

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$999,000

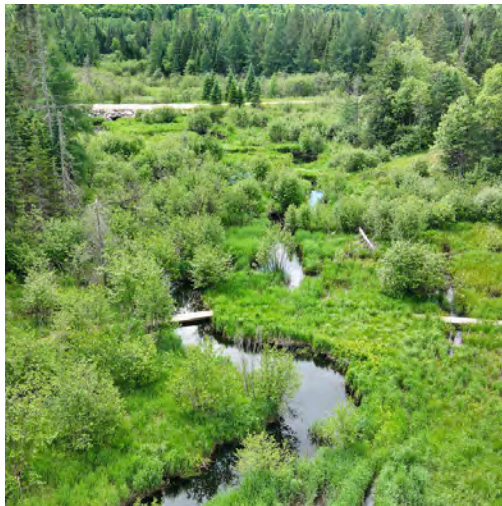
Welcome to 1031 Stothart Creek Road

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.

1031 STOTHART CREEK Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

[1031 STOTHART CREEK Rd Haliburton](#)

Listing ID: 40645685
Price: **\$999,000**



Haliburton/Dysart et al/Dysart

Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,900**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,900/Builder**
 Tot Unfin SF: **2,300**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$167.02/2024**

Remarks/Directions

Public Rmks: **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.**

Directions: **HWY 118-W to Harburn Road to Illman Road to Stothart Creek Road follow to sign at #1031**

Exterior

Exterior Feat: **Deck(s), Porch, Porch-Enclosed, Year Round Living**
 Construct. Material: **Cement**
 Shingles Replaced: Foundation: **ICF**
 Year/Desc/Source: // Roof: **Asphalt Shingle**
 Property Access: **Private Road, Year Round Road** Prop Attached: **Detached**
 Other Structures: Apx Age: **New**
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Circular Driveway, Gravel Driveway** Winterized: **Fully Winterized**
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
 Services: **Cell Service, Electricity, High Speed Internet Avail**
 Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**
 Lot Size Area/Units: **1.280/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **325.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Hospital, Open Spaces, Park, Place of Worship, Rec./Community Centre, School Bus Route, Schools, Trails**
 View: **Creek/Stream, Trees/Woods** Retire Com:
 Topography: **Flat, Wooded/Treed** Fronting On: **North**
 School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Other**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Fireplace: **1/Propane** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 18 PL 637; DYSART ET AL**
 Zoning: **R1-EP**
 Assess Val/Year: **\$22,500/2024**
 PIN: **391840131**
 ROLL: **462401300005554**
 Possession/Date: **Immediate/**

Local Improvements Fee:
 Survey: **Available/ 1994**
 Hold Over Days:
 PIN 2:
 Occupant Type: **Vacant**
 Deposit: **min 5%**

Brokerage Information

List Date: **09/18/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 09/19/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

Rooms

Listing ID: 40645685

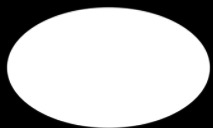
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	7' 11" X 7' 7"	2.41 X 2.31	
Office	Main	10' 8" X 11' 8"	3.25 X 3.56	
Living Room	Main	17' 10" X 17' 11"	5.44 X 5.46	Fireplace
Eat-in Kitchen	Main	13' 2" X 21' 0"	4.01 X 6.40	
Bedroom Primary	Main	13' 4" X 13' 6"	4.06 X 4.11	Balcony/Deck
Bathroom	Main	11' 1" X 8' 11"	3.38 X 2.72	5+ Piece, Double sink, Ensuite
<u>Desc:</u> Water closet - 2'9" x 3'11"				
Other	Main	3' 11" X 9' 1"	1.19 X 2.77	Walk-in Closet
Bedroom	Main	11' 10" X 13' 7"	3.61 X 4.14	
Bathroom	Main	10' 3" X 4' 11"	3.12 X 1.50	3-Piece
Bedroom	Main	11' 10" X 10' 3"	3.61 X 3.12	
Mud Room	Main	7' 3" X 7' 2"	2.21 X 2.18	
Laundry	Main	7' 3" X 11' 4"	2.21 X 3.45	
Loft	Second	26' 4" X 13' 6"	8.03 X 4.11	
<u>Desc:</u> unfinished above the garage				

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

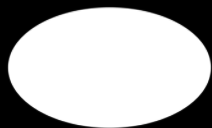
Chattels

Included

- Appliances



Seller



Buyer



"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:

- Septic Tank**/Holding Tank of working capacity of 6154 litres constructed of Concrete
Manufacturer: Brooklin Concrete Products Model: BCP 6000
- 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
- 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
- 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 Description: PLAN 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, unless 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 Stewart Creek Rd
 Township: Dysart et al L1R 17 Concession: 10
 County/District/Municipality: Haliburton
 City/Town/Village: Haliburton
 Province: Ontario Postal Code: R0M1S0
 UTM Coordinates Zone: Easting: 440 8 5 Northing: 7695164993367
 Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Stratigraphic 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	Granite	Layered	4	11
Grey	Granite	White Granite	Average	11	78
Red	Granite	Black Granite	Layered water bearing	78	100

Annular Space

Depth (m) (ft)	Type of Sealing Lead (Material and Type)	Volume Placed (m ³)
0 to 20	Bentonite	3 ft ³

Method of Construction

<input type="checkbox"/> Core Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input checked="" type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Drilling
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Drilling	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Drilling	<input type="checkbox"/> Injection	<input type="checkbox"/> Cooling & Air Conditioning	
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other specify		<input type="checkbox"/> Other specify		

Construction Record - Casing

Hole Diameter (mm)	Open hole or Material (Concrete, Fibreglass, Galvalume, Plastic, Steel)	Wall Thickness (mm)	Depth (m)		Status of Well
			From	To	
6 1/4	Steel	.188	to	20	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Drilling Well <input type="checkbox"/> Observation and Monitoring Well <input type="checkbox"/> Abandoned (Construction) <input type="checkbox"/> Abandoned (Insufficient Supply) <input type="checkbox"/> Abandoned (Poor Water Quality) <input type="checkbox"/> Abandoned (Other specify) <input type="checkbox"/> Other specify
6	openhole		20	100	

Construction Record - Screen

Hole Diameter (mm)	Material (Plastic, Galvalume, Steel)	Slot to	Depth (m)		Status of Well
			From	To	
					<input type="checkbox"/> Abandoned (Other specify) <input type="checkbox"/> Other specify

Water Details

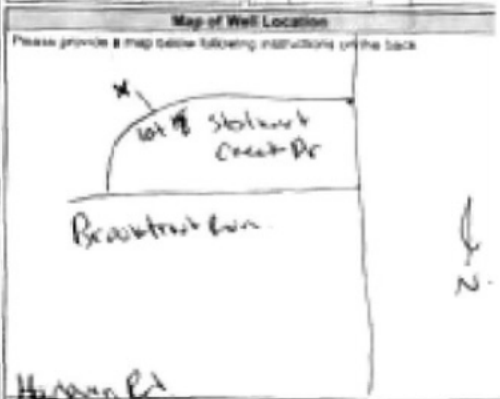
Water found at Depth (m)	Kind of Water	Fresh	Unfresh	Hole Diameter (mm)	Depth (m)	Diameter (mm)
79	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	20	10
	Gas	<input type="checkbox"/>	<input type="checkbox"/>	20	100	6

Well Contractor and Well Technician Information

Business Name of Well Contractor: JL Industries Inc
 Business Address (Street Number/Name): 1020 Manuk Lake Rd.
 Province: ON Postal Code: R0M1S0
 Business Email Address: jolimo@jollimoindustries.net
 Business Telephone No. (inc. area code): 413-374-7583
 Name of Well Technician (Last Name, First Name): Lepp Joseph
 Well Technician's License No.: 41115
 Signature: [Signature] Date Submitted: 02/20/25
 Well Contractor's License No.: 71900
 Municipality: Haliburton

Results of Well Yield Testing

After test if well yield water was:	Draw Down	Recovery		
<input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Time (min)	Water Level (m)	Time (min)	Water Level (m)
Pumping discontinued per reason: Pump inoperative at 18.6m Pumping rate approx. 18.6m Duration of pumping: 30 min	1	16.5		
	1	25.9	1	64.5
	2	33.2	2	58.5
	3	39.7	3	52.5
	4	45.5	4	47.8
Final water level and if pumping m/s: 76.6 Pumping rate approx. 10 GPM	5	51.2	5	43.4
	10	70.2	10	34.1
	15	76.6	15	27.5
	20	76.6	20	21.8
	25	76.6	25	18.5
30	76.6	30		
40		40		
50		50		
60		60		



Comments: well 50' off the rd.

Well owner's information (please print):
 Name: [Name] Address: [Address] City: [City] Province: [Province] Postal Code: [Postal Code]
 Phone: [Phone] Email: [Email]
 Date Work Completed: 02/20/25
 Ministry Use Only: Audit No: 2389980
 Date Work Completed: 02/20/25

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" X 2" 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 DECKS, 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" 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.

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 SPLICE CORNER BARS 12" PROVIDE 15M X 20" FOOTING DOWELS @ 48" O.C.

ALL LINTELS 12" DEEP REINFORCED W/ 10-M BAR TOP @ BOT & 10M STIRRUPS @ 1" 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 SFP 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

REV. #	DATE	REVISION
1	11/29/22	COVERED PORCH ROOF FRAMING
2	11/30/22	SCREEN PORCH ROOF FRAMING

REGISTERED DESIGNER	REGISTERED DESIGN FIRM
BEN DECARLO BCIN: 36922	2637785 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 10400

DATE: 7/28/22
SIGNED: *[Signature]*
THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.

PROJECT INFORMATION:

9B-12 SPECIFICATION MATRIX

COMPLIANCE PACKAGE - 3.11.2(A)(P) A1	INSULATION COMPONENT	R VALUE/ER
CEILING WITH ATTIC SPACE	R-60	
CEILING WITHOUT ATTIC SPACE	31	
WALLS ABOVE GRADE	22	
BASEMENT WALLS	20ci	
SLAB	-	
WINDOWS/DOORS	U 0.28	
SKYLIGHTS	U 0.45	
SPACE HEATING EQUIP. (%)	96	
HVAC (%)	75	
DHW HEATER (EF)	0.80	
DHWTR (%)	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
9B-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

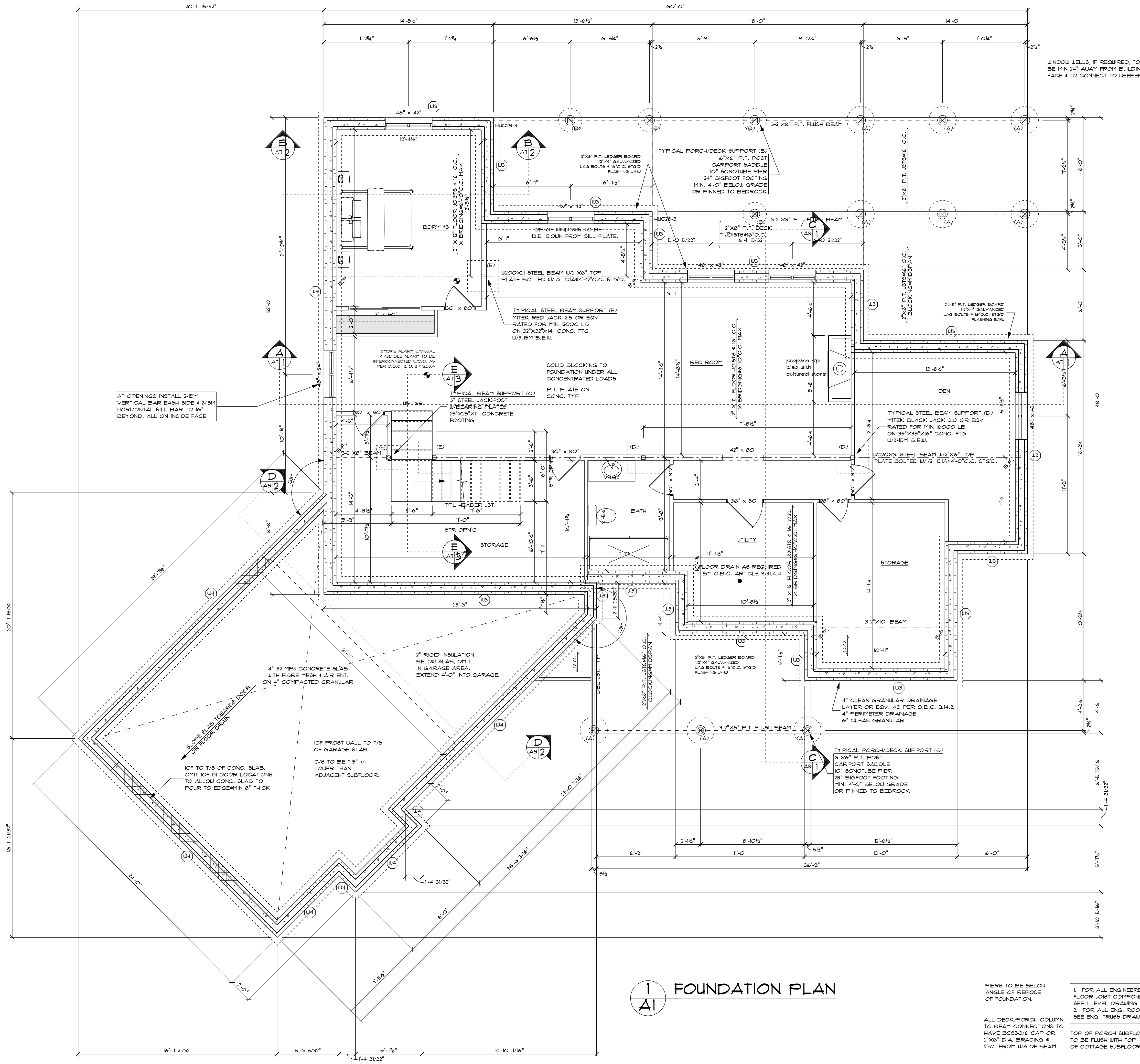
ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:
BROWN + CO

PROJECT TYPE:
NEW HOME

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

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



FOUNDATION PLAN

PIERS TO BE BELOW ANGLE OF REPOSE OF FOUNDATION.

ALL DECK/PORCH COLUMN TO BEAM CONNECTIONS TO HAVE E023-3/8 CAP OR 2" X 6" DIA. BRACING @ 2'-0" FROM W/8 OF BEAM

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

TOP OF PORCH SUBFLOOR TO BE FLUSH WITH TOP OF COTTAGE SUBFLOOR

AT OPENINGS INSTALL 2-15M VERTICAL BAR EACH SIDE & 2-15M HORIZONTAL BIL BAR TO 16" BEYOND. ALL ON INSIDE FACE

SMOKE ALARM W/10M & 4-ALARM TO BE INTERCONNECTED W/O.C. AS PER O.B.C. 9.10.19 & 9.33.4

SOLID BLOCKING TO FOUNDATION UNDER ALL CONCENTRATED LOADS
P.T. PLATE ON CONC. TYP

TYPICAL STEEL BEAM SUPPORT (E)
MITEK RED JACK 2.5 OR EQV RATED FOR MIN 12000 LB ON 32" X 32" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL BEAM SUPPORT (C)
3" STEEL JACKPOST W/BEARING PLATES 25" X 25" X 1/2" CONCRETE FOOTING

TYPICAL STEEL BEAM SUPPORT (D)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (F)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (G)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (H)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (I)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (J)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (K)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (L)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (M)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (N)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (O)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (P)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (Q)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (R)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (S)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (T)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (U)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (V)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (W)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (X)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (Y)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

TYPICAL STEEL BEAM SUPPORT (Z)
MITEK BLACK JACK 3.0 OR EQV RATED FOR MIN 16000 LB ON 38" X 38" X 1/4" CONC. FTG W/3-15M B.E.W.

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 LSL. SEE FLOOR TRUSS LAYOUT FOR STAIR FRAMING DETAILS. OR 2 FLY JOISTS IN THE CASE OF 8FF FLR FRMG.
3. MAINTAIN A MINIMUM 6'-8" HEADROOM AT STAIRWAY AS PER O.B.C. 9.8.2.2

GENERAL NOTES:

1. 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.
2. 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. 9.5.3.3
3. COMPRESSIVE STRENGTH OF CONCRETE TO CONFORM TO O.B.C. 9.3.1.6.
4. BACKFILL HEIGHTS FOR FOUNDATION WALLS TO CONFORM TO O.B.C. TABLE 9.15.4.2.A.
5. ALL OPENINGS ARE DIMENSIONED WITH NOMINAL SIZES. EXTERIOR OPENINGS HAVE 2"x2" LINTEL UNLESS NOTED OTHERWISE. ALL OPENINGS TO HAVE R.S.O. ADDED TO DIM. OPENING SIZES INCLUDE TRANSOMS.
6. ALL E.U.P.'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. 9.10.19.2 & 9.33.4
9. VENTILATE ROOF TO RATIO OF INSULATED CEILING AREA AS PER O.B.C. 9.19.1.2
10. ATTICS ARE TO BE PROVIDED WITH AN INSUL. & SEALED ACCESS HATCH THAT IS MIN. 21 5/8" x 24"
11. ELEVATION DRAWINGS ARE BASED ON CURRENT MATERIALS INFORMATION AND FINAL APPEARANCE MAY CHANGE DUE TO SUBSTITUTIONS IN MATERIALS.
12. 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	REGISTERED DESIGN FIRM PROVINCE OF ONTARIO
BEN DECARLO BCIN: 36522 DATE: 7/28/22 SIG:	2637785 ONT. LTD. O/A HIGHLAND DESIGN BCIN: 102400 THESE DRAWINGS ARE NOT CERTIFIED FOR PERMITS OR CONSTRUCTION UNLESS SIGNED AND DATED.

PROJECT INFORMATION:

9B-12 SPECIFICATION MATRIX

COMPLIANCE PACKAGE - 3.11.2(A)(P) A1	INSULATION COMPONENT	R VALUE/ER
CEILING WITH ATTIC SPACE	R-60	
CEILING WITHOUT ATTIC SPACE	31	
EXPOSED FLOOR	22	
WALLS ABOVE GRADE	20c1	
BASEMENT WALLS	20c1	
SLAB	-	
WINDOWS/DOORS	U 0.28	
SKYLIGHTS	U 0.45	
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 W84S: 411 SQ FT
W84S TO WALL AREA %: 13.8

DESIGN CRITERIA
9B-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

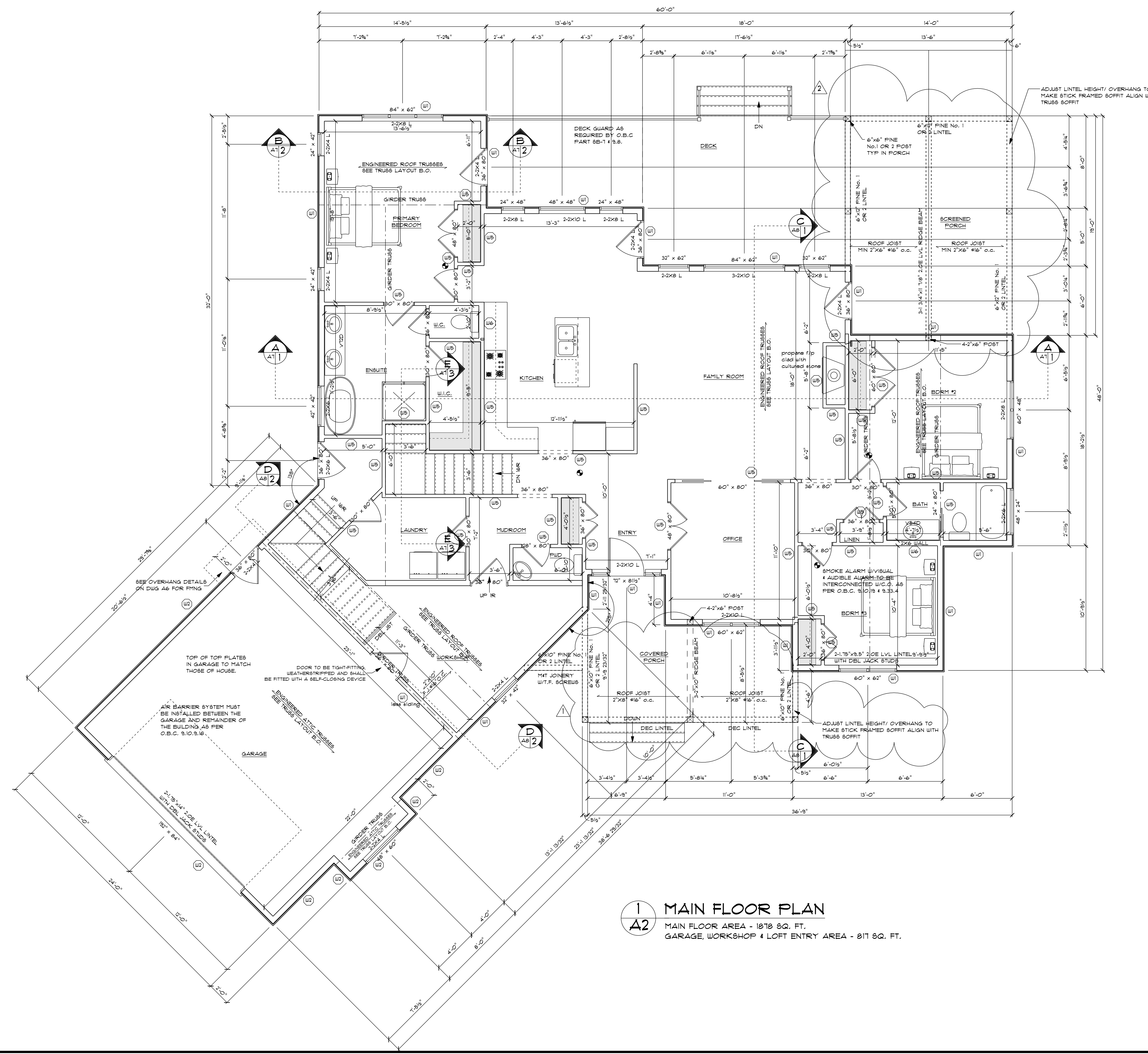
ATTIC SPACE LOADS: LIVE LOAD - 10 PSF
DEAD LOAD - 10 PSF

CUSTOMER NAME:
BROWN & CO

PROJECT TYPE:
NEW HOME

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

PJT #	SCALE	DWG. DATE	DRAWN BY	DRAWING NUMBER
	1/4" = 1'-0"	APR. 10, 2022	B. DECARLO	A2



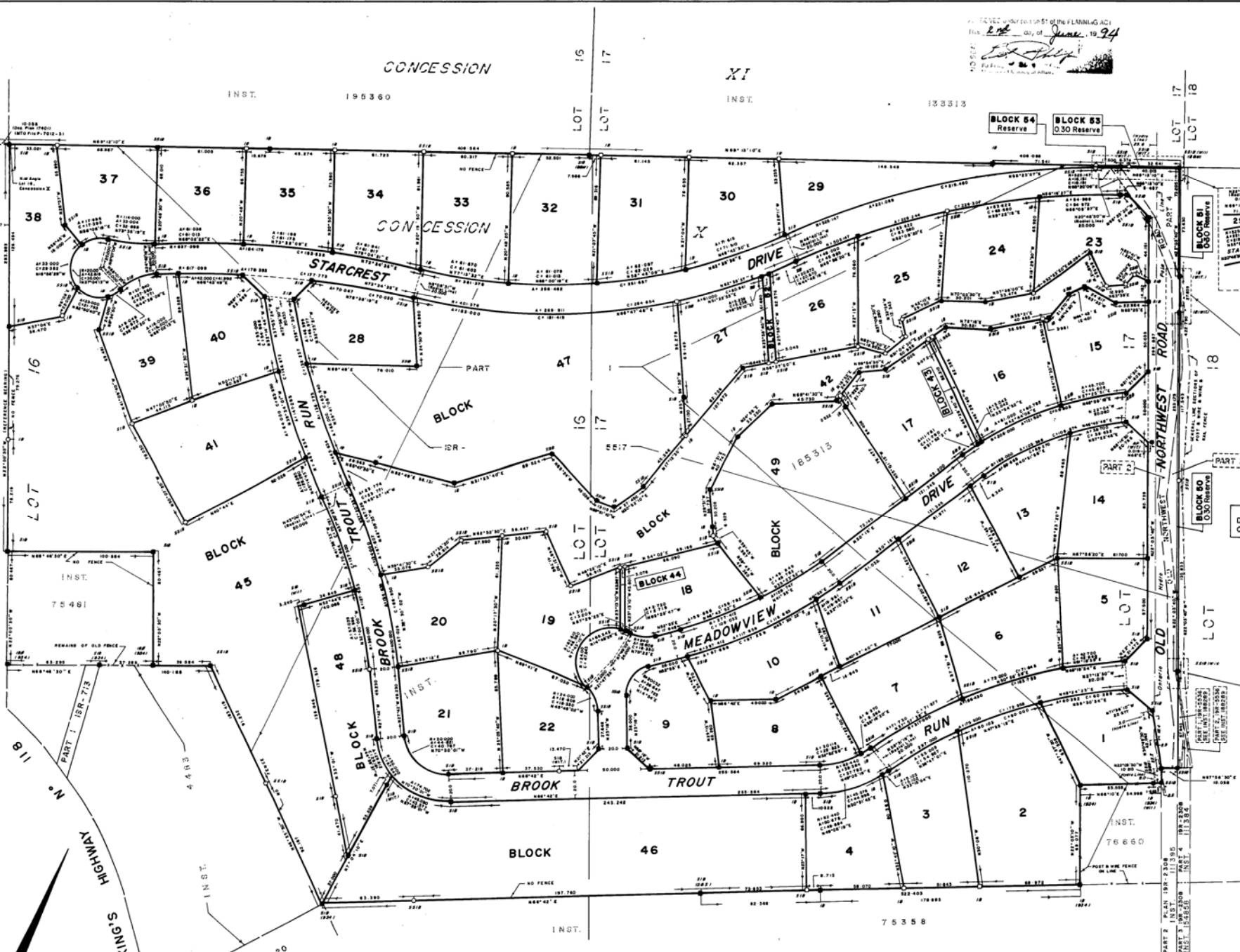
1 MAIN FLOOR PLAN
A2 MAIN FLOOR AREA - 1878 SQ. FT.
GARAGE, WORKSHOP & LOFT ENTRY AREA - 817 SQ. FT.

1. FOR ALL ENGINEERED LUMBER AND FLOOR JOIST COMPONENTS, SEE 1 LEVEL DRAWING 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 FARGED 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 WHERE NO ICF ABOVE WATERPROOFED AND FARGED AS REQUIRED ON 18"x8" CONCRETE FOOTING W/2 RUNS OF 15M BAR 4'-0" BELOW GRADE OR FINNED 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

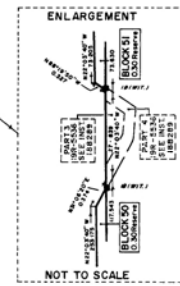
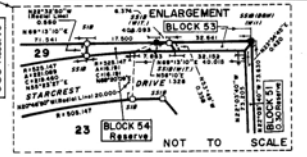
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 AND 16



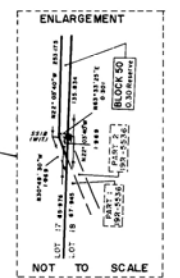
TO RECEIVE UNDER THE PLAN OF SUBDIVISION ACT
 THIS PLAN WAS FILED IN THE OFFICE OF THE REGISTRAR OF
 HALIBURTON ON THE 16th DAY OF MAY, 1994
 HARRY CURRY BISHOP
 O.N.T. LAND SURVEYOR

PLAN 637
 I CERTIFY THAT THIS PLAN 637 IS REGISTERED
 IN THE LAND REGISTRY OFFICE FOR THE REGISTRY DIV.
 OF HALIBURTON ON THE 16th DAY OF MAY, 1994 AND REQUIRED
 CONSENTS AND AFFIDAVITS ARE REGISTERED AS PL.
 DOCUMENT N° 267843
 D. J. SCHMIDT
 DEPT. LAND REGISTRAR

SCHEDULE
 LOTS 1 TO 41, BOTH INCLUSIVE, BLOCKS 42 TO 54, BOTH INC.
 STARCREST DRIVE, BROOK TROUT RUN, MEADOWVIEW DRIVE &
 OLD NORTHWEST ROAD - PART OF LOTS 16 AND 17, CONCESSION X
 & ALL LANDS WITHIN THIS PLAN OF SUBDIVISION ARE
 COVERED BY CERTIFICATION FILE NO. 3195-19-15
 REGISTERED AS INST. N° 185313



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
 O.N.T. LAND SURVEYOR

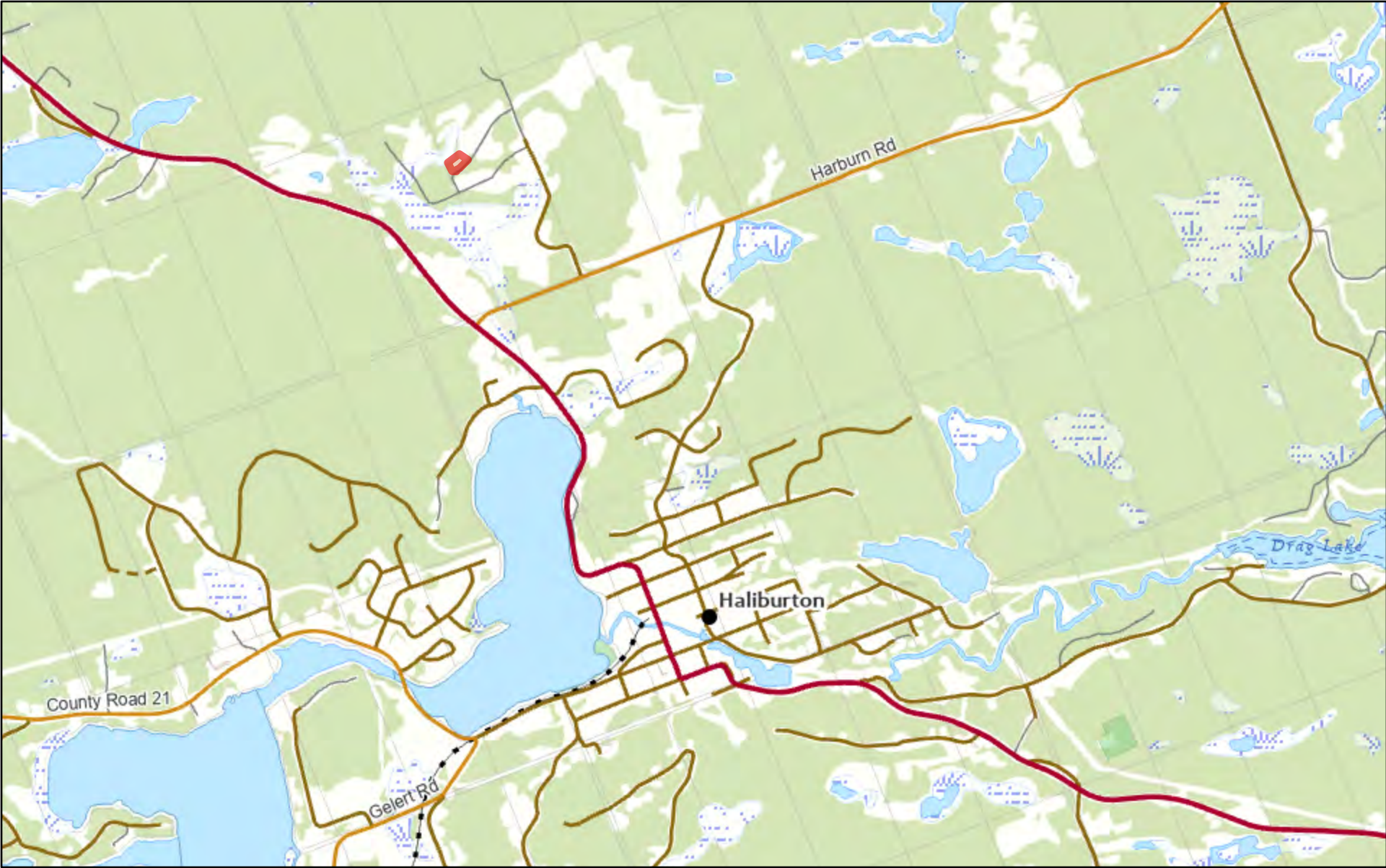
NOTE
 BEARINGS ARE ASTRONOMIC AND DERIVED FROM THAT PORTION OF THE
 WESTERLY LIMIT OF LOT 16, CONCESSION X HAVING A BEARING OF
 N22°00'30"W AS SHOWN ON PLAN 159-5517.
 WIT. - DENOTES WITNESS
 ALL MONUMENTS DESIGNATED AS FOUND ARE BY DEARDEN AND STANTON
 LTD. O.L.S. UNLESS OTHERWISE INDICATED.

LEGEND
 SIB - DENOTES STANDARD IRON BAR
 SSB - DENOTES SHORT STANDARD IRON BAR
 IB - DENOTES IRON BAR
 IRB - DENOTES IRON BAR ROUND
 RP - DENOTES ROCK POST
 RB - DENOTES ROCK BAR
 M - DENOTES MONUMENT FOUND
 P - 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 REGULATIONS MADE THEREUNDER.
 2) THE SURVEY WAS COMPLETED ON THE 16th DAY OF MAY, 1994.
 HARRY CURRY BISHOP
 O.N.T. LAND SURVEYOR

HARRY CURRY BISHOP LIMITED
 ONTARIO LAND SURVEYORS
 PROFESSIONAL ENGINEERS
 BOX 329 KOW SMO
 (705) 286-1788
 MINDEN - ONTARIO
 MD - 276

1031 Stothart Creek Rd - Location GIS



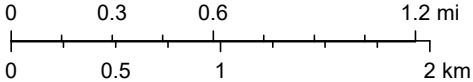
September 11, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:36,112



1031 Stothart Creek Rd - Property GIS



September 11, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:2,257

