



ARCHITECTS

June 30, 2021

Town of Oro Valley
Community and Economic Development Department
11000 N La Canada Drive
Oro Valley AZ 85737

Re: Final Architecture Submittal Package - Project Narrative

The project submitted in this Commercial Final Architecture package is the expansion and remodeling of the existing Golder Ranch Fire District #374 Fire Station located at 1130 E. Rancho Vistoso Blvd. It is in the Rancho Vistoso Planned Area Development.

The project is an update to the station that was renovated in 2010. The project consists of remodeling the interior of the apparatus bays and including an addition to the south. The number of firefighters occupying the facility is unchanged as is the number of fire apparatus responding from the station. The south expansion provides improved spaces for decontamination and fire fighter turnout gear. Improvements in the environmental systems and site parking areas will be provided as well.

The new addition will have the same architectural character and scale as the existing fire station. The new exterior walls and roof height will match the same construction and finish as the existing building. The addition will have the same horizontal detail treatment near the top edge of the parapet that is similar to the existing station design. The size of the new windows in the addition are similar in size to the existing windows on the east elevation.

A generator will have to be relocated to the east side of the building addition. The generator is at the back of the station which will be screened from the mass of the existing building. There is also an existing 5' tall site wall to the south that will also help screen the generator. The new mechanical equipment will be roof mounted and hidden by the roof parapet.

The existing building is 5,131 square feet and the new addition will be 552 square feet. This would provide a final new building size of 5,683 square feet.

The site is approximately 0.71 Acres, 31,088 square feet. Current Floor Area Ratio (FAR) is 16.5 %. Proposed Floor Area Ratio is 18.3%. There is approximately 7,630 square feet of open space on the site with the new building addition, which is around 24.5%.

Sincerely,

Paul Mickelberg AIA
Principal

WSM Architects, Inc.

4330 NORTH CAMPBELL AVE
SUITE NO. 268
TUCSON, ARIZONA 85718

E RANCHO VISTOSO
BLVD

N SUN CITY BLVD

RELOCATED
DUMPSTER
WITH NEW
MASONRY
ENCLOSURE

EXISTING BUILDING
AREA = 5,131 SF

NEW
SEWER
LINE

EXISTING
GENERATOR
LOCATION

RELOCATED
GENERATOR
LOCATION

EXISTING

NEW ADDITION

LANDSCAPE AREA

NEW ADDITION
AREA = 552 SF

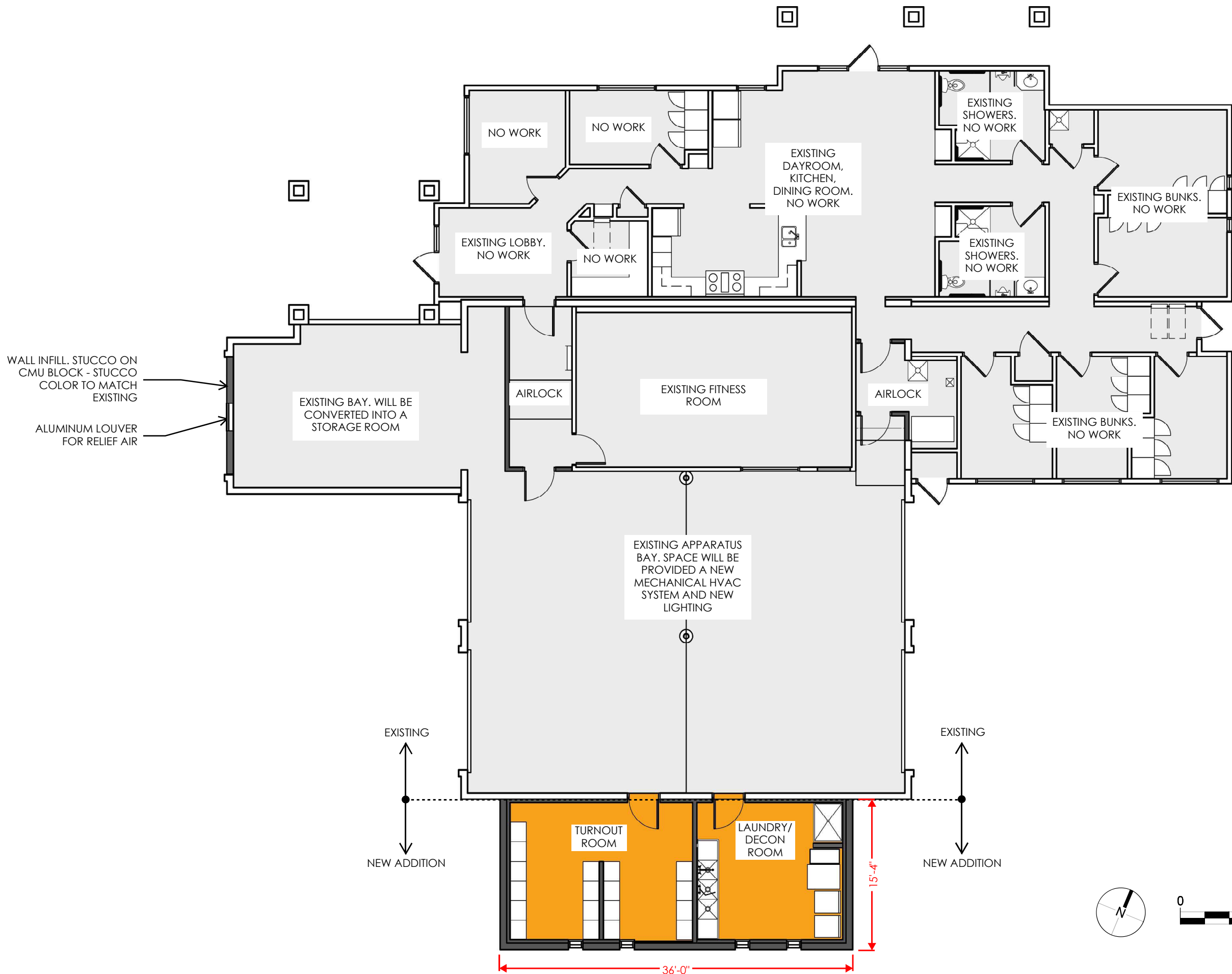
TOTAL BUILDING AREA = 5,683 SF
ADDITION BUILDING HEIGHT = 16'-6"

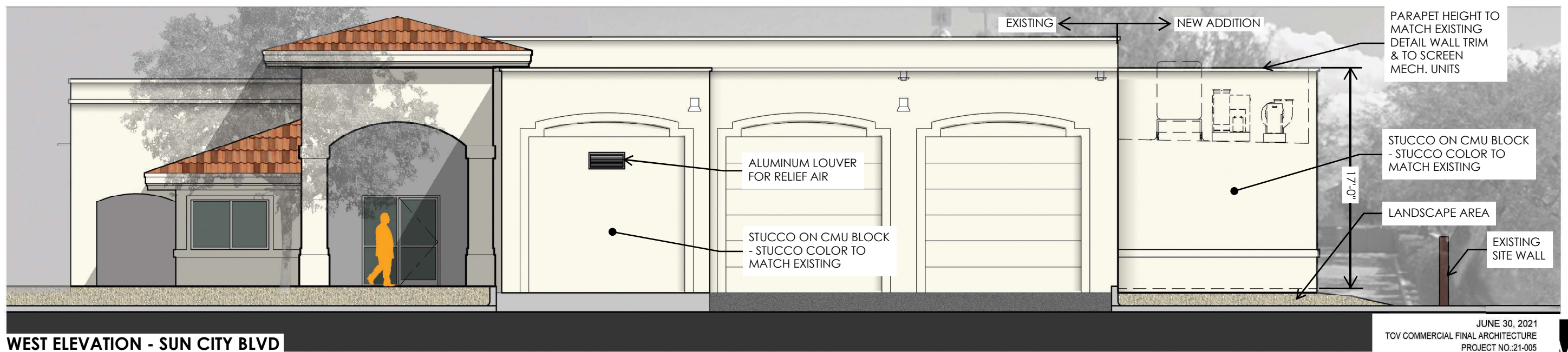
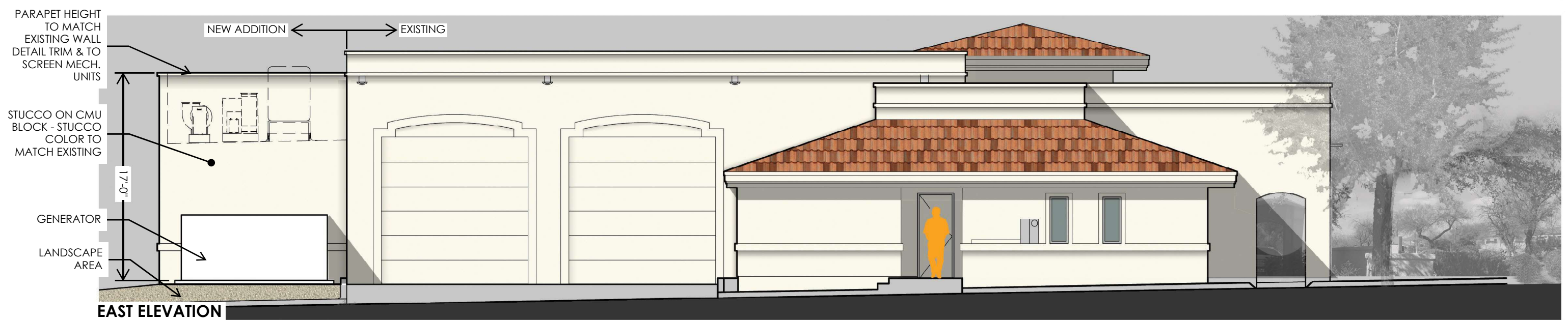
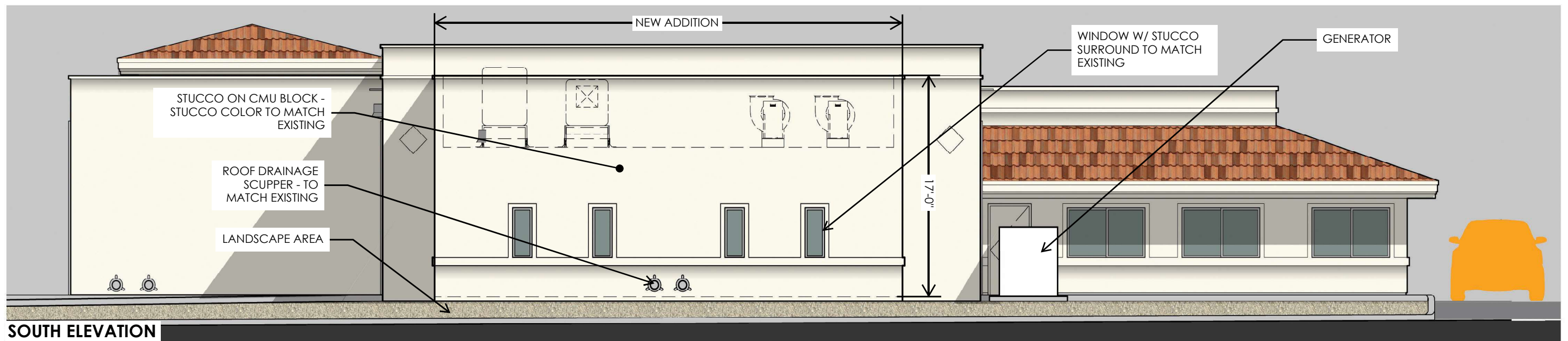


JUNE 30, 2021
TOV COMMERCIAL FINAL ARCHITECTURE
PROJECT NO.:21-005

GOLDER RANCH FS #374 ADDITION







GOLDER RANCH FS #374 ADDITION

JUNE 30, 2021
TOV COMMERCIAL FINAL ARCHITECTURE
PROJECT NO.:21-005

EXISTING CONDITIONS



WEST ELEVATION OF APPARATUS BAY



LOOKING AT SOUTH ELEVATION OF APPARATUS BAY (LOCATION OF ADDITION)



VIEW INTO APPARATUS BAY



LOOKING WEST AT ADDITION LOCATION

EXTERIOR MATERIAL PALETTE - MATCH EXISTING



A.

DEW318 -
COTTAGE
WHITE

THE ADDITION WILL MATCH THE EXISTING BUILDING COLOR. DEW318 COTTAGE WHITE IS AN EQUIVALENT COLOR. COLOR TO BE COLOR MATCHED DURING CONSTRUCTION.

THE NEW ADDITION WILL MATCH THE EXISTING STUCCO PAINT COLOR. THE ADDITION WILL HAVE A PARAPET ROOF (NO CLAY TILE) WHICH WILL HELP SCREEN THE MECHANICAL EQUIPMENT ABOVE.



THE ADDITION WILL MATCH THE WINDOW TINT COLOR AS WELL AS BLACK FRAME COLOR.