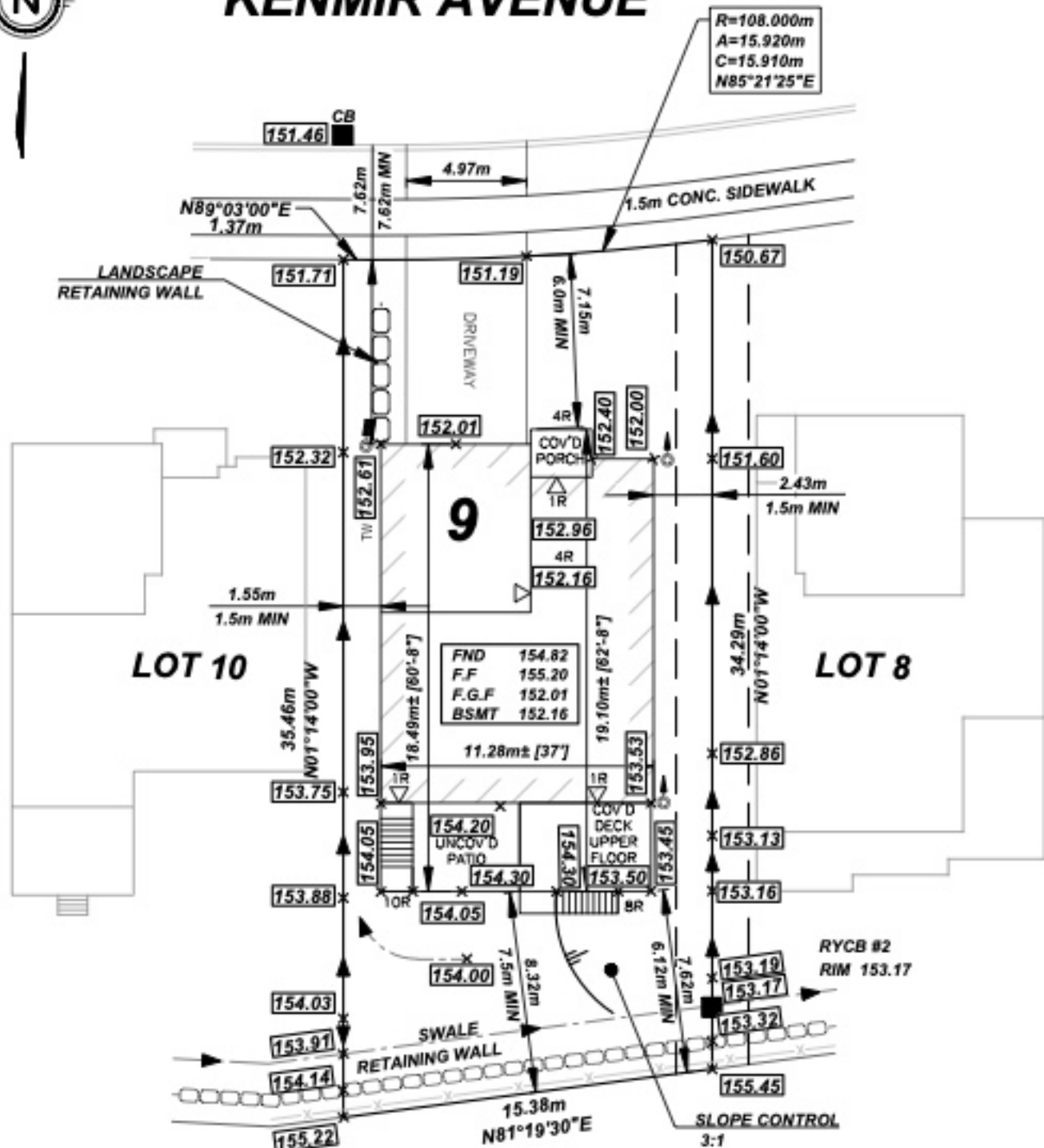


**KENMIR AVENUE**

AVERAGE GRADE: 153.35

|                    |                      |
|--------------------|----------------------|
| TOTAL LOT AREA     | 529.35m <sup>2</sup> |
| BUILDING AREA      | 191.00m <sup>2</sup> |
| LOT COVERAGE       | 36.10%               |
| MAXIMUM 1.5-2 STRY | 33.00%               |

NOTE:  
THE MAXIMUM HEIGHT OF THE  
CONCRETE SHOWING ON THE  
FOUNDATION WALL SHALL NOT BE  
MORE THAN 12" ABOVE THE FINAL  
APPROVED GRADE ELEVATION.

\*OVERHANG MAY NOT  
PROJECT INTO EASEMENT

NOTE:  
BUILDER AND SURVEYOR TO  
VERIFY LOCATION OF ALL  
SERVICES AND UTILITIES PRIOR TO  
CONSTRUCTION.

SURVEYOR IS RESPONSIBLE FOR  
VERIFYING BUILDING SIZE &  
LOCATION PRIOR TO LAYOUT OF  
BUILDING FOUNDATION

**NIAGARA-ON-THE-LAKE**  
**INDIVIDUAL LOT GRADING PLAN**

LOT 9  
REGISTERED PLAN 30M-418  
19 KENMIR AVENUE

SCALE: 1 : 250m  
GRADE PLAN No.: 0539-GP  
REVISION No.: REV 8  
SUBDIVISION: ST. DAVID'S ESTATES

BUILDER: IMPERO HOMES PHONE: \_\_\_\_\_  
OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

**PROPOSED GRADING**

I HEREBY CERTIFY THAT THE PROPOSED GRADING  
SHOWN CONFORMS TO THE LATEST REVISION OF THE  
SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: JASON SCHOOLEY (P.Eng)  
FIRM: UPPER CANADA CONSULTANTS  
SIGNATURE: *J. Schooley*  
DATE: MARCH 25, 2025  
ACCEPTED BY TOWN: \_\_\_\_\_

**LEGEND**

|          |         |                                 |
|----------|---------|---------------------------------|
| (173.75) | DENOTES | PROPOSED ELEVATION              |
| 173.75   | •       | EXISTING GROUND ELEVATION       |
| (173.75) | •       | FINISHED ELEVATION              |
| •        | •       | DRAINAGE DIRECTION              |
| F.F.     | •       | FINISHED FLOOR ELEVATION        |
| F.G.F.   | •       | FINISHED GARAGE FLOOR ELEVATION |
| FND.     | •       | TOP OF FOUNDATION ELEVATION     |
| B.F.T.G. | •       | BOTTOM OF FOOTING ELEVATION     |
| •        | •       | DOWNSPOUT & DIRECTION           |

**AS CONSTRUCTED GRADING**

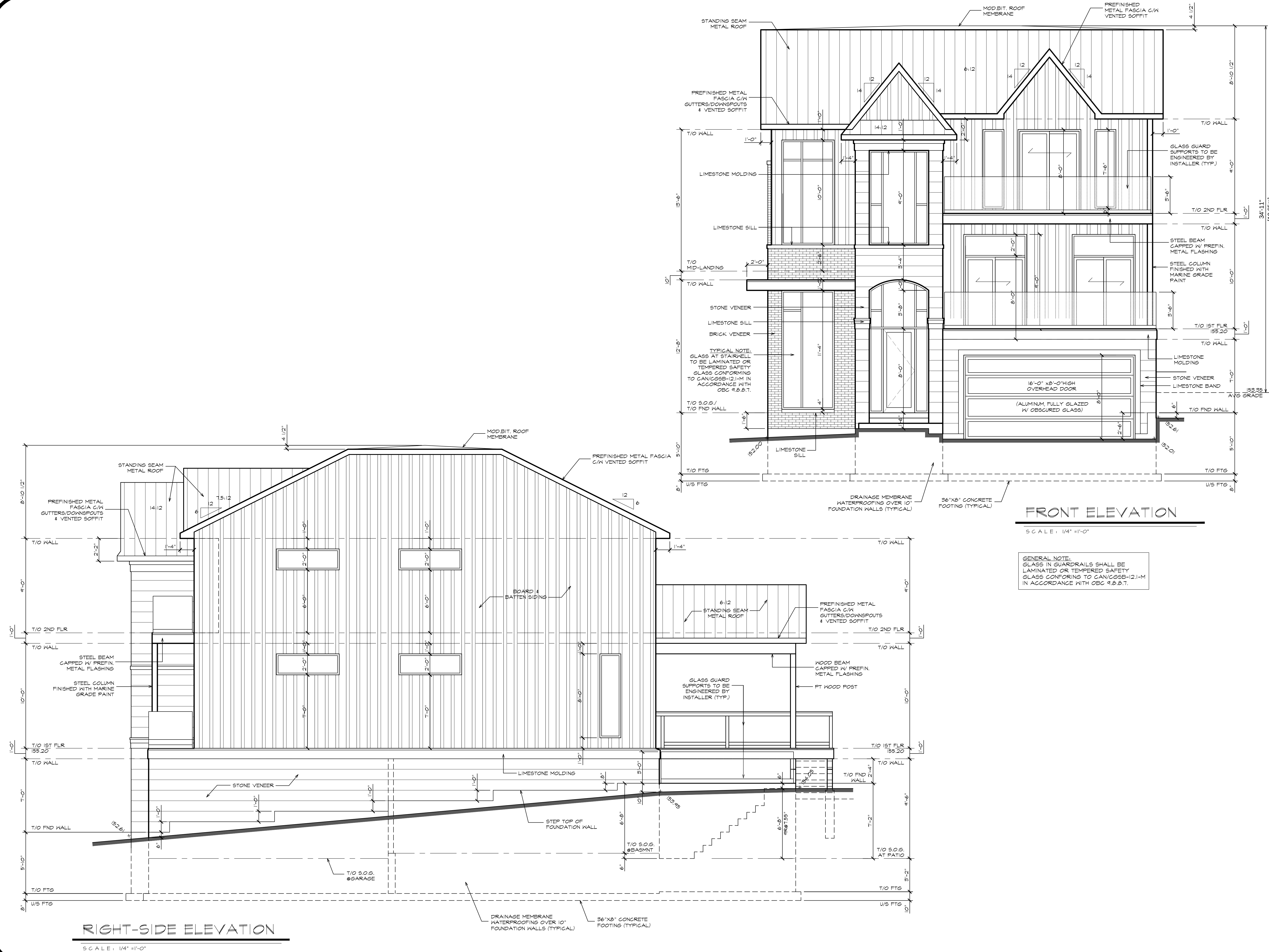
I HEREBY CERTIFY THAT I HAVE TAKEN THE FINISHED  
GRADES SHOWN, AND THAT THE GRADING OF THIS LOT  
GENERALLY CONFORMS TO THE LATEST REVISION OF THE  
SUBDIVISION DRAINAGE PLAN FOR THIS SUBDIVISION.

NAME: \_\_\_\_\_  
FIRM: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ACCEPTED BY TOWN: \_\_\_\_\_  
DATE: \_\_\_\_\_



**UPPER CANADA  
CONSULTANTS**  
ENGINEERS / PLANNERS

261 Watford Road  
Unit #1  
St. Catharines, ON  
L7W 1A1  
Phone: (905) 688-9400  
Fax: (905) 688-5274



General Notes

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.5.1. of the building code

CHRISTIAN VENDITTI  
NAME SIGNATURE 42354 BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1. of the building code  
CORE DRAFTING SERVICES  
FIRM NAME 108210 BCIN

|     |                   |             |
|-----|-------------------|-------------|
| 6   | REVISED           | APR 24 2025 |
| 5   | REVISED           | FEB 4 2025  |
| 4   | REVISED           | JAN 24 2025 |
| 3   | REVISED           | DEC 11 2024 |
| 2   | ISSUED FOR REVIEW | OCT 11 2024 |
| 1   | ISSUED FOR REVIEW | APR 20 2024 |
| No. | Revision/Issue    | Date        |

**CORE**  
design-drafting  
Building  
residential | commercial | industrial  
E-mail: core@coredd.ca Phone: 289-821-1870

Project Name and Address

NEW  
RESIDENCE

9 KENMIR AVE.  
ST. DAVIDS, ON

Dwg Title Sheet

FLOOR PLANS

Date APR. 2024

Scale 1/4" = 1'-0"

**A3**



