



FIRE STATION RENOVATION

COMMERCIAL | PUBLIC SAFETY

PROJECT PROFILE

LOCATION

Philipstown North Highlands
Fire Station
Cold Spring, New York

PRODUCT

Raynor TC300™ Commercial
Sectional Doors

ARCHITECT

Mitchell Associates Architects



PROJECT PROFILE

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North Highlands, New York



BEFORE: 9000 sq ft original steel frame building



AFTER: New masonry structure designed for minimum 75 year usable life.

Transforming a facility for expanded services

For many architectural firms, this New York fire station renovation and expansion project might have represented very unique challenges. But for Mitchell Associates Architects, completing the job cost effectively and to newest required standards was essentially a matter of applying what the firm has learned in more than 160 projects involving emergency services facilities.

Smart construction planning allowed building the new masonry structure around the original. Existing steel framing was re-used to support a portion of the roof, helping to reduce total renovation costs by 9%. Two double-deep bays were added in Phase One, allowing the department to remain open throughout construction, an extra advantage that was greatly appreciated by fire district commissioners.

The building's overall footprint increased 85% to make room for additional equipment and space for personnel.

In a business where seconds can mean lives,

the fire station's apparatus bays feature four Raynor TC300 steel sectional overhead doors with heavy-duty Control Hoist™ jackshaft operators for dependable performance. Fire station bay doors must allow quick and safe egress of fire trucks and other equipment. They also must seal out heat and cold in a high cycle environment.

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Over the years, Mitchell's firm has developed a number of standards that go beyond code to make facilities more functional. One example is that bays are liberally spaced at 16 feet on center to provide ample room for emergency vehicle traffic as well as maintenance. The North Highlands station doors have a durable Kynar finish, a Mitchell preference for Kynar's fade resistance. Bob Mitchell notes "We certainly don't want red doors turning pink."

Mitchell's practice is to specify Raynor doors exclusively. He has developed a close working partnership with Raynor sales and technical support, often corresponding directly with Raynor's engineering department to discuss any special requirements.

Taking advantage of Raynor's ability to customize door sizes, finishes, glass selections and other details along with turnkey installation by certified area distributors, Mitchell is able to deliver completed facilities that are always aesthetically distinctive as well as hard working.



1101 East River Road, Dixon, IL 61021 800-4-RAYNOR



Newly expanded apparatus bays

PROJECT SCOPE

16,680 Sq Ft Renovation & Addition
Masonry Structure

ARCHITECT

Mitchell Associates Architects
Voorheesville, NY

ARCHITECT AWARDS

Notable Design: Firehouse Station
Design Awards

RAYNOR DISTRIBUTOR

Dutchess Overhead Door
Poughkeepsie, NY

About Mitchell Associates Architects

Fire stations are a special focus of Mitchell Associates Architects, Voorheesville, New York. The firm has completed projects throughout the Northeast, Eastern Seaboard, Missouri, Texas and Alaska. Mitchell offers a wide scope of services ranging from feasibility studies to full design and project management. Bob Mitchell, Principal, is a noted authority on the subject and has authored the chapter on renovation for the Fire Station Planning, Design and Construction book published by the International Association of Fire Chiefs. He is a frequent speaker at regional and national fire service conferences.

www.mitchell-architects.com