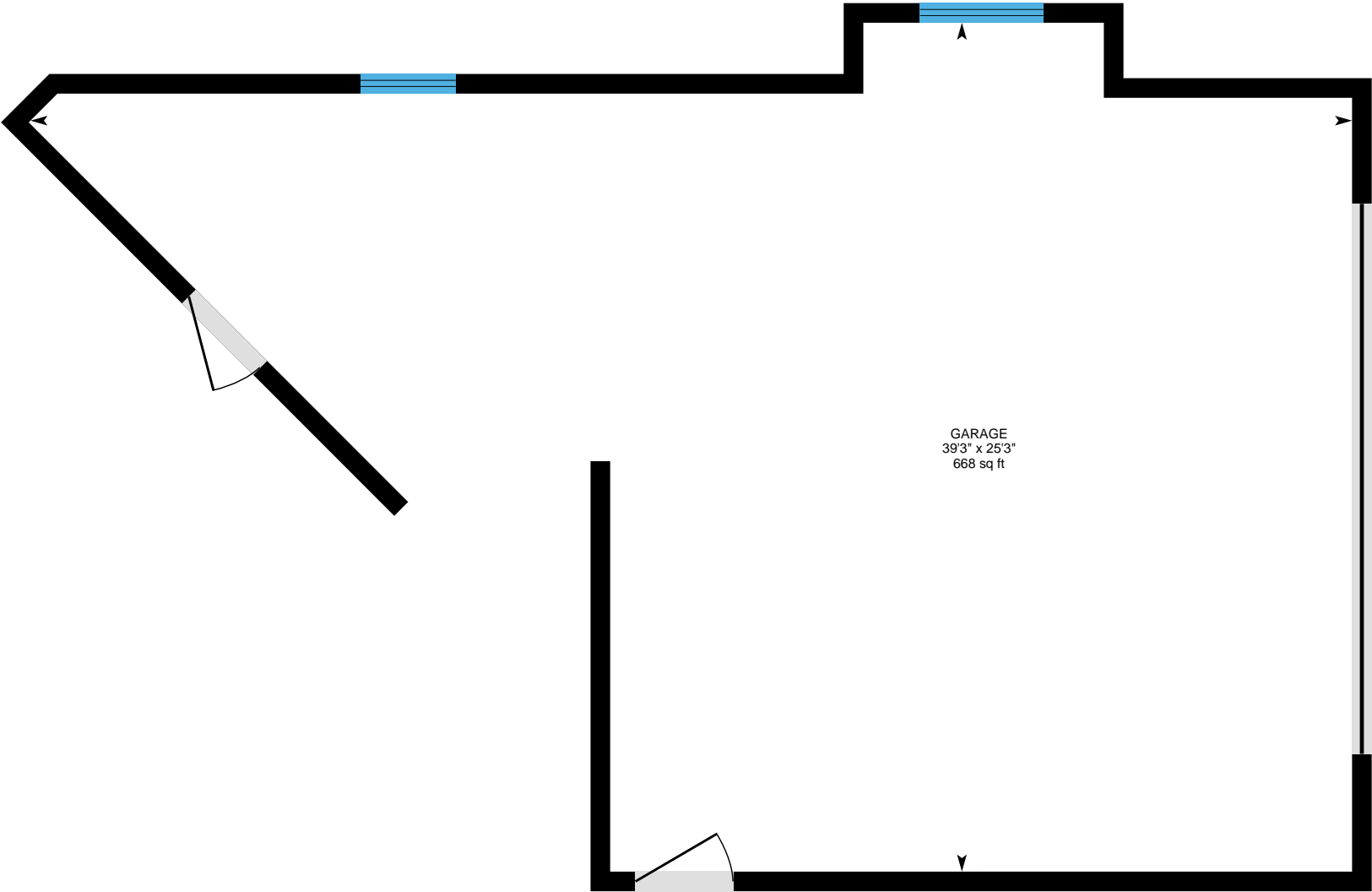
0 5 10 ft

PREPARED: 2025/03/28



1031 Stothart Crk Rd, Haliburton, ON

Garage Excluded Area 668.95 sq ft



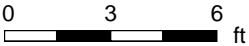
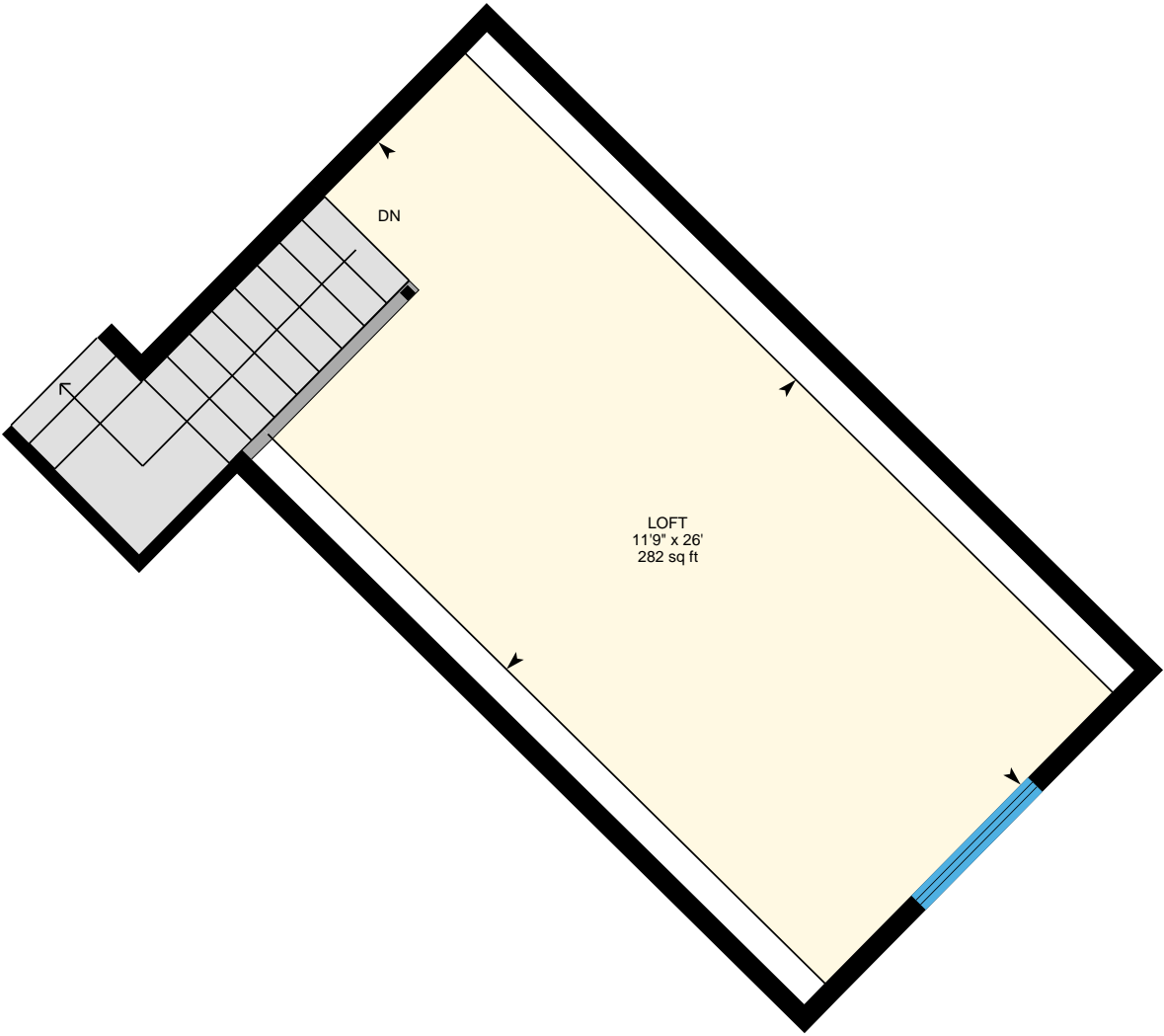
PREPARED: 2025/03/28



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1031 Stothart Crk Rd, Haliburton, ON

Loft Interior Area 328.46 sq ft
Excluded Area 41.47 sq ft



PREPARED: 2025/03/28

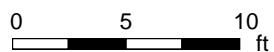


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1031 Stothart Crk Rd, Haliburton, ON

Main Floor Interior Area 1832.84 sq ft

Excluded Area 250.42 sq ft



PREPARED: 2025/03/28



1031 Stothart Crk Rd, Haliburton, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

BASEMENT

Unfinished: 45'10" x 57'10" | 1641 sq ft

GARAGE

Garage: 25'3" x 39'3" | 668 sq ft

LOFT

Loft: 11'9" x 26' | 282 sq ft

MAIN FLOOR

4pc Bath: 4'11" x 10'5" | 51 sq ft

5pc Ensuite: 11'2" x 13'5" | 106 sq ft

Bedroom: 11'11" x 13'8" | 149 sq ft

Bedroom: 10'4" x 12' | 115 sq ft

Breakfast: 7'7" x 13'3" | 100 sq ft

Clo: 6 sq ft

Closet: 11 sq ft

Foyer: 9'11" x 7'2" | 68 sq ft

Kitchen: 12'7" x 13'4" | 166 sq ft

Laundry: 7'5" x 11'6" | 71 sq ft

Living: 17'10" x 17'11" | 309 sq ft

Office: 11'9" x 10'9" | 126 sq ft

Primary: 15'7" x 13'6" | 202 sq ft

Sun Room: 18'6" x 13'6" | 250 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

BASEMENT (Below Grade)

Interior Area: 1707.58 sq ft

GARAGE

All space is excluded

LOFT

Interior Area: 328.46 sq ft

Excluded Area: 41.47 sq ft

MAIN FLOOR

Interior Area: 1832.84 sq ft

Excluded Area: 250.42 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2161.29 sq ft

Excluded Area: 960.84 sq ft



Municipality of Dysart et al
P.O. Box 389,135 Maple Avenue
Haliburton, Ontario K0M 1S0
705-457-1740
Fax: 705-457-1964
www.dysartetel.ca

“The Heart of the Highlands”

BUILDING DEPARTMENT
SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: SP2022-132 Address: Stothart Creek Rd Lot 18
Installation by: Greg Brown Construction Date: November 24th 2023

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. **Septic Tank**/Holding Tank of working capacity of 6154 litres constructed of Concrete
Manufacturer: Brooklin Concrete Products Model: BCP 6000
2. **Distribution Pipe:** Type: Quick 4 EQ 24 HD Absorption Trench System: ☐ Filter Bed System: ☒
Filter Bed Area: 38.75 sq. m. Filter Sand Contact Area: 48 sq. m.
Total Lineal Metres in runs of metres and fed by: Gravity: ☐ Siphon: ☐ Pump: ☒
Loading Rate Area: sq. m. 15 metre constructed mantle provided: No
3. Size of System based on 5 bedrooms. 28 Fixture units. Commercial Details:
Area of Building: 175 sq. m. Total Daily Design Sewage Flow: 2900 litres
4. As-built completed by: Greg Brown forms part of this use permit.

Ensure the following work is completed:

- 1) Back fill system and sod or seed.
 - 2) Stabilize all sloped surfaces.
 - 3) Finish grading to shed run-off and divert water around leaching bed.
 - 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.
- Comments: **Ensure annual maintenace of effluent filter**
Protect septic system from vehicular traffic

INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

1429665 ONTARIO LTD

Municipal Roll Number:46-24-013-000-05554-0000

Legal DescriptionPLAN 637 LOT 18

Address:Stothart Creek Rd Lot 18

Inspected by: Jayme Coltman

Date: Nov 24, 2023

Issued by: Karl Korpela, Chief Building Official, Karl Korpela

Date: Nov 24, 2023

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, useless a Sewage System Permit is obtained.

Tag#: A354305

Measurements recorded in: ☐ Metric ☒ Imperial

Well Owner's Information

Well Location

Address of Well Location (Street Number/Name)

Lot 16 Statute Creek Rd

Township

Dysart et al

Lot

17

Concession

10

County/District/Municipality

Haldimanton

City/Town/Village

Haldimanton

Province

Ontario

Postal Code

N0M1S0

UTM Coordinates Zone, Easting

Northing

Municipal Plan and Sublot Number

NAD 83 176951164993367

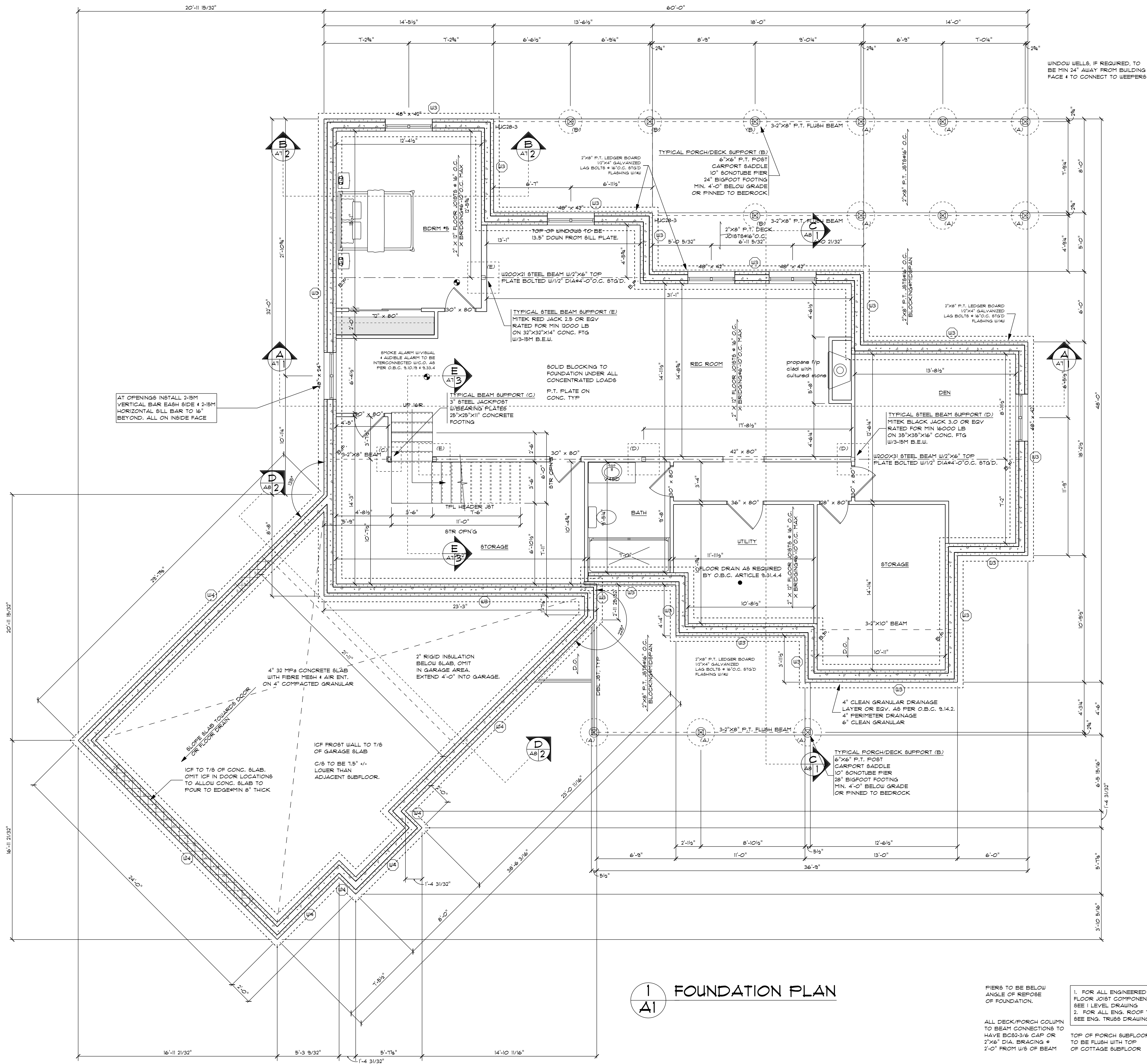
Overburden and Bedrock Materials/Mineralogical Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m)	Depth (ft)
Brown	Topsoil	Sand, Stones	Loose	0	4
Brown	Sandstone	Gravel	Lumpy	4	11
Grey	Granite	White Granite	Fractured	11	78
Red	Granite	Black Granite	Lumpy with boulders	78	100

Annular Space				Results of Well Yield Testing				
Depth (m)	Type of Sealing Material (Material and Type)	Volume Placed (m³)		After test of well yield, water was:	Draw Down	Recovery		
From	To			<input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Time (min)	Water Level (m)	Time (min)	Water Level (m)
0	20	Bentonite	3 ft³	If pumping discontinued give reason:		Static Level		
						1	25.9	64.5
				Pump intake set at (m):		2	33.2	58.5
				Running rate (m³/min):		3	39.7	52.5
				Duration of pumping:		4	45.5	47.8
				Flow = 30 min		5	51.2	43.4
				Final water level and if pumping (m):		10	74.2	34.1
				Flowing give rate (m³/min):		15	76.6	27.5
				Recommended pump depth (m):		20	76.6	21.8
				70'		25	76.6	18.5
				Recommended pump rate (m³/min):		30	76.6	
				10 GPM		40		
				Well production (m³/min):		50		
				10 GPM		60		
				Overhead?				
				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

Method of Construction				Well Use			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	<input type="checkbox"/> Other	<input type="checkbox"/> Monitoring	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Rotary (Circumferential)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Drilling	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Drilling
<input type="checkbox"/> Rotary (Rotational)	<input type="checkbox"/> Drilling	<input type="checkbox"/> Unexcavated	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Drilling
<input type="checkbox"/> Boring	<input type="checkbox"/> Drilling	<input type="checkbox"/> Injection	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Drilling
<input checked="" type="checkbox"/> Air percussion	<input type="checkbox"/> Drilling	<input type="checkbox"/> Industrial	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Drilling
<input type="checkbox"/> Other specify	<input type="checkbox"/> Drilling	<input type="checkbox"/> Other specify	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Drilling	<input type="checkbox"/> Drilling
Construction Record - Casing				Status of Well			
Inside Diameter (mm)	Open hole or Material (Pipes, Casing, Steel)	Wall Thickness (mm)	Depth (m)	<input checked="" type="checkbox"/> Water Supply	<input type="checkbox"/> Replacement Well	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Other
6 1/4	Steel	.188	20	<input type="checkbox"/> Recharge Well	<input type="checkbox"/> Observation and Monitoring Well	<input type="checkbox"/> Abandoned (Construction)	<input type="checkbox"/> Abandoned (Insufficient Supply)
6	open hole	20	100	<input type="checkbox"/> Abandoned (Poor Water Quality)	<input type="checkbox"/> Abandoned (Other specify)	<input type="checkbox"/> Other specify	
Construction Record - Screen				Map of Well Location			
Outside Diameter (mm)	Material (Pipes, Galvanized Steel)	Slot No.	Depth (m)	Please provide a map below following instructions on the back			
Water Details				Hole Diameter			
Water found at Depth	Kind of Water	<input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Unfiltered	Depth (m)	From	To	Diameter (mm)	
79	Gas		0	20	10		
Water found at Depth	Kind of Water	<input type="checkbox"/> Fresh <input type="checkbox"/> Unfiltered	20	100	6		
	Gas						
Water found at Depth	Kind of Water	<input type="checkbox"/> Fresh <input type="checkbox"/> Unfiltered					
	Gas						

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
JL Industries Inc		7900	
Business Address (Street Number/Name)		Municipality	
1020 Main Lake Rd.		Haldimanton	
Province		Postal Code	
ON		N0M1S0	
Business E-mail Address		Business Telephone No. (inc. area code)	
forlmo@jlindustry.net		6135347583	
Name of Well Technician (Last Name, First Name)		Signature of Well Technician	
L. Joseph		[Signature]	
Well Technician's Licence No.		Signature of Well Contractor	
4115		[Signature]	
Date Submitted		Date Submitted	
20220927		20220927	



6" ICF FOUNDATION WALL NOTES:

REINFORCE W/10M VERT. @ 9 3/4" O.C. ALONG INSIDE FACE & 10M HORIZ. @ 18" O.C. STARTING NOT MORE THAN 11 3/4" FROM TOP LOCATED IN INSIDE HALF OF WALL SECTION W/NOT LESS THAN 1 1/2 COVER LAP SPICE CORNER BARS 12" PROVIDE 15M x 20" FOOTING DOWELS @ 48" O.C.

ALL LINTELS 12" DEEP REINFORCED W/ 1-10M BAR TOP @ BOT & 10M STIRRUPS @ 7" O.C.

MAX UNSUPPORTED WALL HEIGHT = 9' FROM FINISHED SLAB
MAX BACKFILL HEIGHT = 8'-4" FROM FINISHED SLAB

AT ALL OPENINGS WITHIN 4 FEET OF CORNERS REINFORCE AS PER TYPICAL OPENING REINFORCING NOTE

STAIR NOTES:

1. STAIR OPENING HAS BEEN CALCULATED ON THE BASIS OF A 10' RUN (11' 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 TO CONSIST OF 2 PLY LSL SEE FLOOR TRUSS LAYOUT FOR STAIR FRAMING DETAILS. OR 2 PLY JOISTS IN THE CASE OF SFF FLR FRMG.

3. MAINTAIN A MINIMUM 6'-5" HEADROOM AT STAIRWAY AS PER O.B.C. ARTICLE 9.8.2.2

CONCRETE COMPRESSIVE STRENGTH TO MEET O.B.C. PART 9.3.1.6

ALL CONCRETE TO BE A MIN OF 20 MPa UNLESS NOTED OTHERWISE

WALL SCHEDULE			
(U1)	TYPICAL HOUSE EXTERIOR WALL: WOOD EXTERIOR SIDING 1"x3" STRAPPING@16" O.C. TYPAR HOUSE WRAP 1/16" O.S.B. 2"x6" STUDS@16" O.C. BLOCKING@4'-0" O.C. VERT. WHEN WALL HEIGHT IS ABOVE 10'-0" R22 INSULATION 6MIL VAPOUR BARRIER 1/2" DRYWALL		
(U2)	TYPICAL GARAGE EXTERIOR WALL: WOOD EXTERIOR SIDING 1"x3" STRAPPING@16" O.C. TYPAR HOUSE WRAP 1/16" O.S.B. 2"x6" STUDS@16" O.C.		
(U3)	TYPICAL FOUNDATION WALL: 6" ICF CONCRETE WALL AMVIC + TOP COURSE TO BE TAPER TOP WATERPROOFED AND PARGED 1/2" DRYWALL ON 18"x8" CONCRETE FOOTING W/2 RUNS OF 15M BAR 4'-0" BELOW GRADE OR FINNED TO BEDROCK		
(U4)	TYPICAL FROST WALL: 6" ICF CONCRETE WALL AMVIC + TOP COURSE TO BE TAPER TOP WATERPROOFED AND PARGED AS REQUIRED ON 18"x8" CONCRETE FOOTING W/2 RUNS OF 15M BAR 4'-0" BELOW GRADE OR FINNED TO BEDROCK		
(UB)	TYPICAL 4" PARTITION WALL: 1/2" DRYWALL S48 INSULATION@BED&BATHS 2"x4" STUDS@16" O.C. 1/2" DRYWALL		
(UE)	TYPICAL 6" PARTITION WALL: 1/2" DRYWALL S48 INSULATION@BED&BATHS 2"x6" STUDS@16" O.C. 1/2" DRYWALL		
(UT)	TYPICAL INTERIOR L.B. WALL: 1/2" DRYWALL S48 INSULATION@BED&BATHS 2"x6" STUDS@16" O.C. BLOCKING@4'-0" O.C. VERT. WHEN WALL HEIGHT IS ABOVE 10'-0" 1/2" DRYWALL		



HIGHLAND DESIGN
Architectural Design & Consulting
A DIV. OF 2637785 ONT. LTD.

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

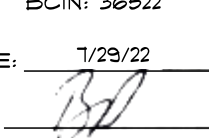
GENERAL NOTES:

- 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 OR 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.W.P.'S TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.
- ALL DECK, STAIRS, LOFTS ETC ARE TO HAVE GUARDS INSTALLED AS PER O.B.C. 98 & 98-1. SMOKE & CO DETECTORS/ALARMS TO BE INSTALLED AS PER O.B.C. 9.10.19.1 & 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
1	11/29/22	COVERED PORCH ROOF FRAMING
2	11/30/22	SCREEN PORCH ROOF FRAMING

REGISTERED DESIGNER
PROVINCE OF ONTARIO

BEN DECARLO
BCIN: 36592

DATE: 7/28/22
SIG: 

REGISTERED DESIGN FIRM
PROVINCE OF ONTARIO

2637785 ONT. LTD.
O/A HIGHLAND DESIGN
BCIN: 102400

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

PROJECT INFORMATION:

8B-12 SPECIFICATION MATRIX

COMPLIANCE PACKAGE - 3.11.2.4(P) A1	R	VALUE/ER
INSULATION COMPONENT		602
CEILING WITH ATTIC SPACE		602
CEILING WITHOUT ATTIC SPACE		31
EXPOSED FLOOR		22
WALLS ABOVE GRADE		22
BASEMENT WALLS		20c1
SLAB		-
WINDOWS/DOORS	U	0.28
SKYLIGHTS	U	0.48
SPACE HEATING EQUIP. (%)		96
HVAC (%)		75
DHW HEATER (EF)		0.80
DWHR (%)		42

GLAZING TO WALL AREA:

AREA OF WALLS: 3010 SQ FT
AREA OF W84G: 411 SQ FT
W84G TO WALL AREA %: 13.8

DESIGN CRITERIA

8B-1 DESIGN DATA - HALIBURTON

FLOOR LOADS: FLOOR LIVE LOAD - 40 PSF
FLOOR DEAD LOAD - 12 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:
BROWN + CO

PROJECT TYPE:
NEW HOME

SITE LOCATION:
S.C., LOT 18
DYSART ET AL

PJT #:	SCALE:	DRAWING NUMBER:
	1/4" = 1'-0"	A1
DWG. DATE:	APR. 10, 2022	
DRAWN BY:	B. DECARLO	

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. 9.15.3.9 CONFORM TO O.B.C. 9.3.1.6.
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REV. # DATE REVISION

1	11/29/22	COVERED PORCH ROOF FRAMING
2	11/30/22	SCREEN PORCH ROOF FRAMING

REGISTERED DESIGNER PROVINCE OF ONTARIO	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO
BEN DECARLO BCIN: 36522	2637785 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 102400
DATE: 1/29/22	THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.
SIG:	

PROJECT INFORMATION:

8B-12 SPECIFICATION MATRIX		
COMPLIANCE PACKAGE - 3.11.2.A (P) A1	INSULATION COMPONENT	R VALUE/ER
CEILING WITH ATTIC SPACE		6/2
CEILING WITHOUT ATTIC SPACE		31
EXPOSED FLOOR		22
WALLS ABOVE GRADE		20ci
BASEMENT WALLS		8LAB
WINDOWS/DOORS	U 0.28	
SKYLIGHTS	U 0.48	
SPACE HEATING EQUIP. (%)	96	
HVAC (%)	75	
DHW HEATER (EF)	0.80	
DWHR (%)	42	

GLAZING TO WALL AREA:

AREA OF WALLS: 3010 SQ FT
AREA OF WALLS: 411 SQ FT
W84G TO WALL AREA %: 13.8

DESIGN CRITERIA

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FLOOR DEAD LOAD - 12 PSF

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ROOF DEAD LOAD - 12 PSF

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

CUSTOMER NAME:

BROWN & CO

PROJECT TYPE:

NEW HOME

SITE LOCATION:

S.C., LOT 18
DYSART ET AL

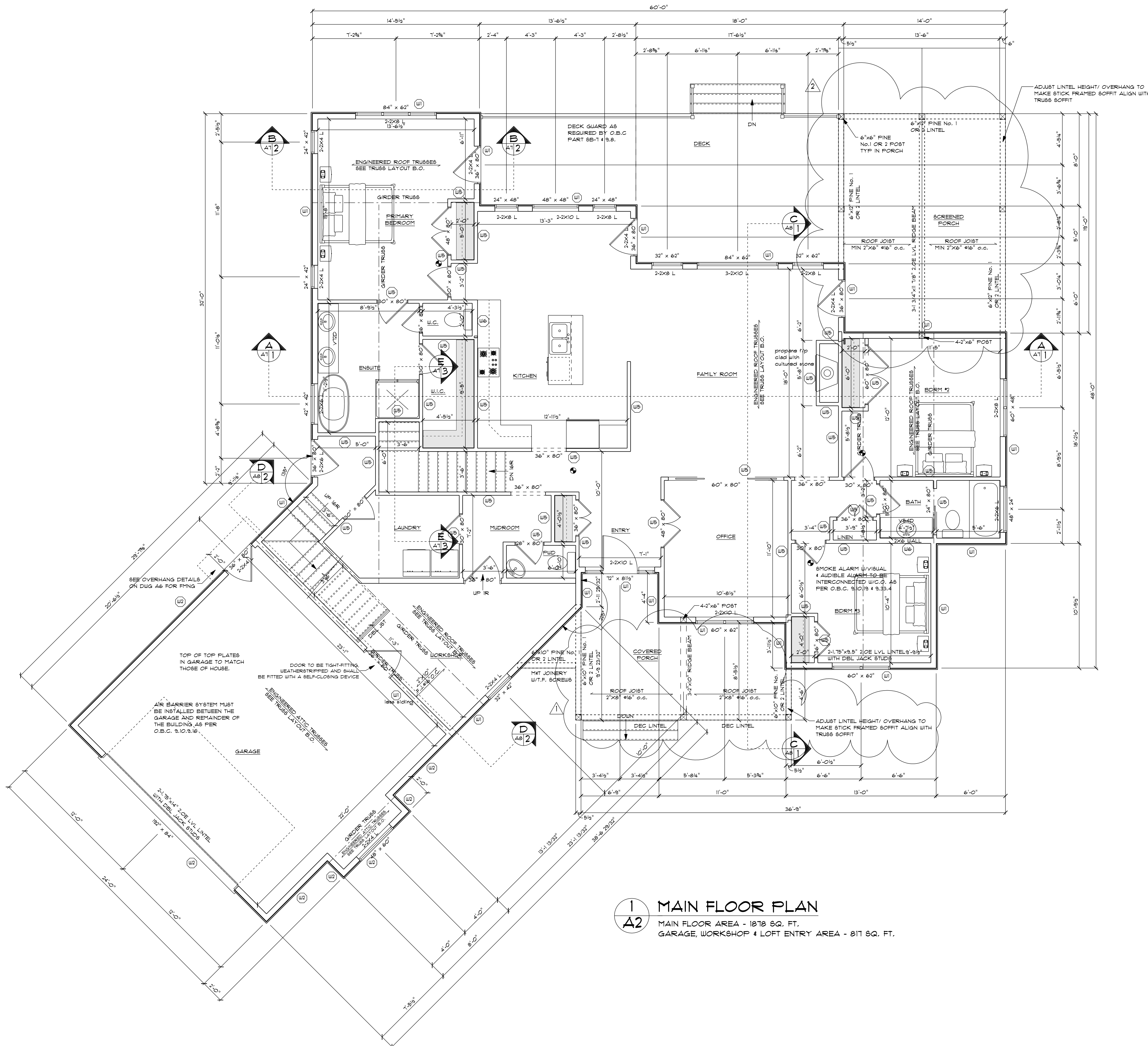
PJT #:	DRAWING NUMBER:
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SCALE: 1/4" = 1'-0"

DWG. DATE: APR. 10, 2022

DRAWN BY: B. DECARLO

A2



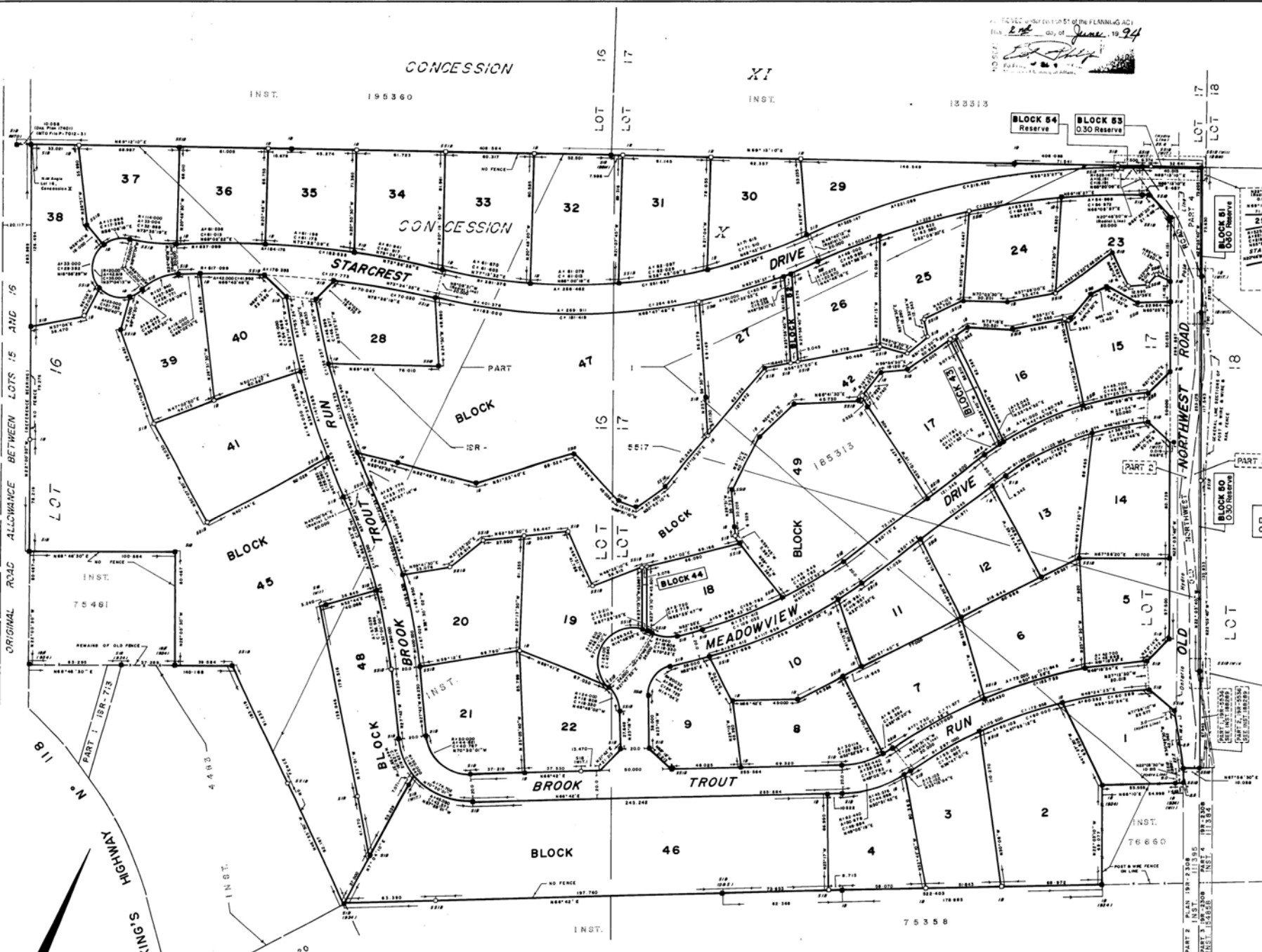
INTERIOR STAIR NOTES:
1. STAIR OPENING HAS BEEN CALCULATED ON THE BASIS OF A 10" RUN (11" TREAD DEPTH). THE STAIR RISE IS BASED ON THE FLOOR HEIGHTS SHOWN AND EQUALLY DIVIDED AMONGST THE RISERS AS PER O.B.C. PART 9.8.
2. HEADERS & TRIMMERS AT STAIR OPENING TO CONSIST OF 2 FLY L&L SEE FLOOR TRUSS LAYOUT FOR STAIR FRAMING DETAILS. OR 3 FLY JOISTS IN THE CASE OF 8PF FLR FRMG.
3. MAINTAIN A MINIMUM 6'-8" HEADROOM AT STAIRWAY AS PER O.B.C. 9.8.2.2

1. FOR ALL ENGINEERED LUMBER AND FLOOR JOIST COMPONENTS, SEE 1 LEVEL DRAWING.
2. FOR ALL ENG. ROOF TRUSS DETAILS, SEE ENG. TRUSS DRAWINGS

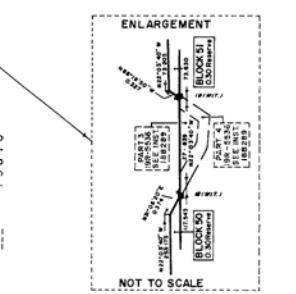
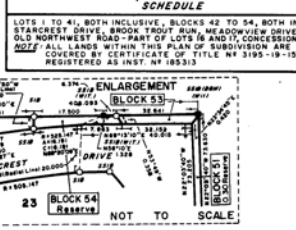
WALL SCHEDULE	
(U1)	TYPICAL HOUSE EXTERIOR WALL: WOOD EXTERIOR SIDING 1"X3" STRAPPING@16" O.C. TYPAR HOUSE WRAP 7/16" O.S.B. 2"X6" STUDS@16" O.C. BLOCKING@4'-0" O.C. VERT. WHEN WALL HEIGHT IS ABOVE 10'-0" R22 INSULATION 1/2" DRYWALL
(U2)	TYPICAL GARAGE EXTERIOR WALL: WOOD EXTERIOR SIDING 1"X3" STRAPPING@16" O.C. TYPAR HOUSE WRAP 7/16" O.S.B. 2"X6" STUDS@16" O.C.
(U3)	TYPICAL FOUNDATION WALL: 6" ICF CONCRETE WALL AMVIC + TOP COURSE TO BE TAPER TOP WATERPROOFED AND PARGED AS REQUIRED ON 18"X8" CONCRETE FOOTING W/2 RUNS OF 18M BAR 4'-0" BELOW GRADE OR PINNED TO BEDROCK
(U4)	TYPICAL FROST WALL: 6" ICF CONCRETE WALL AMVIC + TOP COURSE TO BE TAPER TOP WHERE NO ICF ABOVE WATERPROOFED AND PARGED AS REQUIRED ON 18"X8" CONCRETE FOOTING W/2 RUNS OF 18M BAR 4'-0" BELOW GRADE OR PINNED TO BEDROCK
(U5)	TYPICAL 4" PARTITION WALL: 1/2" DRYWALL 84S INSULATION@BEDS&BATHS 2"X4" STUDS@16" O.C. 1/2" DRYWALL
(U6)	TYPICAL 6" PARTITION WALL: 1/2" DRYWALL 84S INSULATION@BEDS&BATHS 2"X6" STUDS@16" O.C. 1/2" DRYWALL
(U7)	TYPICAL INTERIOR L.B. WALL: 1/2" DRYWALL 84S INSULATION@BEDS&BATHS 2"X6" STUDS@16" O.C. BLOCKING@4'-0" O.C. VERT. WHEN WALL HEIGHT IS ABOVE 10'-0" 1/2" DRYWALL

1 MAIN FLOOR PLAN
A2 MAIN FLOOR AREA - 1878 SQ. FT.
GARAGE, WORKSHOP & LOFT ENTRY AREA - 817 SQ. FT.

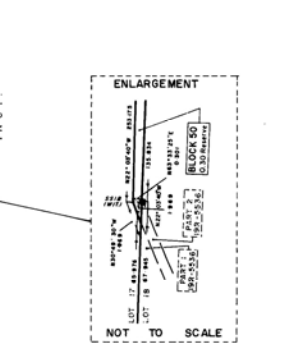
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 AND 16



PLAN 637
I CERTIFY THAT THIS PLAN 637 IS REGISTERED
THE LAND REGISTRY OFFICE FOR THE REGISTRY DIV.
OF HALIBURTON (N 19) AT 15:30 O'CLOCK ON THE
10th DAY OF MAY 1994 AND REQUIRED
CONSENTS AND AFFIDAVITS ARE REGISTERED AS PL
DOCUMENT N° 267843
D. Schmitz
De Land Registrar



METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



PLAN OF SUBDIVISION
OF PART OF LOTS 16 AND 17, CONCESSION X
TOWNSHIP OF DYSART
COUNTY OF HALIBURTON
SCALE 1:1250

H. C. BISHOP O.L.S.
1994

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1) LOTS 1 TO 41, BOTH INCLUSIVE, BLOCKS 42 TO 54, BOTH INCLUSIVE,
AND THE STREETS, NAMELY STARCREST DRIVE, BROOK TROUT RUN,
MEADOWVIEW DRIVE AND OLD NORTHWEST ROAD HAVE BEEN LAID
OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2) THE STREETS ARE HEREBY DESIGNATED AS PUBLIC HIGHWAYS.
MINDEN, ONTARIO
MAY 24, 1994
HARRY CURRY BISHOP
LAND SURVEYOR

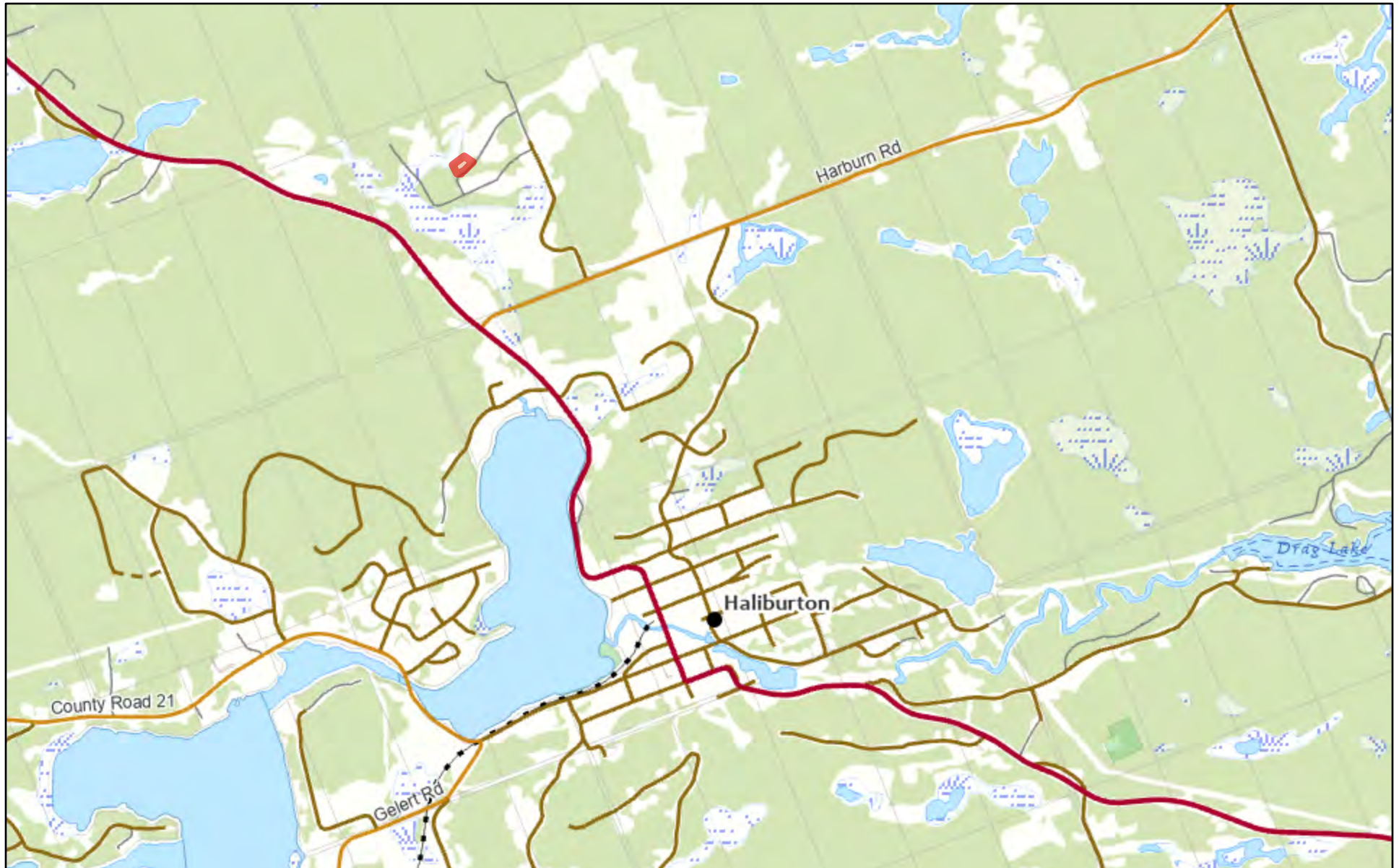
NOTE
BEARINGS ARE ASTRONOMIC AND DERIVED FROM THAT PORTION OF THE
WESTERN LIMIT OF LOT 16, CONCESSION X HAVING A BEARING OF
N 22° 00' 30" W AS SHOWN ON PLAN 198-5517.
WIT. - DENOTES WITNESS
ALL MONUMENTS DESIGNATED AS FOUND ARE BY DEARDEN AND STANTON
LTD. O.L.S. UNLESS OTHERWISE INDICATED.

LEGEND
SIB - DENOTES STANDARD IRON BAR
SIB - DENOTES SHORT STANDARD IRON BAR
IB - DENOTES IRON BAR
IBR - DENOTES IRON BAR ROUND
RP - DENOTES ROCK POST
RB - DENOTES ROCK BAR
MF - DENOTES MONUMENT FOUND
MP - DENOTES MONUMENT PLANTED

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT
AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2) THE SURVEY WAS COMPLETED ON THE 16th DAY OF MAY, 1994.
HARRY CURRY BISHOP
LAND SURVEYOR
MINDEN, ONTARIO
MAY 18, 1994

HARRY CURRY BISHOP
LIMITED
ONTARIO LAND SURVEYORS
PROFESSIONAL ENGINEERS
BOX 329 KOW 240
(705) 286-4788
MINDEN - ONTARIO
MD - 276

1031 Stothart Creek Rd - Location GIS



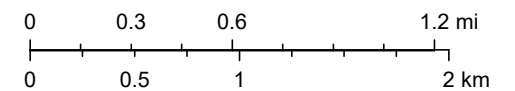
September 11, 2024

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Published by the County of Haliburton, 2023.



Scale: 1:36,112



1031 Stothart Creek Rd - Property GIS



September 11, 2024

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