

Consultants Final Lot Grading Certification Letter



July 11, 2023

File No. 231437

Town of Innisfil

2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

Re: Municipal Address: 1339 Harrington Street
Lot or Block No.: Lot 30
Registered Plan No.: 2021-0286
Certification of building and final lot grading
Bellaire Properties Inc.

I have inspected the complete lot grading and building elevations on the above lot, and do hereby certify that:

1. The lot grading and building elevations on the above referenced lot are:
 - ☒ In conformity with the approved grading and site plans
 - ☐ Not in conformity with the approved plan, but have been constructed in accordance to sound engineering principles and vary from the approved plan as shown on the attached "as-built" plan, signed and stamped by the undersigned, subject to approval by the Town of Innisfil.
2. The water service "curb-stop" is located in the grassed portion of the front yard, is accessible, and is flush with finished grade.

HUSSON Limited _____ Name of Engineering Firm Carmen Sframeli, P. Eng. _____ Professional Engineer's Name	 Stamp and Signature
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ENGINEERING + MANAGEMENT

P 905.709.5825
200 CACHET WOODS COURT, SUITE 204
MARKHAM, ON L6C 0Z8
HUSSON.CA

ZONING INFORMATION

ZONE DESIGNATION R1-26	PERMITTED	PROVIDED
LOT AREA (sq m)	420.00	552.87
LOT FRONTAGE (m)	14.300	16.293
FRONT YARD SETBACK TO DWELLING (m)	4.50	4.52
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.10
INTERIOR SIDE YARD SETBACK (m)	1.20	1.22
EXTERIOR SIDE YARD SETBACK (m)	4.20	4.23
REAR YARD SETBACK (m)	6.00	6.12
LOT COVERAGE (%)	40.00	33.71
BUILDING HEIGHT (m)	10.00	8.27
LANDSCAPED OPEN SPACE (%)	30.00	59.12
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	61.91

STRUCTURE

MODEL NO.	MADAWASKA 3190A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST NIPISSING 3210A
	WEST CARLYLE 3080A
	NORTH KAHSHI 3000A
FIREBREAK LOT	SOUTH TANDEM 2950C
	NO.

LEGEND

- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- SANITARY MH
- STORM MH
- SANITARY SERVICE CONNECTION
- STORM SERVICE CONNECTION
- WATER SERVICE CONNECTION
- FLOW DIRECTION
- ROOF DRAIN
- ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- FS FINISHED SLAB
- USF U/S FOOTING
- RIUSF REAR U/S FOOTING
- TWG TOP OF GARAGE FOUNDATION WALL
- USFG U/S FOOTING GARAGE
- SUMP PUMP
- VALVE AND BOX
- HYDRANT AND VALVE
- BELL PEDESTAL
- CABLE PEDESTAL
- UNDERGROUND PEDESTAL
- HYDRO TRANSFORMER
- STREETLIGHT
- STREETLIGHT PEDESTAL
- HYDRO SERVICE CONNECTION
- SUPER MAILBOX
- MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED TO MAINTAIN 1.2m FROST PROTECTION

GENERAL NOTES

ALL SLOPES TO BE 3:1 MAX
THE BUILDER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF HOUSE TYPE AND ELEVATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION

BENCHMARK

ELEVATION: 286.399
ELEVATION IS BASED ON BENCHMARK No. 0011931U4635 HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 230m FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

SERVICING CHECK BOX

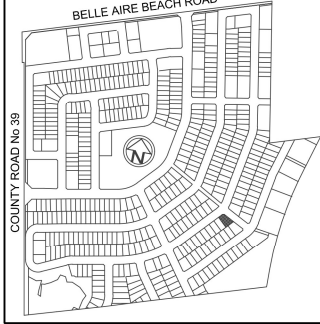
WATER SERVICE AT P/L	SANITARY SERVICE AT P/L	STORM SERVICE AT P/L
DEPTH	DEPTH	DEPTH
Min 1.70	Min 2.38, 3.1	2.96
		2.37, 0.9
		2.66
		2.37, 3.9

THIS IS AN ENGINEERED FILL LOT.
* THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

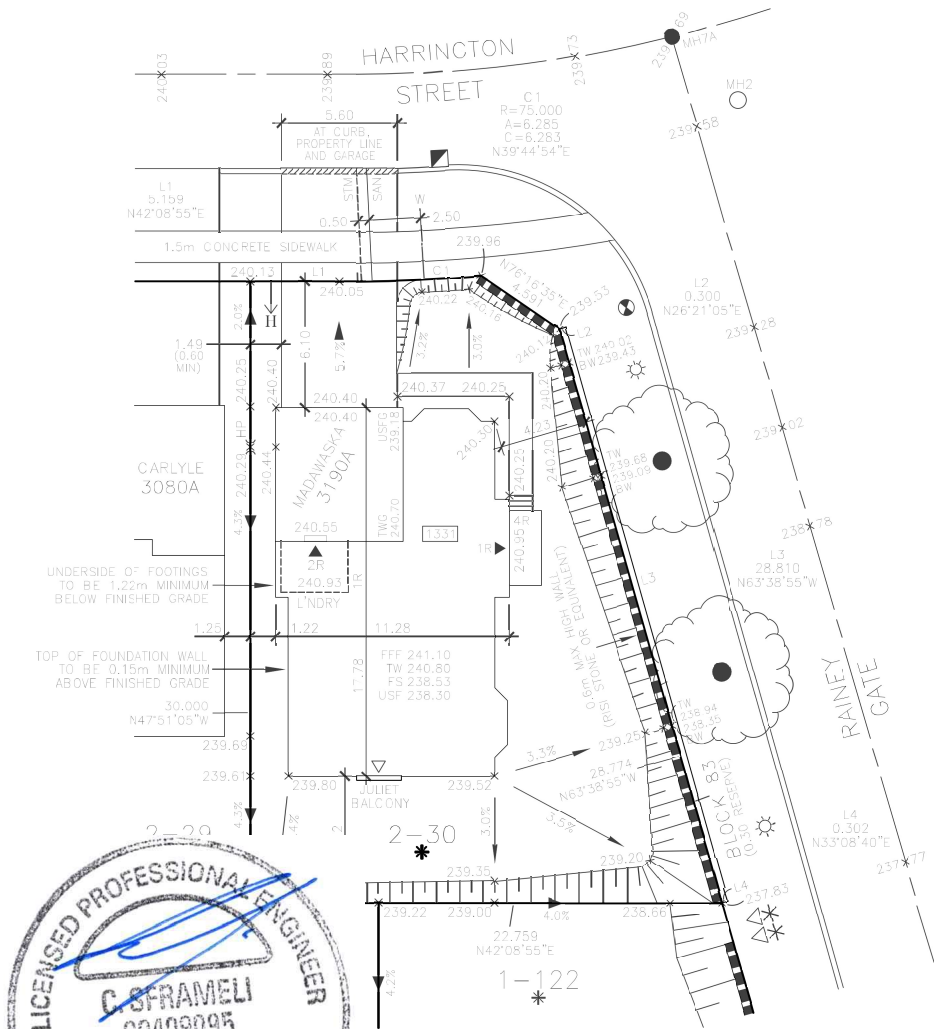
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION

LEO ARIEMMA 7561
NAME SIGNATURE LICENCE NUMBER

KEY PLAN



14.3 m
47 foot
LOT



NO.	REVISIONS	DATE	INITIAL
1	REVISED PER IBI GROUP REVIEW	AP 27 21	TP
2	ISSUED	AP 23 21	TP

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
TEL 905 660-9393
FAX 905 660-9419
adci@bellnet.ca

ONTARIO ASSOCIATION
OF ARCHITECTS

LEO ARIEMMA
LICENCE 7561

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
DRAWINGS MUST NOT BE SCALED

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: HUSSON ENGINEERING

APPROVED BY: C. SFRAMELI

SIGNATURE: _____

DATE: JULY 11, 2023

1339 HARRINGTON STREET
LOT 30, PLAN 51M-1088
PHASE 2, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

SCALE: 1:250
DATE: APR 2021
DRAWN: T.P.
DESIGNED: T.P.

DRAWING No:

A-1