



21008: Brookline Station #5 Concept Design

PRELIMINARY

Preliminary Building Program

May 27, 2021

ASSUMPTIONS:

1. PROGRAM AREAS AND ASSOCIATED SIZES ARE BASED ON NEW FIRE HOUSE CONSTRUCTION.
2. FIRE HOUSE IS ORGANIZED AROUND (3) ZONES: RED / HOT (RESPONSE), YELLOW / NEUTRAL (PUBLIC), GREEN / COLD (RESIDENTIAL).
3. FIRE HOUSE IS BASED ON THE FOLLOWING STAFFING SIZES TWO COMPANY (10 PEOPLE)

TWO COMPANY (NO CHIEF)				
NAME	# OF ROOMS @	ROOM SIZE	EQUALS NET AREA (NSF)	DESCRIPTION OF SPACE
Red / Hot Zone: RESPONSE				
APPARATUS BAY	2 @	1400 SF =	2800 NSF	20' x 70' (2'+32'+2'+32'+2'): Increase length to 84' if site/area/budget allows
FIRE POLE (FROM SLEEPING / EATING AREAS)	4 @	32 SF =	128 NSF	Assume (4) locations. 4' x 8': 3' diameter opening plus clearances
BUNKER GEAR CLEANING	1 @	520 SF =	520 NSF	CLEANING: 10' x 14' w/ washer/extractor, hand sink, hanging area, contaminated storage hamper; DECON: 6' x 8', sized for (2), walk-in shower, SS counter with spray sink, hand sink, contaminated storage hampers; private toilet room 6' x 8'.
BUNKER GEAR STORAGE	2 @	260 SF =	520 NSF	-16' X16': (50) lockers @ 24" wide x 20" deep w/ open mesh doors (gear grid or equal)
APPARATUS BAY STORAGE	1 @	240 SF =	240 NSF	12' x 20': heavy duty shelving, lockable cabinet, foam storage, possibly include workbench and associated equipment
SCBA FILL STATION	1 @	120 SF =	120 NSF	10' x 12': includes cylinder storage, intake ductwork to be separated from all exhaust ductwork
OXYGEN FILL STATION	1 @	100 SF =	100 NSF	10' x 10': includes cylinder storage, intake ductwork to be separated from all exhaust ductwork
RADIO CHARGING	2 @	12 SF =	n/a NSF	counter built into / suspended from wall in apparatus bay, maximize length of counter
EXTERIOR STORAGE	1 @	50 SF =	50 NSF	for trash, shovels, etc. exterior access, located near the exterior apron
			4,478 NSF	
Yellow / Neutral Zone: PUBLIC				
WATCH ROOM	1 @	140 SF =	140 NSF	10' X14': work stations for (2), storage, view into apparatus bay, apron, and public lobby
PUBLIC LOBBY	1 @	80 SF =	80 NSF	8' x 10': information counter / walls, observable from Watch Room, locked access to red zone / green zone
PUBLIC TOILET	1 @	45 SF =	45 NSF	6' x 7.5': HC accessible, minimum size
STORAGE	1 @	12 SF =	12 NSF	3' X 4': locked room
CUSTODIAL CLOSET	1 @	varies =	n/a	size varies depending on house specifics, area is included within the net-to-gross multiplier
FIRE PROTECTION SERVICE ROOM	1 @	36 SF =	36 NSF	4' x 9': locked room
MECHANICAL ROOM	1 @	varies =	n/a	size varies depending on house specifics, area is included within the net-to-gross multiplier
ELECTRICAL ROOM	1 @	varies =	n/a	size varies depending on house specifics, area is included within the net-to-gross multiplier
MDF (TECHNOLOGY) ROOM	1 @	120 SF =	120 NSF	2-hour rated enclosure
			433 NSF	
Green / Cold Zone: RESIDENTIAL				
BUNK ROOM	2 @	600 SF =	1200 NSF	TWO ROOMS: +-18' x 32': (5) beds (1) extra, area for storage bins, permanent 6' H privacy partitions, adjacent to fire pole
LOCKER ROOM	2 @	400 SF =	800 NSF	TWO ROOMS: +-16' x 22': +-25 lockers per Company, privacy partitions as required
LAUNDRY	1 @	200 SF =	200 NSF	10' x 10': residential washer and dryer, folding table, storage
CUSTODIAL CLOSET	1 @	varies =	n/a	size varies depending on house specifics, area is included within the net-to-gross multiplier, min. 1 / floor / zone
PRIVATE SHOWER / CHANGING ROOM	6 @	90 SF =	540 NSF	INDIVIDUAL ROOMS: 9' x 10': shower, toilet, sink, changing area
OFFICER OFFICE	1 @	80 SF =	80 NSF	8' X10': private room with desk, chair, file storage (shared by (4))
OFFICER BUNK ROOM	2 @	140 SF =	280 NSF	10' x 14': private bedroom with bed, side table, storage (shared by (4))
OFFICER SHOWER / CHANGING ROOM	2 @	90 SF =	180 NSF	9' x 10': shower, toilet, sink, changing area
FITNESS ROOM	1 @	600 SF =	600 NSF	20' x 30' (minimum): aerobic and loose weights, resilient floor, provide vibration isolation if located on upper level.
KITCHEN	1 @	270 SF =	270 NSF	15' x 16': commercial appliances, lockable cabinets for (4) shifts/company, counter with stools adjacent to Dining
DINING	1 @	300 SF =	300 NSF	10' x 20' for 1st Company: seating for 5 per company, adjacent to fire pole
HOUSE FUND STORAGE ROOM	1 @	16 SF =	16 NSF	3' x 4': adjacent to Dining
DAY ROOM	1 @	400 SF =	400 NSF	18' x 22' + for 1st Company: seating for 4 per Company, large screen monitor, table with chairs
LACTATION ROOM	1 @	80 SF =	80 NSF	8' X10': locked door, undercounter refrigerator and sink, exterior window if possible
TRAINING ROOM	1 @	160 SF =	160 NSF	12' x 14' +: table with (4) chairs, (4) independent work / study spaces. Could also be (4) individual rooms.
FIRE POLE	4 @	32 SF =	128 NSF	Assume (4) locations. 4' x 8': 3' diameter landing mat
			5,234 NSF	
			10,145 NSF	
			4,255 SF	
TOTAL PROJECT PROGRAM			14,400 GSF	
			2 COMPANY (NO CHIEF)	

