

Project Narrative

Project: Fire Station No. 572

Location: Fire Station No. 572 is a relocation of the existing Fire Station No. 572 which had the land lease expire. The new facility is to be located at 36930 W. Bowlin Rd. on the current city owned tract "D" of parcel 10 of the Rancho Mirage Estates sub division. The tract is located 654 feet west of the northwest corner of W. Bowlin Rd. and Hartman Rd. in Maricopa Arizona. The site is roughly 1.88 acres in size. The goal of proposed site plan was to use as little as possible of the existing site and only develop the minimum required to meet the function of the facility in order to allow for a larger facility to be constructed on the same site in the future. The limits of disruption will be limited to roughly 3/4 of an acre. The facility is positioned in the southwest corner of the proposed site to accommodate the future uses.

Considerations: The Fire Station design is based on traditional single family homes in the area. The Southwest Spanish style architecture has timeless aesthetic and compliments the surrounding home communities. The proposed facility will provide all the required functions of the fire station but be built utilizing residential home practices where it makes sense for the facility. This approach enabled us to provide a more comfortable facility for the fire fighters and have a much better looking facility for the adjacent home owners and maintain the project budget. In a sense, we wanted created a "Home away from Home" facility for the fire fighters of Maricopa, but still provide the overall look of a fire station. The building is situated on the site in an orientation that best utilizes the site area and allows for good apparatus circulation, solar orientation and is respectful to the adjacent neighborhoods. The building location on the site and floor plan concept was designed to minimize the impact on surrounding residential areas.

Sustainability: Although the project is not pursuing LEED Certification, the City and the Design Team is incorporating many "Green" concepts into the design. The following are just a sampling of the LEED/Green principles that will be considered for this project. (1) The building orientation, and material selections of the building. (2) Water Efficiency; the use low flow plumbing fixtures will be specified. (3) Energy & Atmosphere; The design will maximize the optimization of energy performance though the selection of equipment and proper specifications. (4) Materials & Resources; Minimization of Construction Waste materials, the use of regional materials and recycled content, and rapidly renewable materials, where appropriate. (5) Indoor Environmental Quality; the goal here is for increased natural light and ventilation. The use of Low-Emitting Materials by reducing Volatile organic compounds (VOC's) and refrigerants that have been identified as negative to the environment. Increase System Controllability of lighting and thermal comfort systems. The design team will continue to incorporate reasonable sustainability concepts into the development of this project and has several LEED Accredited Professionals working on the design team to insure the details of these concepts are achieved.

Operation: The use of the building will be a Fire Station to serve the area residents. The function of this station is considered a Neighborhood Station and will house up to 6 personnel. The hours of operation will be consistent with other Fire Stations. The floor plan of the facility is comprised of 2 apparatus bays, 6 dorms, kitchen, dining, dayroom, individual unisex restrooms, support areas, exercise room, captain and crew offices, and public entry/lobby.

Site Amenities: Site amenities include an integral colored CMU with metal gate enclosed trash and recycling bins, an enclosed integral colored CMU S.C.B.A Trailer enclosure. The entire rear of the property is secured and automatic rolling gate for access to match the view fence design. The Fire Station also requires per NFPA and ISO the incorporation of an alternate fuel Emergency Standby generator capable of providing 72 hours of uninterrupted operation and on-site fuel for the fire department apparatus. The 60 KW diesel powered engine generator will located in the rear of the facility. The diesel fuel dispenser will be a 530 gallon above ground UL2085 listed double wall self containment ballistic rated fuel cell and dispensing system and located in the rear of the facility behind the secured fencing and is to be used for fire department apparatus.

- Landscape:** All pavement on the site is to be concrete, with curbs and or gutters. Some areas have been designed with thickened edge turndown per MAG for water shed into the designed on site retention basins. 100% of a 100 year storm event will be contained on-site. The area with the fenced area and a small perimeter outside of the wall will be topped with natural colored decomposed granite and 3-8 inch cut rock angular rock in the retention basins and water flow areas. The landscape pallet includes 24 and 36 inch box thornless Palo Verde trees, 5 gallon scrubs and ground covers. All plant material is low water usage and meets Maricopa plant palette standards.
- Infrastructure:** All utilities to the subject site are adjacent or within the public utility easements along the property lines. The utilities will be extended to the building as required to meet the building needs. The facility will tie into an existing 24" water line via 12" tap just east of the property. The 8" sewer tap is roughly in the same location and will parallel the water line. Gas is running along Bowlin road. It is anticipated that would be able to tap the gas line and use to future reduce utility costs. The Electrical service provided has agreed to bring power to the site from an existing source cabinet in the area.
- Materials:** The Fire Station is to be built using conventional wood framed structure, concrete slabs and footings, stucco veneer exterior and concrete tile roof. The design will use synthetic and foam architectural accents and features to keep with the southwest style architecture. The color palette will be southwest tones that are customary and reflect the architectural style. The limits of the property will be sounded primarily by a 3 foot 6 inch high view security fence over a CMU block base with a portion of the fence to be all integral colored block to aid in screening of the required fire department and HVAC equipment.
- Signs:** Signage for the proposed building will consist of building mounted raised pan address and identification signage and raised pan letters on the monument sign(s) as approved by the City of Maricopa.