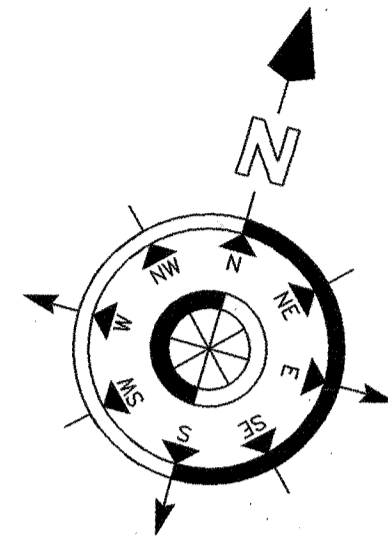


Lot 31, Concession 9  
**Town of Whitchurch-Stouffville**  
 Regional Municipality of York  
 formerly Township of Whitchurch, County of York

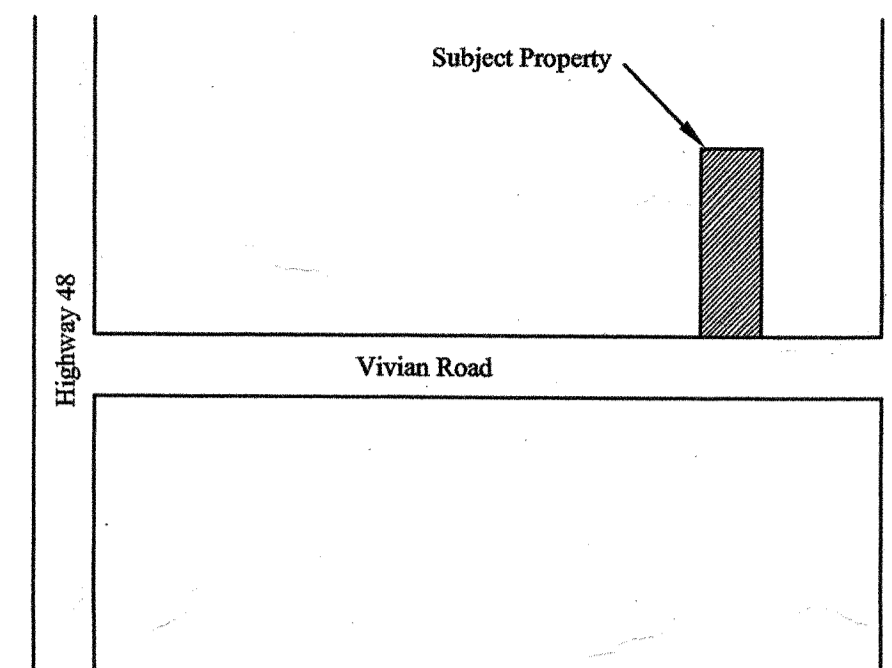


**Surveyor**  
 Site Plan based on information from surveyor's certificate - E. R. Garden Limited, Ontario Land Surveyors, 1260 Journey's End Circle, Newmarket, Ontario, L3Y 7V, dated May 8, 1979.

**Conversion**  
 Measurements shown on this plan are in metres and may be converted to feet by dividing by 0.3048

**Statistics**

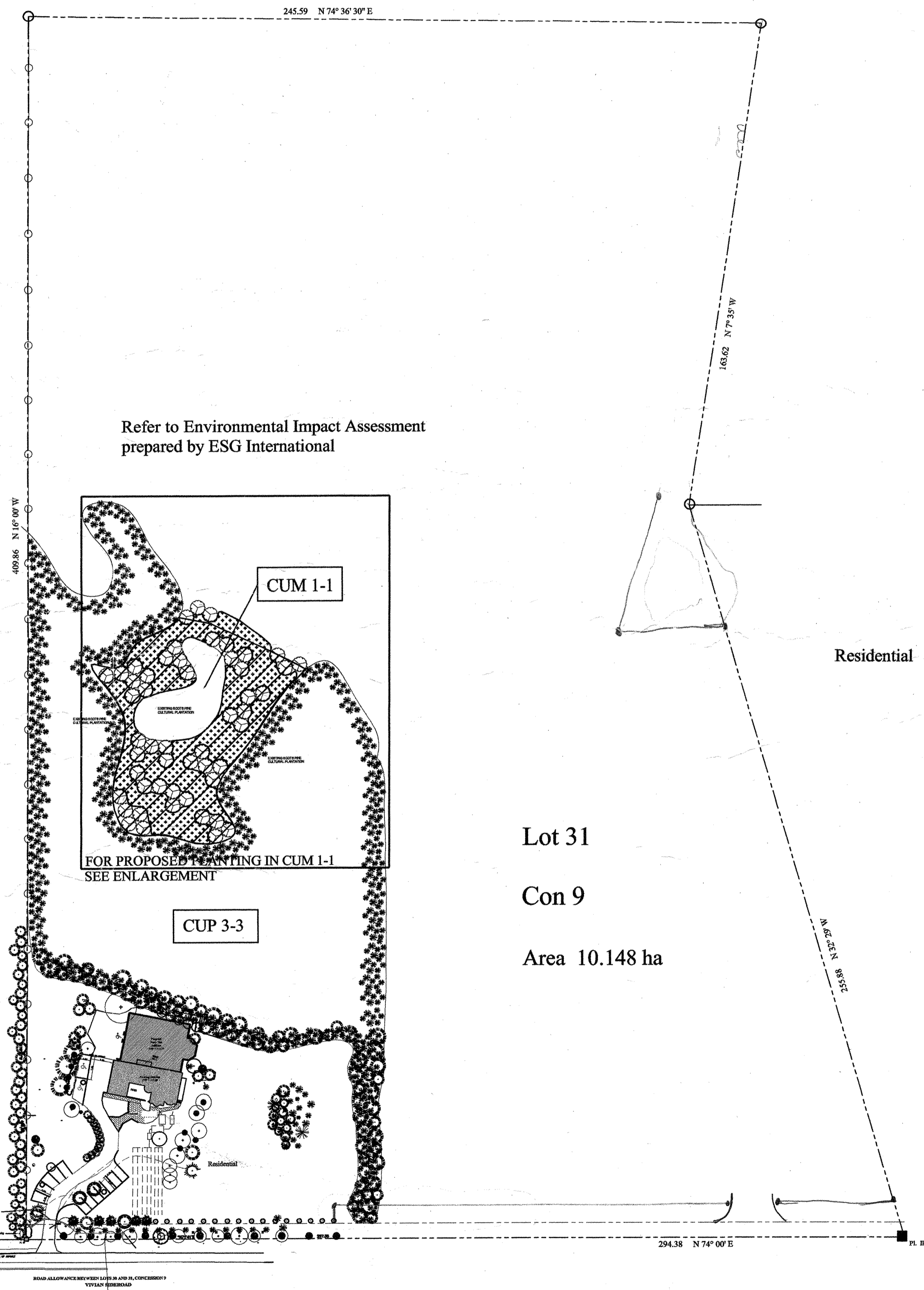
Zone	- RU (Rural)																				
Lot Area	- 10.148 ha (25.08 acres)																				
Scope of Work	- Addition to Single Family Dwelling - Change of Use (Residential to Medical Clinic)																				
Area Analysis	<table border="1"> <thead> <tr> <th>Storeys / Areas</th> <th>Existing</th> <th>Addition</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>1,595 sq. ft.</td> <td>205 sq. ft.</td> <td>1,800 sq. ft.</td> </tr> <tr> <td>First Floor</td> <td>2,478 sq. ft.</td> <td>3,855 sq. ft.</td> <td>6,333 sq. ft.</td> </tr> <tr> <td>Second Floor</td> <td>1,502 sq. ft.</td> <td>800 sq. ft.</td> <td>2,302 sq. ft.</td> </tr> <tr> <td><b>Total</b></td> <td><b>5,575 sq. ft.</b></td> <td><b>4,860 sq. ft.</b></td> <td><b>10,435 sq. ft.</b></td> </tr> </tbody> </table>	Storeys / Areas	Existing	Addition	Total	Basement	1,595 sq. ft.	205 sq. ft.	1,800 sq. ft.	First Floor	2,478 sq. ft.	3,855 sq. ft.	6,333 sq. ft.	Second Floor	1,502 sq. ft.	800 sq. ft.	2,302 sq. ft.	<b>Total</b>	<b>5,575 sq. ft.</b>	<b>4,860 sq. ft.</b>	<b>10,435 sq. ft.</b>
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Conversion	- Metric to Imperial - divide by 0.3048 - Imperial to Metric - multiply by 0.3048																				
Proposed Building Area	- 6,333 sq. ft.																				
Proposed Gross Floor Area	- 8,635 sq. ft.																				
Coverage (GFI)	- Existing - 0.23% - Proposed - 0.58%																				
Major Occupancy	- Group C - Residential Occupancies - Group D - Business & Personal Services Occupancies																				
Storeys	- Two																				
OBC Application	- Parts 3, 7, 8, 9, & 11																				
OBC Classification	- Group C - 3.2.2.47 - Group D - 3.2.2.54																				
Construction Type	- Combustible																				
Streets	- One (Access Route)																				
Design & General Review	- Architect & Professional Engineer																				
Parking	- Existing - Three - Proposed - Fourteen																				
Services	- Private Drilled Well and On-Site Sewage System																				
Landscaping	- Natural & Open																				
Stormwater	- Overland																				



**Key Map**  
N.T.S.

**Site Legend**

- North Point
- Perimeter Boundary
- Building Envelope
- Principle Entrance
- Entrance
- Direction of Overland Drainage
- Existing Elevation
- Proposed Elevation
- Well
- Finished First Floor Elevation
- Swale
- Basement Slab
- Underside Footing
- Top of Wall
- Riser
- Machole
- Top of Curb
- Bottom of Curb
- Benchmark
- Temporary Benchmark
- Ground
- Test Hole Number
- Barrier Free
- Steel Chain Link Fence
- Wood Board on Board Fence
- Iron Pin
- Iron Bar
- Standard Iron Bar
- Short Standard Iron Bar
- Denoted Measured
- Denoted Witness
- Invert Elevation
- Over Elevation
- Origin Unknown
- Hydro
- Gas
- Water
- Sanitary Sewer
- Storm Sewer
- Utility Pole
- Cut Cross
- Monumentation Found
- Monumentation Planted
- Coniferous Tree
- Deciduous Tree
- Shrub
- Barrier Free Access
- Fire Hydrant
- Water Meter
- Telephone Pedestal
- Transformer
- Catch Basin
- Dropped Curb for drainage
- Rain Water Leader



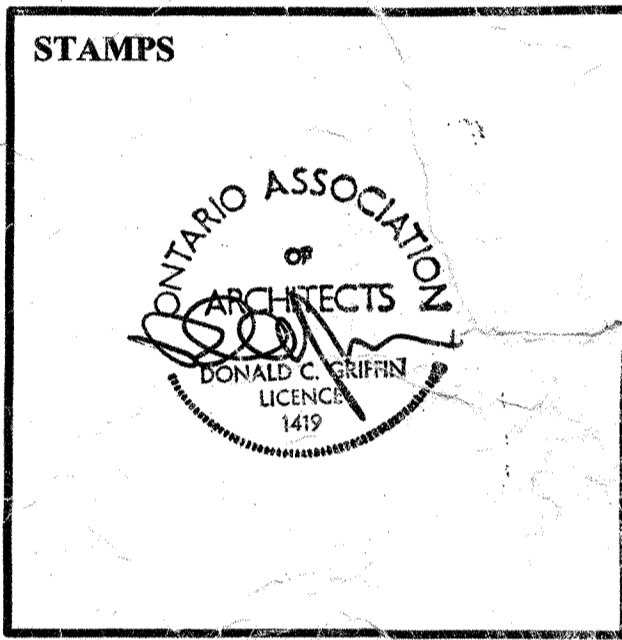
**Site Plan**  
Scale = 1:1000

**GENERAL NOTES**

- These drawings & specifications are prepared by the designer on the basis of information obtained from site inspections, and data supplied by the owner. All hidden/obscured construction features of existing building/structures (if applicable) were assumed to be in accordance with conventional building standards and accepted construction practices.
- Contractor shall report any error or omission to OWEN DESIGN CONSULTANTS LTD. prior to commencement of construction.
- Contractor must verify all information and dimensions prior to proceeding with construction. Dimensions always take precedence over scale measurements. Do not scale drawings.
- Contractor and owner to observe all local zoning by-laws, Ontario Building Code and all other applicable laws during the course of construction.
- The release of these drawings does not give the owner and/or contractor the right to deviate from the approved building permits. All changes must be approved by the appropriate municipal body and designer prior to its construction or alteration.
- Contractor to obtain plumbing, heating, mechanical, electrical and all other permits necessary for completion of work as indicated on building permits.
- All drawings, additions, plans and notes are the property of OWEN DESIGN CONSULTANTS LTD. and shall not be re-used or copied without written consent.

**DESIGNER**

**REVISIONS**  
 Dec 1/02 - Issued for Engineering  
 Feb 14/03 - Issued for S.P.A.  
 Mar 18/03 - Re-issued for S.P.A.  
 June 1/03 - Issued for Bldg Permit  
 Jul 1/03 - Revised per Bldg Dept. review



**FOLD**

**OWEN DESIGN**  
 Owen Design Consultants Ltd.  
 Conc. 6, #8499  
 Uxbridge, Ontario  
 L9P 1R2  
 Phone: (416) 677-6936  
 Fax: (905) 852-6501

**CLIENT**  
 Dr. Andrew Wojcicki  
 6165 Vivian Road  
 Stouffville, Ontario  
 L0G 1M0

**PROJECT**  
 Rear Addition and Renovation  
 to Single Family Dwelling  
 Lot 31, Con 9  
 Town of Whitchurch-Stouffville  
 Regional Municipality of York

**TITLE**  
 Site Plan

**DATE** September 1, 2002  
**SCALE** 1:1000

**DRAWING** A-1