

**Key Map**

**SITE STATISTICS**

|                        |  |
|------------------------|--|
| Lot Area               | 6920.51 sm   |
| Lot Coverage           | 226.94 sm (3.28%)  |
| Lot Frontage           | 94.53 m  |
| Setbacks               |  |
| - Front Yard           | 16.91m   |
| - Exterior Side Yard   | 49.64m & 44.78m  |
| - Rear Yard            | 34.40m   |
| Landscape Open Space   | 5832.85 sm (84.28%)  |
| Building Height        | 4.76m<br>(From FF to mid-point of roof)  |
| Building Area          | 185.93 sm  |
| Total Parking Required | as per By-Law 84-63 Section 3.28 = 8 spaces  |
| Total Parking Provided | 20 spaces<br>(including accessible)  |
| Accessible Space       | (4.5m x 6.7m) (Single) as per By-Law 84-63 Section 3.16<br>(3.4m x 5.7m with 1.5m aisle (paired spaces)) |
| Required               | 1 spaces   |
| Provided               | 2 spaces   |

DRAFT PLAN OF SUBDIVISION PROVIDED BY SCHAEFFER DZALDOV PIRCELLI LTD.  
MAY 29 2023  
PART OF LOT 15 - CONVEYANCE 2  
GEOMETRIC TORSION OF SUBDIVISION  
MUNICIPALITY OF DURHAM

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK, REPORTING ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING. ALL WORK MUST CONFORM TO THE LATEST LOCAL BUILDING CODE AND LOCAL BY-LAW.

BUILDER TO VERIFY LOCATION OF ALL ABOVE GROUND SERVICES. BUILDER TO ENSURE DRIVERS HAVE A MIN. 1.0M CLEARANCE TO ALL ABOVE GROUND UTILITIES.

REFER TO ARCHITECTURAL WORKING DRAWINGS AND STREETSCAPES FOR CONSTRUCTION REQUIREMENTS AND DETAILS. ALL DIMENSIONS / HANDRAILS TO CONFORM TO OBC SECTION 9.8

|   |  |              |    |
|---|--|--------------|----|
| 8 | ISSUED FOR FIRST SUBMISSION                              | JUNE 10 2023 | SC |
| 7 | REVISED SALES OFFICE LOCATION                            | JUNE 2 2025  | SC |
| 6 | REVISED SALES OFFICE TEMPLATE                            | JULY 26 2024 | SC |
| 5 | UPDATED FOR COMMENTS AND RESUBMITTED                     | JUNE 29 2023 | SC |
| 4 | SITE STATS UPDATED AND RESUBMITTED                       | APR 25 2023  | SC |
| 3 | REVISED SALES OFFICE LOCATION AND RESUBMITTED FOR REVIEW | FEB. 27 2023 | SC |
| 2 | REVISED SALES OFFICE LOCATION AND RESUBMITTED FOR REVIEW | FEB. 8 2023  | SC |
| 1 | ISSUED FOR PRELIMINARY REVIEW                            | JAN. 11 2023 | SC |

|     |  |
|-----|--|
| No. | Description  |
| 8   | ISSUED FOR FIRST SUBMISSION                              |
| 7   | REVISED SALES OFFICE LOCATION                            |
| 6   | REVISED SALES OFFICE TEMPLATE                            |
| 5   | UPDATED FOR COMMENTS AND RESUBMITTED                     |
| 4   | SITE STATS UPDATED AND RESUBMITTED                       |
| 3   | REVISED SALES OFFICE LOCATION AND RESUBMITTED FOR REVIEW |
| 2   | REVISED SALES OFFICE LOCATION AND RESUBMITTED FOR REVIEW |
| 1   | ISSUED FOR PRELIMINARY REVIEW                            |

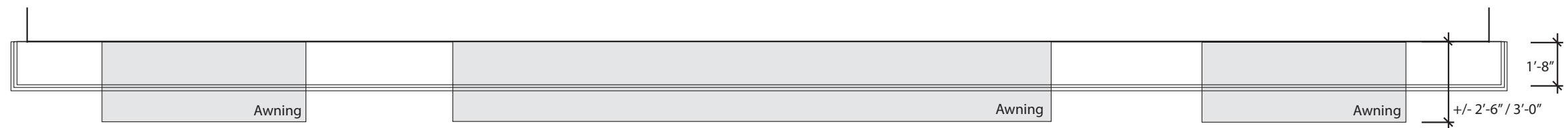
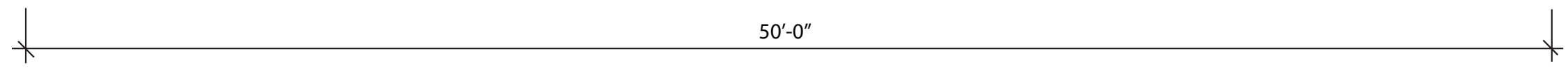
Drawn by: EO      Checked by: SC      Date printed: JUNE 10, 2025

**Cassidy + Company**  
Residential Design Consultants  
60 RANDALL DRIVE UNIT 11  
AJAX, ONTARIO L1S 6L3  
TEL: (905) 619-1270  
FAX: (905) 619-1269

Client: Tribute Tercot Brookhill 2 Inc.  
Project Name: Tribute Brookhill Sales Office  
Sheet Title: Temporary Sales Office Site Plan  
Location: Nash Road & Bowmanville Avenue Township of Darlington  
Date: JAN 2023      DRAWING NO.:  
Scale: 1 : 150      **S2**  
Project No.: 2022-38



SIDE ELEVATION



PLAN VIEW