Consultants Final Lot Grading Certification Letter



September 15, 2023

File No. 231437

Town of Innisfil 2101 Innisfil Beach Road Innisfil, ON L9S 1A1

Attention: Fabian Van Romberg, Development Inspector:

Re:

Municipal Address:

751 Green Street

Lot or Block No.:

Lot 73

Registered Plan No.:

2021-0530

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.

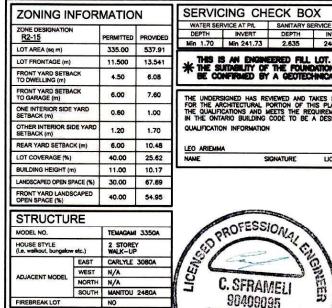
Professional Engineer's Name



ENGINEERING + MANAGEMENT

P 905.709.5825 200 CACHET WOODS COURT, SUITE 204 MARKHAM, ON LEC 028

HUSSON.CA



WATER SEI	RVICE AT PIL	SANITARY SI	ERVICE AT P/L	STORM SER	RVICE AT P/L
DEPTH	INVERT	DEPTH	INVERT	DEPTH	INVERT
Min 1.70	Min 241.73	2.635	240.815	2.54	240.91

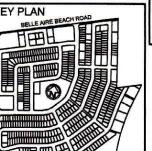
* THE SUITABILITY OF THE POUNDATION SOIL IS TO BE CONFIGUED BY A GEOTECHNICAL ENGINEER.

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	

90409095

TO INCE OF ONTARIO



GREEN STREET

-0.50

5.9X

243.90

TEMAGAMI

3350A

5-79

FFF 247.05 FS 244.05

753

W/0

SEE WALK-UP DETAILS

21.984 N22'05'05'W

1.5m CONCRETE SIDEWALK

243.85 243.70

MANITOU

2480A

5-72

5-80

1.00

5/8" TYPE 'X' DRYWALL

UNDERSIDE OF FOOTINGS TO BE 1.22m MINIMUM BELOW FINISHED GRADE

KEY PLAN

OMH107

FUSF 242.39

5-74

TOP OF FOUNDATION WALL TO BE 0.15m MINIMUM ABOVE FINISHED GRADE

5-75 *



38 foot LOT

STRUCTURE		
MODEL NO.	TEMAG	AMI 3350A
HOUSE STYLE (i.e. walkout, bungalow etc	2 STO WALK-	REY -UP
E	ST CARLY	LE 3080A

(i.e. waikout, bungalow etc.)		WALK-UP
ADJACENT MODEL	EAST	CARLYLE 3080A
	WEST	N/A
	NORTH	N/A
	SOUTH	MANITOU 2480A
		114

LEGEND

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH

O STORM MH SANITARY SERVICE CONNECTION

STORM SERVICE CONNECTION WATER SERVICE CONNECTION FLOW DIRECTION

ROOF DRAIN ENGINEERED FILL 000.00 EXISTING ELEVATION

PROPOSED ELEVATION 000.00 FFF FINISHED 1ST FLOOR

TW TOP OF FOUNDATION WALL FS FINISHED SLAB

USF U/S FOOTING RUSE REAR U/S FOOTING

TWG TOP OF GARAGE FOUNDATION WALL

USFG U/S FOOTING GARAGE SON SUMP PUMP

O VALVE AND BOX
O HYDRANT AND VALVE

BELL PEDESTAL △ CABLE PEDESTAL

★ UNDERGROUND PEDESTAL

HYDRO TRANSFORMER STREETI IGHT

P STREETLIGHT PEDESTAL H HYDRO SERVICE CONNECTION MB SUPER MAILBOX

1234 MUNICIPAL ADDRESS TITTT SLOPE 3:1 MAXIMUM FOOTINGS LOWERED TO MAINTAIN 1.22m FROST PROTECTION

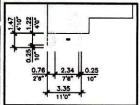
GENERAL NOTES

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, 23-m FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.



WALK-UP DETAIL 2

244.36	W/O 95 DN 1R 17 3R ▼ 73	244.55 *244.50]
244.35 RUSF 242	ce 24	-TOP OF WALL 244.44 3.90 Landing OR DRAIN	. 244.65
WA	LK-UP	DETAIL	1

5-78

П	NO.	REVISIONS	DATE	INITIAL
11	-	ISSUED	MY 24 21	TP
J	1	REVISED PER IBI GROUP REVIEW	MY 31 21	TP
И	2	ADDED BASEMENT WALK-UP	JN 29 21	TP
П	3	ADDED WALK-UP DIMENSIONS	AU 09 21	TP
П	4	DELETED TW ELEVATION	AU 31 21	TP
П	5	FIN 1st FLOOR RAISED BY 0.43	NO 03 21	TP
П	6	DELETED NOTE RE 9' BASEMENT	AU 17 22	TP
1	7	AS BUILT	SE 15 23	

ARCHITECTURAL DESIGN INC.



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

adci@bellnet.ca



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

SEPTEMBER 15, 2023 DATE:

751 GREEN STREET LOT 73, PLAN 51M-1169 PHASE 5, STAGE BELLAIRE PROPERTIES INC. PARCEL P1 - LEFROY TOWN OF INNISFIL

SCALE:	1:250	DRAWING No:
DATE:	MAY 2021	
DRAWN:	T.P.	I A-1
DESIGNED:	T.P.	