

NOTES

LOT AREA = 1920.2 sq.m.
EX. HOUSE AREA = 191.6 sq.m.
EXISTING HOUSE COVERAGE = 10.0 %
PROPOSED COACH HOUSE
AND GARAGE AREA = 231.2 sq.m.
(including covered porch)
PROPOSED COACH HOUSE
AND GARAGE COVERAGE = 12.0 %
(including covered porch)
PROPOSED COACH HOUSE
AND GARAGE AREA = 200.8 sq.m.
(excluding covered porch)
PROPOSED COACH HOUSE
AND GARAGE COVERAGE = 10.5 %
(excluding covered porch)

SWALE SECTION

(NOT TO SCALE)
0.45 MIN. 0.45 MIN.
MAX. SLOPE 3:1

DRIVEWAY OBSTRUCTIONS TO BE
CHECKED AT TIME OF STAKEOUT

SKETCH FOR BUILDING
PERMIT APPLICATION
61 WATER STREET
TOWNSHIP OF NORTH DUMFRIES (AYR)
SCALE 1 : 250



METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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IS STRICTLY PROHIBITED.

NOTES

- BOUNDRY INFORMATION SHOWN IS BASED ON SURVEYOR'S REAL PROPERTY
REPORT BY J.D.BARNES LTD. FILE No. 24-40-409-00
- THE POSITION OF ALL POLE LINES, CONDUITS,
WATER MAINS, SEWERS, AND OTHER UNDERGROUND AND
OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY
SHOWN ON THIS PLAN, AND WHERE SHOWN, THE
ACCURACY OF THE POSITION OF SUCH UTILITIES AND
STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM
HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES
AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY
FOR DAMAGE TO THEM.
- U/S FOOTINGS TO BE MINIMUM OF 1.2m BELOW FINISHED GRADE
- BUILDER TO VERIFY ELEVATION OF SERVICE CONNECTION PRIOR TO BASEMENT
EXCAVATION TO CONFIRM THAT SUFFICIENT FALL IS PROVIDED FOR GRAVITY
SANITARY SERVICE.

LEGEND

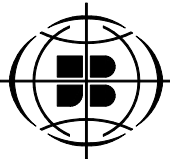
- DENOTES DRAINAGE DIRECTION
F.F. DENOTES FINISHED FLOOR
T.F. DENOTES TOP OF FOUNDATION
U.S.F. DENOTES UNDERSIDE OF FOOTING
SW DENOTES SWALE
150.00 EXISTING ELEVATION BY J.D.BARNES LTD.
[150.00] PROPOSED ELEVATION BY J.D.BARNES LTD.
TJB DENOTES BELL PEDESTAL
H.P. DENOTES HYDRO POLE
CP DENOTES COVERED PORCH
DS DENOTES DOWNSPOUT
▽ DENOTES RISER

REVISIONS

NO.	DATE	BY	DESCRIPTION
5.	5/1/25	GS	REVISED BUILDING HEIGHT
4.	4/21/25	GS	REVISED BUILDING DIMENSIONS
3.	2/10/25	GS	REVISED AS PER TOWNSHIP'S COMMENTS
2.	2/5/25	GS	REVISED AS PER TOWNSHIP'S COMMENTS
1.	1/29/25	GS	ADDED GARDEN ON WEST SIDE OF HOUSE

THIS SKETCH WAS PREPARED FOR
MARK PLAGENS
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER
PARTIES.

JASON ELLIOTT
ONTARIO LAND SURVEYOR



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SURVEYING
MAPPING
GIS

GS	DRAWN
JE	CHECKED
2025-04-21	DATED:
24-40-409-00	Ref. No.

PLOTTED: 2025-04-21

FILE: 24-40-409-00(Site plan)-VB