

Consultants Final Lot Grading Certification Letter



April 30, 2024

File No. 231437

Town of Innisfil

2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

Re: Municipal Address: 1409 Stovell Crescent
Lot or Block No.: Lot 31
Registered Plan No.: 2021-1339
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>HUSSON Limited _____ Name of Engineering Firm</p> <p>Carmen Sframeli, P. Eng. _____ Professional Engineer's Name</p> |  |
|---|--|

ENGINEERING + MANAGEMENT

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

HUSSON.CA

ZONING INFORMATION

| ZONE DESIGNATION R2-15 | PERMITTED | PROVIDED |
|--------------------------------------|-----------|----------|
| LOT AREA (sq m) | 335.00 | 348.00 |
| LOT FRONTAGE (m) | 11.500 | 11.600 |
| FRONT YARD SETBACK TO DWELLING (m) | 4.50 | 6.56 |
| FRONT YARD SETBACK TO GARAGE (m) | 6.00 | 6.00 |
| ONE INTERIOR SIDE YARD SETBACK (m) | 0.60 | 0.72 |
| OTHER INTERIOR SIDE YARD SETBACK (m) | 1.20 | 1.33 |
| REAR YARD SETBACK (m) | 6.00 | 8.66 |
| LOT COVERAGE (%) | 40.00 | 39.89 |
| BUILDING HEIGHT (m) | 11.00 | 8.86 |
| LANDSCAPED OPEN SPACE (%) | 30.00 | 49.67 |
| FRONT YARD LANDSCAPED OPEN SPACE (%) | 40.00 | 54.46 |

STRUCTURE

| | |
|---|---|
| MODEL NO. | MANITOU 2480A |
| HOUSE STYLE (i.e. walkout, bungalow etc.) | 2 STOREY WALKOUT |
| ADJACENT MODEL | EAST FINLAY 2515B WEST FINLAY 2515B NORTH N/A SOUTH KAHSHI 3000A |
| 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
- FSU FINISHED SLAB, UPPER LEVEL
- FSL FINISHED SLAB, LOWER LEVEL
- USF U/S FOOTING
- FUSF FRONT U/S FOOTING
- RUSF REAR U/S FOOTING
- USFG U/S FOOTING GARAGE
- 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 1.22m 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. 0011931U463S 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.

ARCHITECTURAL DESIGN INC.

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

SERVICING CHECK BOX

| WATER SERVICE AT P/L | | SANITARY SERVICE AT P/L | | STORM SERVICE AT P/L | |
|----------------------|------------|-------------------------|---------|----------------------|--------|
| DEPTH | INVERT | DEPTH | INVERT | DEPTH | INVERT |
| Min 1.70 | Min 245.86 | 2.875 | 244.755 | 2.78 | 244.84 |

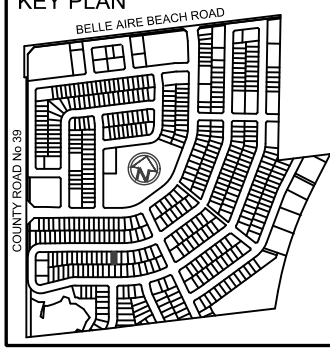
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

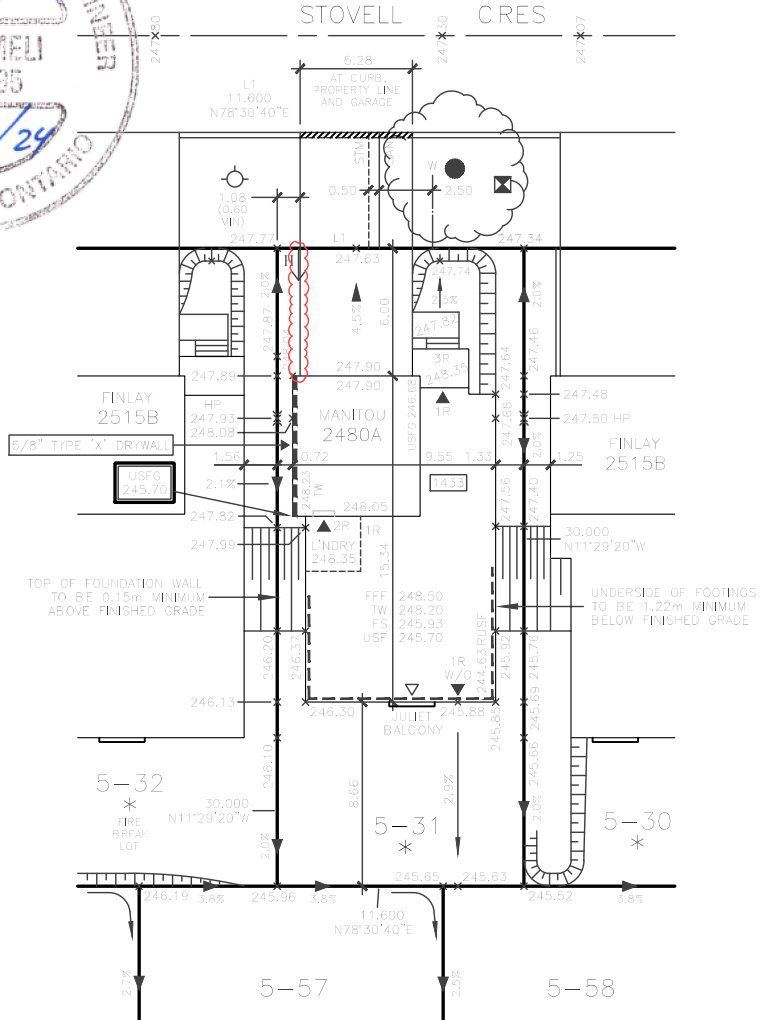
LEO ARIEMMA 7561
 NAME SIGNATURE LICENCE NUMBER

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

KEY PLAN



11.6 m
38 foot
LOT



| NO. | REVISIONS | DATE | INITIAL |
|-----|--------------------------|-----------|---------|
| 1 | AS-BUILT | APR 30 24 | B.J. |
| 1 | MODEL WAS SUPERIOR 3615B | NO 24 23 | TP |
| - | ISSUED | SE 01 21 | TP |

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: APRIL 30, 2024

1409 STOVELL CRESCENT
 LOT 31, PLAN 51M-1169
 PHASE 5, STAGE
 BELLAIRE PROPERTIES INC.
 PARCEL P1 - LEFROY
 TOWN OF INNISFIL

SCALE: 1:250
 DATE: APR 2024
 DRAWN: T.P.
 DESIGNED: T.P.

DRAWING No:
A-1



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