

Town of Tyngsborough
Space Use Analysis - One Story Option
12/11/2025

Program Item #	Space Name	1st Floor Area	2nd Floor Area	Area All Floors
Apparatus/Training				
D.1	Tower, Stair Tower	360	360	720
G.1	Apparatus Bays (4 Double Deep Drive through, 88' x 76')	6,688		6,688
G.6	Mezzanine (TBD)		1,000	1,000
G.7	Outbuilding (TBD)	1,670		1,670
	Subtotal - Apparatus/Training	6,688	1,000	7,688
Firematic Support				
H.1	Mechanic's Work Room	150		150
H.2	Storage Room	120		120
H.3	Firematic Decon (w/ 2 showers)	440		440
H.4	EMS Storage	80		80
H.5	Air Room (SCBA)/Oxygen	180		180
H.6	Turnout Gear Room	500		500
H.7	Hose Storage Room	80		80
H.8	Rest Room for Apparatus Bay	72		72
H.9	Transition Area	140		140
	Subtotal - Firematic Support	1,762	0	1,762
Firefighters				
I.1	Dayroom	300		300
I.2	Workstation	80		80
I.3	Kitchen	250		250
I.4	Kitchen Pantry/Food Storage	80		80
I.5	Dining Area	200		200
I.6	Exercise Room	500		500
	Subtotal - Firefighters/EMT's	1,410	0	1,410
Bunks				
J.1	Bunk Rooms (7 @ 120 sf, 1 @ 160 sf)	1,000		1,000
J.2	Personal Lockers (In corridor)	0		0
J.3	Bath/Showers (3)	360		360
J.4	Quartermaster Supply Storage	100		100
J.5	Housekeeping & Laundry	120		120
	Subtotal - Bunks	1,580	0	1,580
Administration				
K.1	EOC/Training Room	1,200		1,200
K.2	EOC/Training Room Storage	400		400
K.3	Communications/Radio Room	225		225
K.4	Conference Room	250		250
K.5	Office #1: Administrative Assistant/Receptionist	120		120
K.6	Administration Files Storage Room	100		100
K.7	Office #2: Fire Chief	220		220
K.8	Office #3: Assistant Fire Chief	196		196
K.9	Office #4: Fire Prevention/EMS/Training Shared	240		240
K.10	Office #5: Misc.	100		100
K.11	Copier and Office Supplies Area	60		60
K.12	IT Server Room and Storage	120		120
K.13	Admin Rest Room	72		72
	Subtotal - Administration	3,303	0	3,303
Public Spaces				
L.1	Entry Vestibule	60		60
L.2	Public Lobby	150		150
L.3	Public Restrooms	400		400
L.4	Family Relations & First Aid	150		150
	Subtotal - Administration	760	0	760
Miscellaneous				
M.1	Custodial Closet	40	0	40
M.2	Mechanical/Electrical/Plumbing Room	650		650
	Subtotal - Miscellaneous	690	0	690
Other				
	Net to Gross Efficiency Factor (Includes Corridors) 19%	3,077	200	3,277
	Subtotal - Other	3,077	200	3,277

Notes

Totals >>	19,270	1,200	20,470
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