



NW EYE-LEVEL VIEW

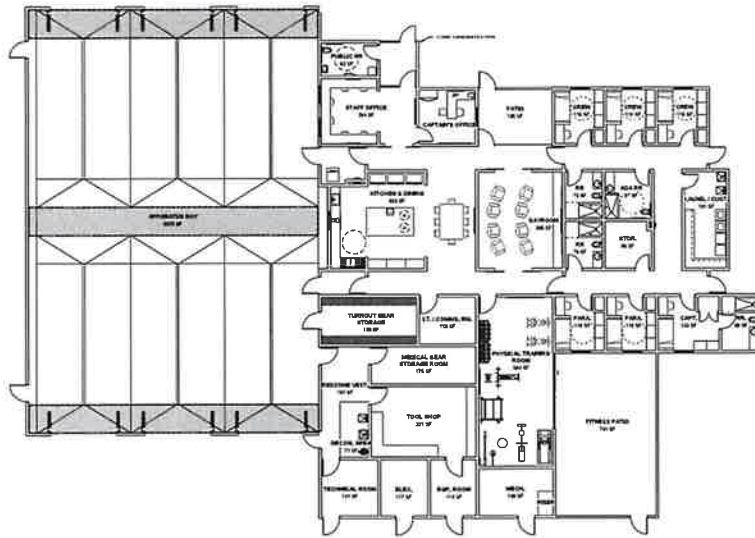




NW AERIAL VIEW



TMFR
FLOOR PLAN CONCEPT



1 FLOOR PLAN CONCEPT



CONSOLIDATED STATION #30
CARSON-RENO HIGHWAY

TMFR SITE CONCEPT



SITE INFORMATION:

South Carson-Reno Highway Old US-395

APNs: 050-220-61, 050-220-62, 050-220-63,
050-220-64, 050-220-65

Zoning: Low-Density Suburban (LDS)

Master Plan: Suburban Residential (SR)

Area Plan: South Valleys

PROJECT INFORMATION:

Site Area: 219,070sf (5.02ac)

Building Areas:

Fire Station - 12,360sf
Exterior Garage - 1,440sf

TOTAL: 13,800sf
(6.2% of site)

Paved Area: 34,060sf
(15.5% of site)

Parking Spaces:
Fire Staff - 16
Visitor - 6
ADA - 2
TOTAL: 24 spaces

1 SITE CONCEPT
DATE: 7/20/20



CONSOLIDATED FIRE STATION #30
CARSON-RENO HIGHWAY

TRUCKEE MEADOWS FIRE & RESCUE

CONSOLIDATED STATION #30 CONCEPT

Continued growth in the south valley has increased the demand for fire & rescue services. The TMFR Consolidated Station, located at 0 Pelican Way, seeks to provide enhanced response times for such services. Located on a 5.02 acre site on the east side of the US-395, north of the intersection with Washoe Drive, a 12,360sf | 3-bay structure is being proposed to house Station #30.

The site prevents incursion upon nearby ranch estates and limits overall site disruption by maintaining a presence along US-395 and keeping open-area features towards the rear of the site. The station is oriented to have a clear presence from the street with a single point of entry to limit traffic pattern interruptions.

This concept design depicts the general fitment of such program areas in context and will continue to be refined as the project develops.



TRUCKEE MEADOWS FIRE & RESCUE

CONSOLIDATED STATION #30 CONCEPT

SITE PLAN & MASSING STUDY

May 03, 2022

