

Town of Tyngsborough
Space Use Analysis - One Story Option
Draft - 01/14/2026

Program Item #	Space Name	1st Floor Area	Mezzanine	Upper Training Mezzanine	Area All Floors
Apparatus/Training					
D.1	Tower, Stair Tower (3 Stories)	265	310	302	877
G.1	Apparatus Bays (5 Double Deep Drive through, 80' x 73')	7,085			7,085
G.6	Mezzanine		419		419
Subtotal - Apparatus/Training		7,350	729	302	8,381
Firematic Support					
H.1	Mechanic's Work Room	160			160
H.2A	Storage Room	124	88		212
H.3	Firematic Decon (w/ 2 showers)	325			325
H.4	EMS Storage	78			78
H.5	Air Room (SCBA)/Oxygen	142			142
H.6	Turnout Gear Room	523			523
H.7	Hose Storage Room (In Bays)	41			41
H.8	Rest Room for Apparatus Bay	67			67
H.9	Transition Area	139			139
Subtotal - Firematic Support		1,598	88	0	1,686
Firefighters					
I.1	Dayroom	290			290
I.2	Workstation	63			63
I.3	Kitchen	225			225
I.4	Kitchen Pantry/Food Storage	80			80
I.5	Dining Area	175			175
I.6	Exercise Room	502			502
Subtotal - Firefighters/EMT's		1,335	0	0	1,335
Bunks					
J.1	Bunk Rooms (7 @ 100 sf, 1 @ 120 sf)	820			820
J.2	Personal Lockers (In corridor)	114			114
J.3	Bath/Shower (3)	265			265
J.4	Quartermaster Supply Storage	98			98
J.5	Housekeeping & Laundry	133			133
Subtotal - Bunks		1,431	0	0	1,431
Administration					
K.1	EOC/Training Room	836			836
K.2	EOC/Training Room Storage	133			133
K.3	Communications/Radio Room	120			120
K.4	Conference Room	252			252
K.5	Office #1: Administrative Assistant/Receptionist	167			167
K.6	Administration Files Storage Room	111			111
K.7	Office #2: Fire Chief	268			268
K.8	Office #3: Assistant Fire Chief	198			198
K.9	Office #4: Fire Prevention/EMS/Training Shared	255			255
K.10	Office #5: Misc.	99			99
K.11	Copier and Office Supplies Area	72			72
K.12	IT Server Room and Storage	214			214
K.13	Admin Rest Room	72			72
Subtotal - Administration		2,797	0	0	2,797
Public Spaces					
L.1	Entry Vestibule	64			64
L.2	Public Lobby	193			193
L.3	Public Restrooms	136			136
L.4	Family Relations & First Aid	120			120
Subtotal - Administration		513	0	0	513
Miscellaneous					
M.1	Custodial Closet	44	0		44
M.2	Mechanical/Electrical/Plumbing Room	162	258		420
Subtotal - Miscellaneous		206	258	0	464
Other					
	Walls/Chase 10%	1,634	149	103	1,886
	Circulation & Corridors 12%	1,300	0	0	1,300
Subtotal - Other		2,934	149	103	3,186

Notes

Totals >>	18,162	1,224	405	19,791
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