

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: 1343 Harrington Street
Lot or Block No.: Lot 29
Registered Plan No.: 2021-0285
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.

<p>HUSON Limited Name of Engineering Firm</p> <p>Carmen Sframeli, P. Eng. Professional Engineer's Name</p>	 <p>Stamp and Signature</p>
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ENGINEERING + MANAGEMENT

P 905.709.5825

200 CACHET WOODS COURT, SUITE 204
MARKHAM, ON L6C 0Z8

HUSON.CA

ZONING INFORMATION

ZONE DESIGNATION R1-26	PERMITTED	PROVIDED
LOT AREA (sq m)	420.00	429.00
LOT FRONTAGE (m)	14.300	14.300
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.91
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.25
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.26
REAR YARD SETBACK (m)	6.00	8.05
LOT COVERAGE (%)	40.00	39.52
BUILDING HEIGHT (m)	10.00	8.37
LANDSCAPED OPEN SPACE (%)	30.00	51.61
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.83

SERVICING CHECK BOX

WATER SERVICE AT P/L	SANITARY SERVICE AT P/L	STORM SERVICE AT P/L
DEPTH	INVERT	DEPTH
Min 1.70	Min 238.55	2.89
		237.52
		2.59
		237.62

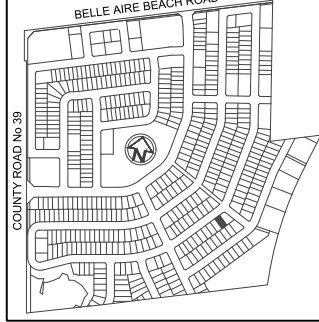
* THIS IS AN ENGINEERED FILL LOT.
THE SUITABILITY OF THE FOUNDATION SOIL IS TO
BE CONFIRMED BY A GEOTECHNICAL ENGINEER

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

STRUCTURE

MODEL NO.	CARLYLE 2950A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST MADAWASKA 3190A WEST NIFFISSING 3210A NORTH NIFFISSING 3210A SOUTH N/A
FIREBREAK LOT	NO

LEGEND

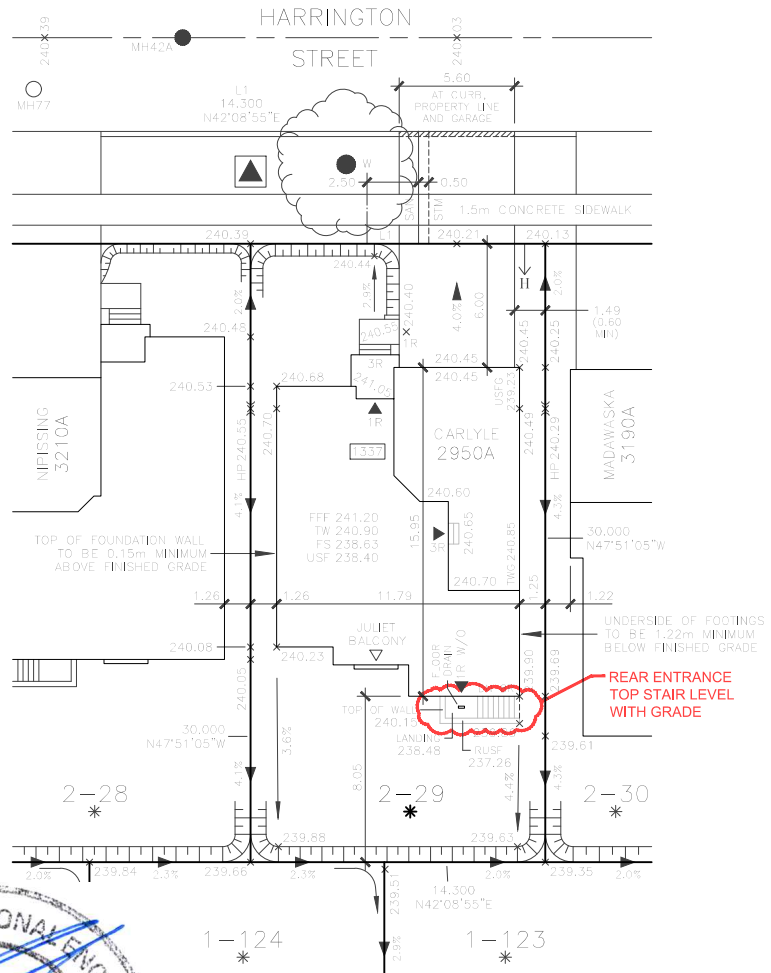
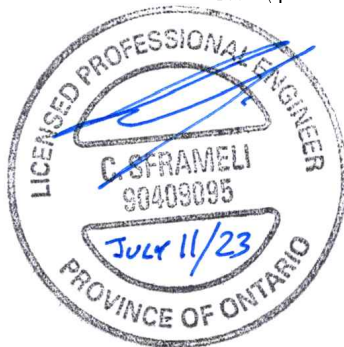
- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- SANITARY MH
- STORM MH
- SANITARY SERVICE CONNECTION
- STORM SERVICE CONNECTION
- WATER SERVICE CONNECTION
- FLOW DIRECTION
- ROOF DRAIN
- ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- FS FINISHED SLAB
- U/S U/S FOOTING
- RUSF 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
- STREETS LIGHT
- STREETS LIGHT PEDESTAL
- HYDRO SERVICE CONNECTION
- SUPER MAILBOX
- MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED TO MAINTAIN 1.22m 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. 001193104635 HAVING AN
ELEVATION OF 286.399 METRES.
LOCATION: TOWNSHIP OF CHURCHILL
UNITED CHURCH, TABLET IN NORTH
STONE FOUNDATION WALL OF TOWER,
23cm FROM NORTHWEST CORNER
AND 1.62m BELOW BRICKWORK.



NO.	REVISIONS	DATE	INITIAL
5	ADDED REDLINE COMMENTS	JUL 11 23	BJJ
4	ADDED WALK-UP DETAIL	AUG 04 21	TP
3	ADDED WALK-UP BASEMENT ENTRY	JUL 21 21	TP
2	MODEL WAS CARLYLE 3080	APR 26 21	TP
1	REVISED PER DEI GROUP REVIEW	APR 24 21	TP
-	ISSUED	APR 19 21	TP

ARCHITECTURAL DESIGN INC.

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



ONTARIO
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

1343 HARRINGTON STREET
LOT 29, 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