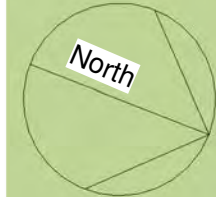
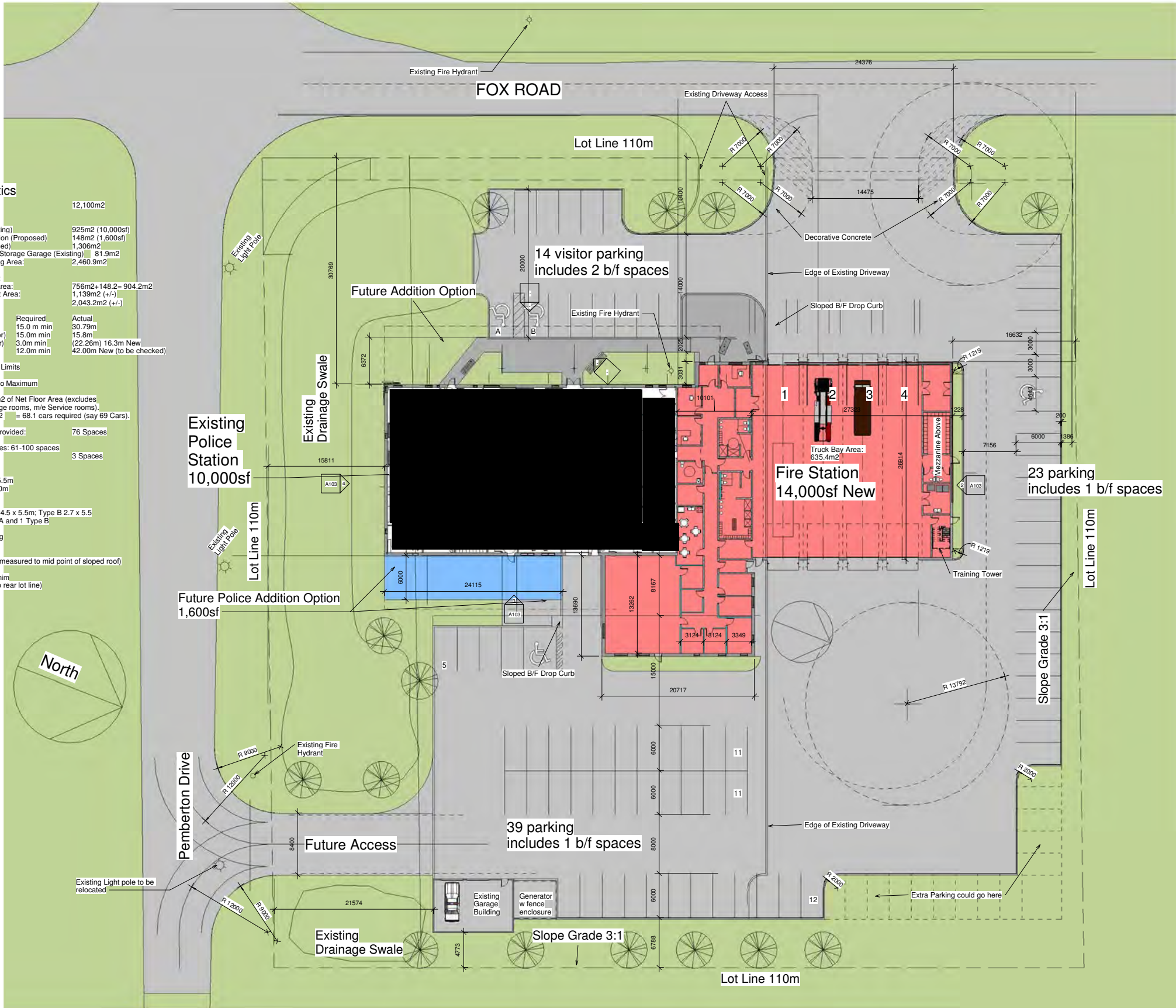


Site Statistics

Site Area	12,100m ²
Building Area	
Police (Existing)	925m ² (10,000sf)
Police Addition (Proposed)	148m ² (1,600sf)
Fire (Proposed)	1,306m ²
Standalone Storage Garage (Existing)	81.9m ²
Total Building Area:	2,460.9m ²
Building Net Area:	
Police Net Area:	756m ² + 148.2 = 904.2m ²
Fire Hall Net Area:	1,139m ² (+/-)
Net Total:	2,043.2m ² (+/-)
Setbacks	
Front	Required: 15.0 m min Actual: 30.79m
Side (exterior)	15.0 m min 15.8m
Side (interior)	3.0m min (22.26m) 16.3m New
Rear	12.0m min 42.00m New (to be checked)
Lot Coverage: No Limits	
Building Height: No Maximum	
Parking 1 car/30m ² of Net Floor Area (excludes washrooms, change rooms, m/e Service rooms).	
= 2,043.2m ² /30m ²	= 68.1 cars required (say 69 Cars).
Parking Spaces Provided:	76 Spaces
Barrier Free Spaces: 61-100 spaces	
= 3 Spaces	3 Spaces
Stall Size:	
Required: 2.75 x 5.5m	
Provided: 3.0 x 6.0m	
B/F Stall Size:	
Required: Type A 4.5 x 5.5m; Type B 2.7 x 5.5	
Provided: 3 Type A and 1 Type B	
Accessory Building	
Max Height:	
Required: 4.0m	
Provided: 4.0m (measured to mid point of sloped roof)	
Setback:	
Required: 1.2 m min	
Provided: 4.7m (to rear lot line)	



1 Site
1 : 200



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NO.	ISSUES	DATE	BY
1	Client Review	Jan 5 2023	BBA
2	Client Review	Jan 9 2023	BBA
3	Client Review	Jan 12 2023	BBA
4	Client Review	Jan 16 2023	BBA

NO.	REVISIONS	DATE	BY
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PROJECT:
**Port Hope Fire
Station #2
Replacement**
55 Fox Road

Port Hope

DRAWING:
Site Plan Concept Only



DESIGN BY:
...

DRAWN BY:
...

CHECKED BY:
...

DATE:
01/09/23

SCALE:
1 : 200

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PROJECT NO:
23002

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