

THE GALANTE ARCHITECTURE STUDIO

ORLEANS FIRE DEPARTMENT SITE WORK STUDY: 2 VS. 3 STORY



TOWN OF ORLEANS

FIRE RESCUE BUILDING COMMITTEE MEETING

February 23rd, 2026

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Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
COST ESTIMATE
PACKAGE

2 vs. 3 STORY

Date/Issued For
02.23.2026

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Drawing Number

BUILDING NARRATIVE FOR COST ASSUMPTIONS PURPOSES (2.17.2026)

AVERAGE CONSTRUCTION COST

Our current similar facility construction cost per square foot of building construction are trending about \$800 to \$900 per square foot. This does NOT include Site Work, and does NOT include complex foundation systems as listed below.

PROJECT DESCRIPTION

The proposed new fire station consists of two options;

TWO STORY NEW BUILDING

About 39,500 square foot building with five apparatus bays to the south, four apparatus bays to the north, connected by decontamination areas below a mezzanine. The apparatus bays are connected under one 20 foot tall ceiling (bottom of steel). Decon and mezzanine fit below that 20 foot ceiling with approxv ceilings.

On the West side of the proposed building is a two story component with living quarters on the first floor and office / training space on the second floor.

A three story training tower is also on the NE corner of the building. This facility has a two stop elevator.

THREE STORY NEW BUILDING

Five bay North facing apparatus area on level 0 and a 20 foot ceiling in that area creating a deeper excavation on the north side of the building. There are levels 0, 1, and 2, with a four story training tower.

Living quarters and decontamination areas are on level one, offices and training are on level two, and the training tower goes up to level three. This facility has a 4 story training tower and a three stop elevator. There is an outdoor entry patio for each option, as well as an outdoor relaxation terrace for each option – both at grade.

BUILDING EXTERIOR FINISHES

Assume masonry veneer (actual brick thickness) over Ground Face CMU interior walls for the apparatus bays, training tower, and other areas of high abuse and impact. Assume cedar shingled wood siding for the remainder of the facility. Assume asphalt shingle roof system – with a TPO low slope roof over apparatus bays.

INTERIOR FINISHES

Assume Ground Face CMU on all interior locations of high use and need for durability. Assume drywall finish throughout all offices and living quarters. Assume 25% GWB ceilings. Assume ACT ceilings throughout rest of facility.

STRUCTURAL ASSUMPTIONS

The new building will be framed with a combination of CMU bearing walls, structural steel framing, open-web steel joists over the apparatus bays, and light gage framed roof construction elsewhere. The bearing walls will be built on concrete foundation walls on shallow wall footings. 3,000 lbs/sq ft allowable bearing capacity is assumed. The apparatus bays and decontamination areas will be built with Ground Face CMU bearing walls and partitions. The balance of the building will be built with light gage steel bearing walls and partitions. The building's lateral force resisting system will be CMU shear walls.

PLEASE SEE STRUCTURAL FOUNDATION CONCEPT DIAGRAMS FOR RETAINING WALL CHARACTERISTICS

Two story proposal – simple 4 foot deep foundations walls on main building and on out building. The site retaining wall on this option should be priced as “rockwood” or similar stacked black landscape retaining wall.

Three story proposal – more complex integrated building cast in place concrete retaining walls, stepped footings, and 4 foot deep foundations on main building. Out building has more typical spread footings.

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ASSUMED CONSTRUCTION SYSTEMS

- Slab-on-grade at apparatus bay 9" thick concrete, reinforced with #4@12" top ea. way and #5@12" bottom ea. way, over vapor barrier and rigid insulation
- Slab-on-grade elsewhere 6" thick concrete, reinforced with WWF 6x6-W2.9xW2.9,
- over vapor barrier and rigid insulation Interior bearing wall footings 3'-0" wide x 1'-0" thick,
- reinforced at a rate of 80 lbs/cu yd
- Perimeter frost walls 1'-4" thick x 3'-0" deep with 8" brick shelf, reinforced at a rate of 100 lbs/cu yd
- Frost wall footings 3'-0" wide x 1'-0" thick, reinforced at a rate of 80 lbs/cu yd
- 8" CMU bearing walls 300 linear feet, reinforced at a rate of 1 lb/sq ft
- 8" LGMF bearing walls studs spaced at 16", 2.5 lb
- 6" LGMF bearing walls at interior studs spaced at 16", 1.5 lbs/sq ft
- Apparatus bay roof 20K open web steel joists spaced at 3'-0" max on center, 4 psf, 5/8"-22GA
- roof deck
- Roof elsewhere 14" LGMF roof joists spaced 24" to 12" depending on span, 6 psf, 5/8"-22GA
- roof deck

DESIGN LOADS

- Risk Category IV
- Dead Loads:
- Weight of Building Components As Required
- LGMF Partition Allowance 15 psf uniform
- CMU Partitions Actual weight line loads
- Hung Ceiling, Lights, HVAC, Fireproofing 10 psf uniform
- Solar Ready Roof Allowance 10 psf uniform

LIVE LOADS:

- Ground Floor, unless noted otherwise 100 psf
- Apparatus Bays 300 psf
- Ground Snow Load: 50 psf
- Importance Factor, Is 1.20
- Exposure Factor, Ce 1.0
- Thermal Factor, Ct 1.0
- Flat Roof Snow Load, pf = 0.7*Ce*Ct*IS*pg 42 psf
- Wind Loads: Basic wind speed 130 mph
- Exposure C
- Importance Factor, Iw 1.00
- Wind Pressure (ASCE 7-16) $P = q GCp - qi (GCpi)$

EARTHQUAKE LOADS:

- Site Class D (to be confirmed by Geotech)
- Importance Factor, IE 1.50
- Seismic Design Category D
- Seismic Resisting System Special Reinforced Masonry Shear Walls

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OUTLINE TECHNICAL SPECIFICATIONS – ORLEANS FIRE RESCUE FACILITY 2.17.26 *FILED SUB BID REQUIRED

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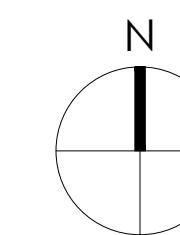
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APPENDICES



Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
EXISTING SITE PLAN

TREE CANOPY
OVERLAY

Cost Estimate
Package

Date/Issued For

**NOT FOR
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Print 24x36

Scale
Scale: 1/64" = 1'-0" (24" x 36" Sheet)

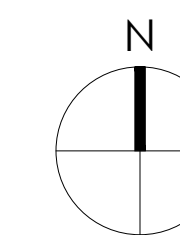
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PROPOSED SITE
PLAN

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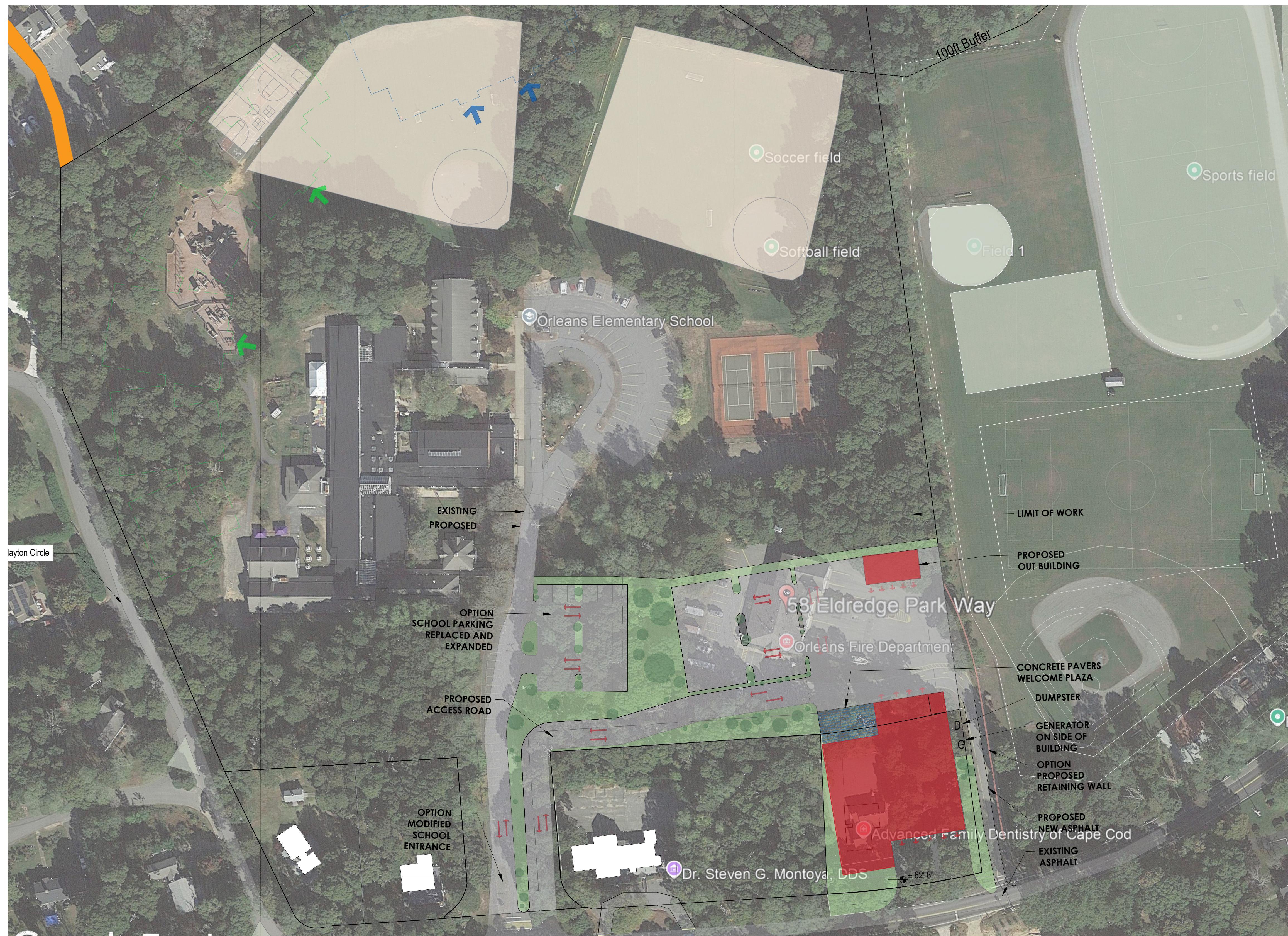
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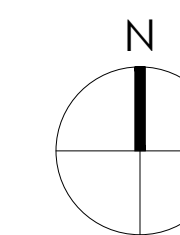
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TREE CANOPY
OVERLAY

Cost Estimate
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CONSTRUCTION
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2-STORY BUILDING

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TWO-STORY BUILDING SF	
1st Floor SF:	26,331
2nd Floor SF:	10,987
Total Building SF:	37,318

Project Number
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3-STORY BUILDING

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THREE-STORY BUILDING SF	
Level Zero SF:	9,567
1st Floor SF:	21,839
2nd Floor SF:	13,123
Total Building SF:	44,520

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1st Floor SF: 26,331
2nd Floor SF: 10,987
Total Building SF: 37,318
Program Book SF: 39,533

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Drawing Title
SBS TWO STORY
FLOOR PLANS

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① FIRST FLOOR PLAN (2-STORY)

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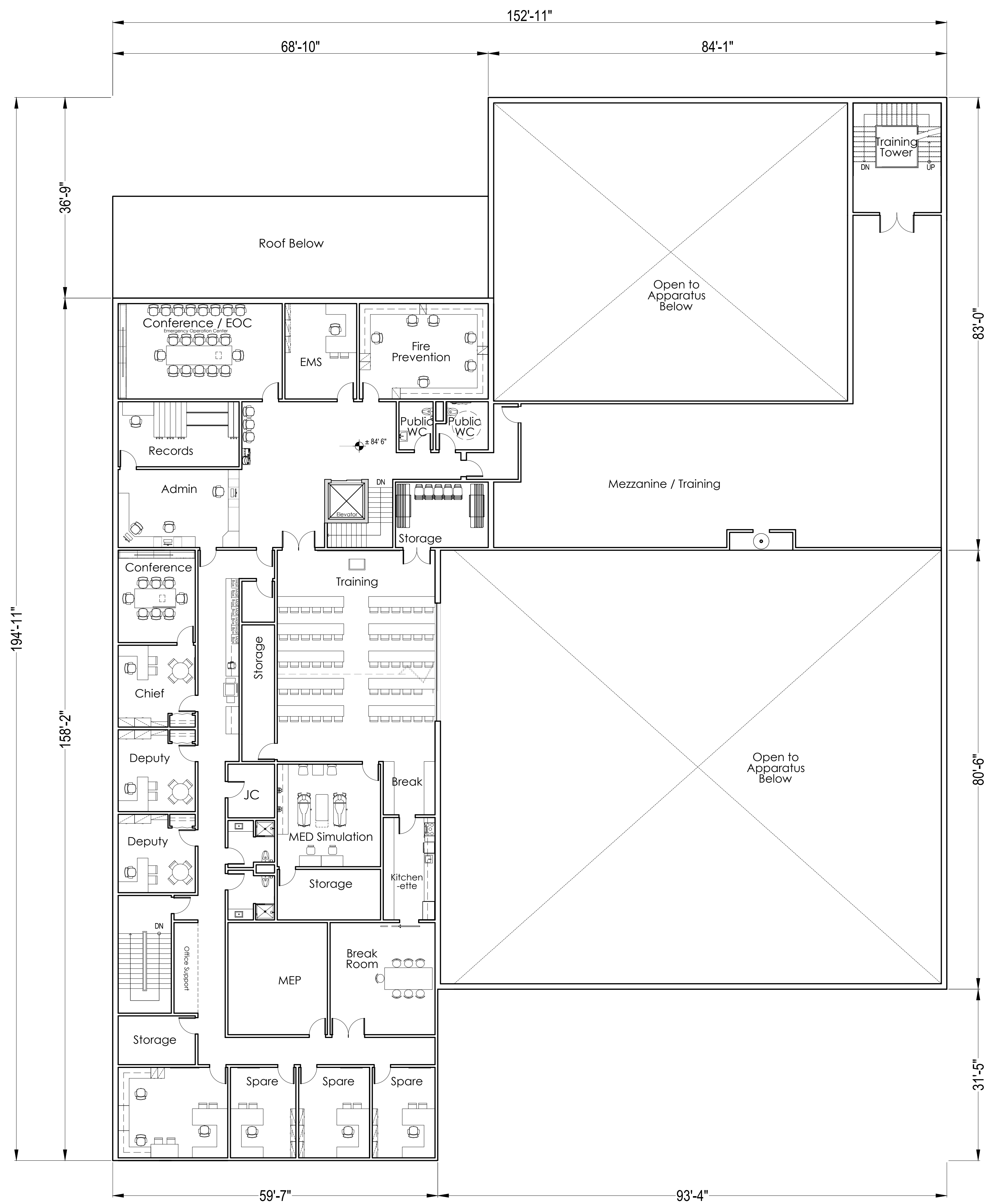
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① SECOND FLOOR PLAN (2-STORY)

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**CONSTRUCTION
PHASING STUDY**

2-STORY BUILDING

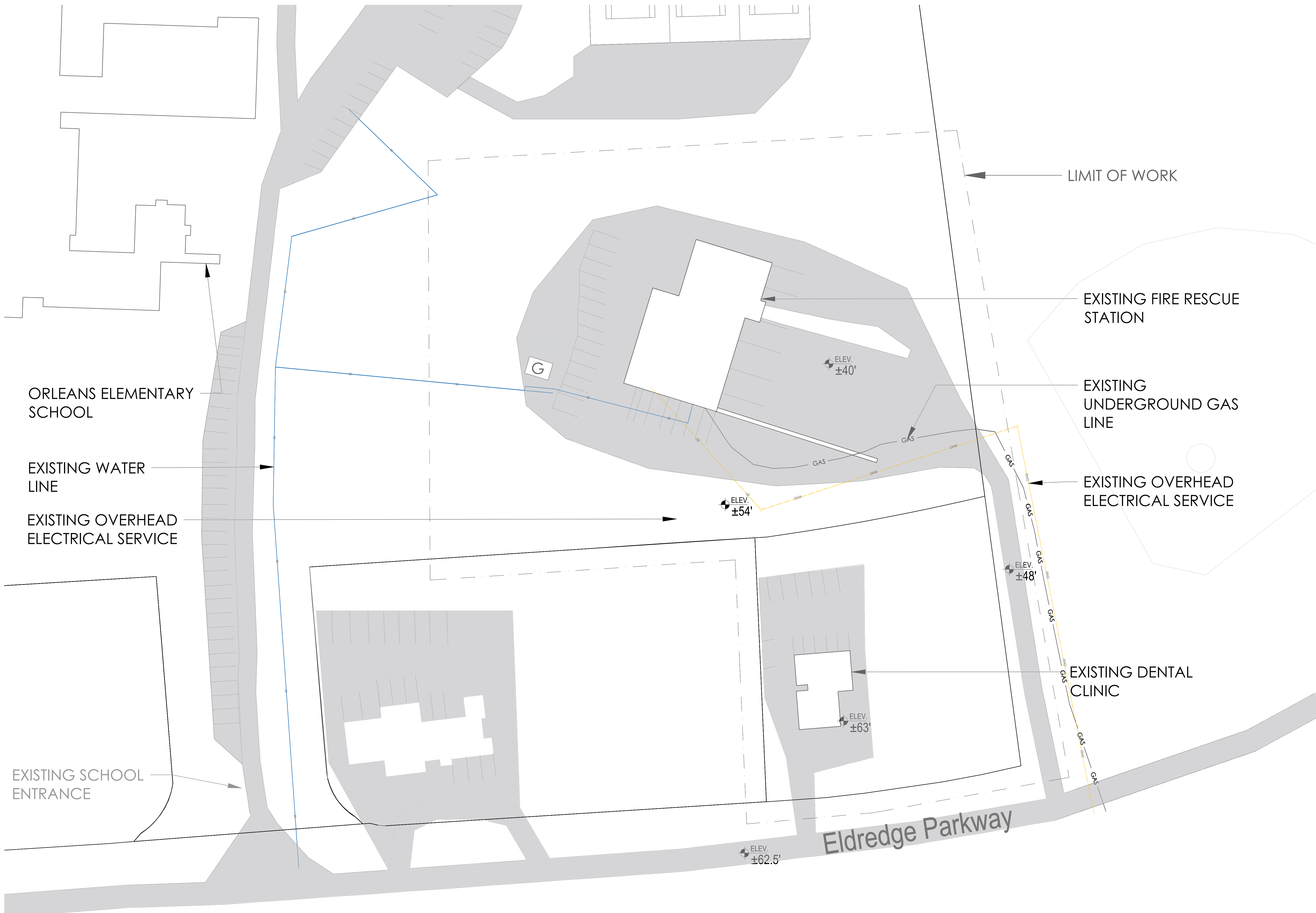
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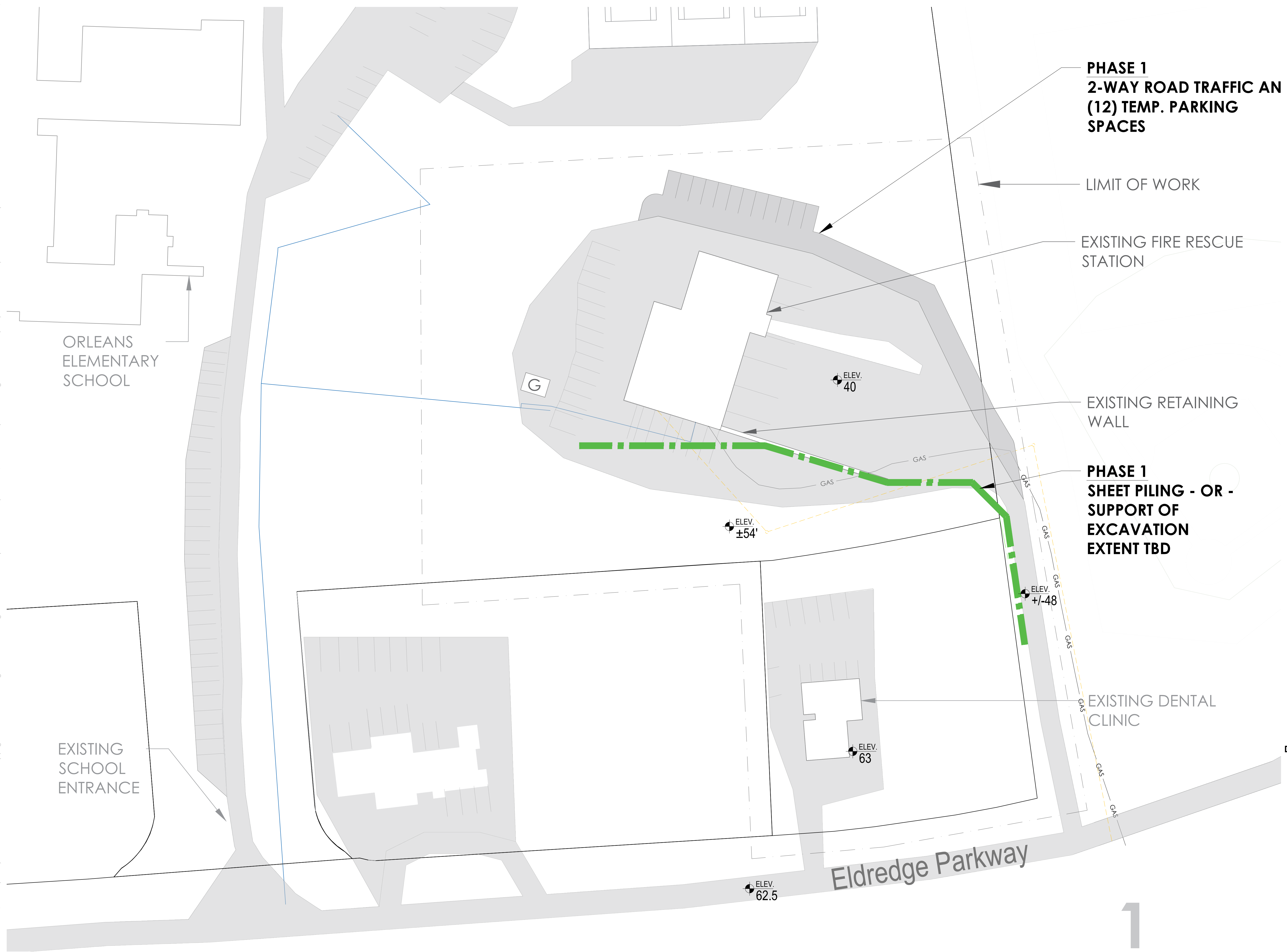


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1 EXISTING SITE PLAN

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**PHASE 1
2-WAY ROAD TRAFFIC AND
(12) TEMP. PARKING
SPACES**

LIMIT OF WORK

EXISTING FIRE RESCUE
STATION

EXISTING RETAINING
WALL

**PHASE 1
SHEET PILING - OR -
SUPPORT OF
EXCAVATION
EXTENT TBD**

EXISTING DENTAL
CLINIC

ORLEANS
ELEMENTARY
SCHOOL

EXISTING
SCHOOL
ENTRANCE

Eldredge Parkway

SCHEDULE - PHASE 1

SHEET PILING / SUPPORT OF EXCAVATION

RELATIVE TIMING EARLY CONSTRUCTION START

DURATION ~ 1-2 MONTHS

- INSTALL SHEET PILING OR SUPPORT OF EXCAVATION
- EXISTING FIRE RESCUE STATION REMAINS FULLY OPERATIONAL
- PRECEDES MAJOR EARTHWORK AND BUILDING CONSTRUCTION

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SCHEDULE - PHASE 2

**TEMPORARY CONSTRUCTION
FENCE, ACCESS & LAYDOWN**

**RELATIVE OVERLAPS END OF
TIMING PHASE 1**

DURATION ~ 1 MONTH

- CONSTRUCTION ACCESS ROAD, AND LAYDOWN AREAS
- ESTABLISH TEMPORARY FENCING EXCEPT AROUND DENTAL CLINIC ENTRANCE (*VACATED JUNE 27TH 2027)
- COORDINATE CONSTRUCTION TRAFFIC WHILE MAINTAINING EXISTING STATION FUNCTIONALITY

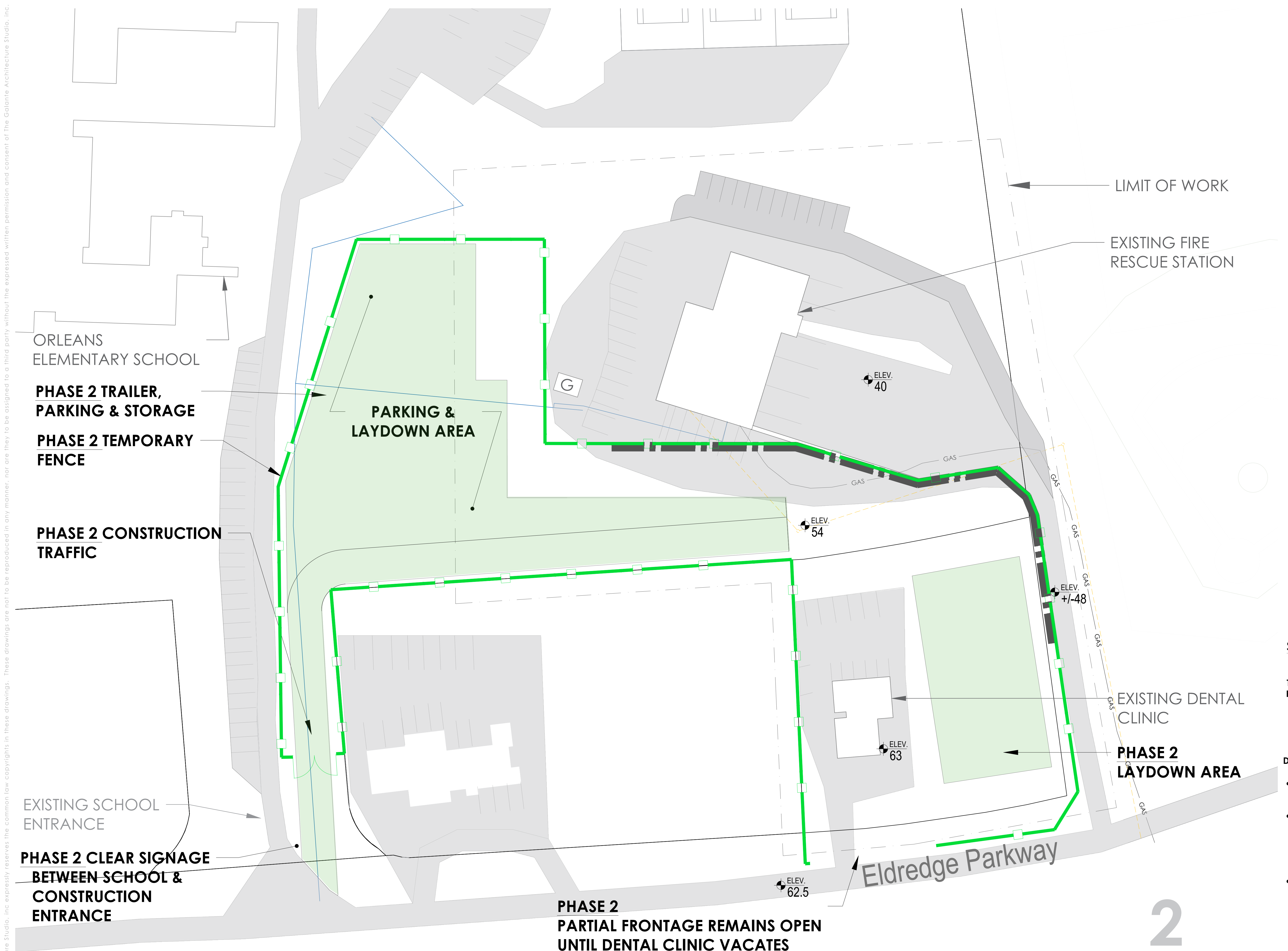
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1 PHASE 2 - TEMPORARY CONSTRUCTION FENCE & ROAD, LAYDOWN AREA

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LIMIT OF WORK

EXISTING FIRE RESCUE
STATION

**PHASE 3
LEVEL SITE**

**PHASE 3
DEMOLISH
DENTAL
CLINIC**

Eldredge Parkway

ORLEANS
ELEMENTARY
SCHOOL

EXISTING SCHOOL
ENTRANCE

SCHEDULE - PHASE 3

**DEMOLISH DENTAL CLINIC &
LEVEL SITE**

**RELATIVE AFTER PHASE 2
TIMING SETUP**

DURATION ~ 2-3 MONTHS

- DEMOLITION OF EXISTING DENTAL CLINIC AT 56 ELDREDGE PARKWAY
- SITE GRADING AND PREPARATION FOR NEW BUILDING FOOTPRINT
- EXISTING FIRE RESCUE STATION REMAINS OPERATIONAL THROUGHOUT

1 PHASE 3 - DEMOLISH DENTAL CLINIC AND LEVE L SITE

As Noted

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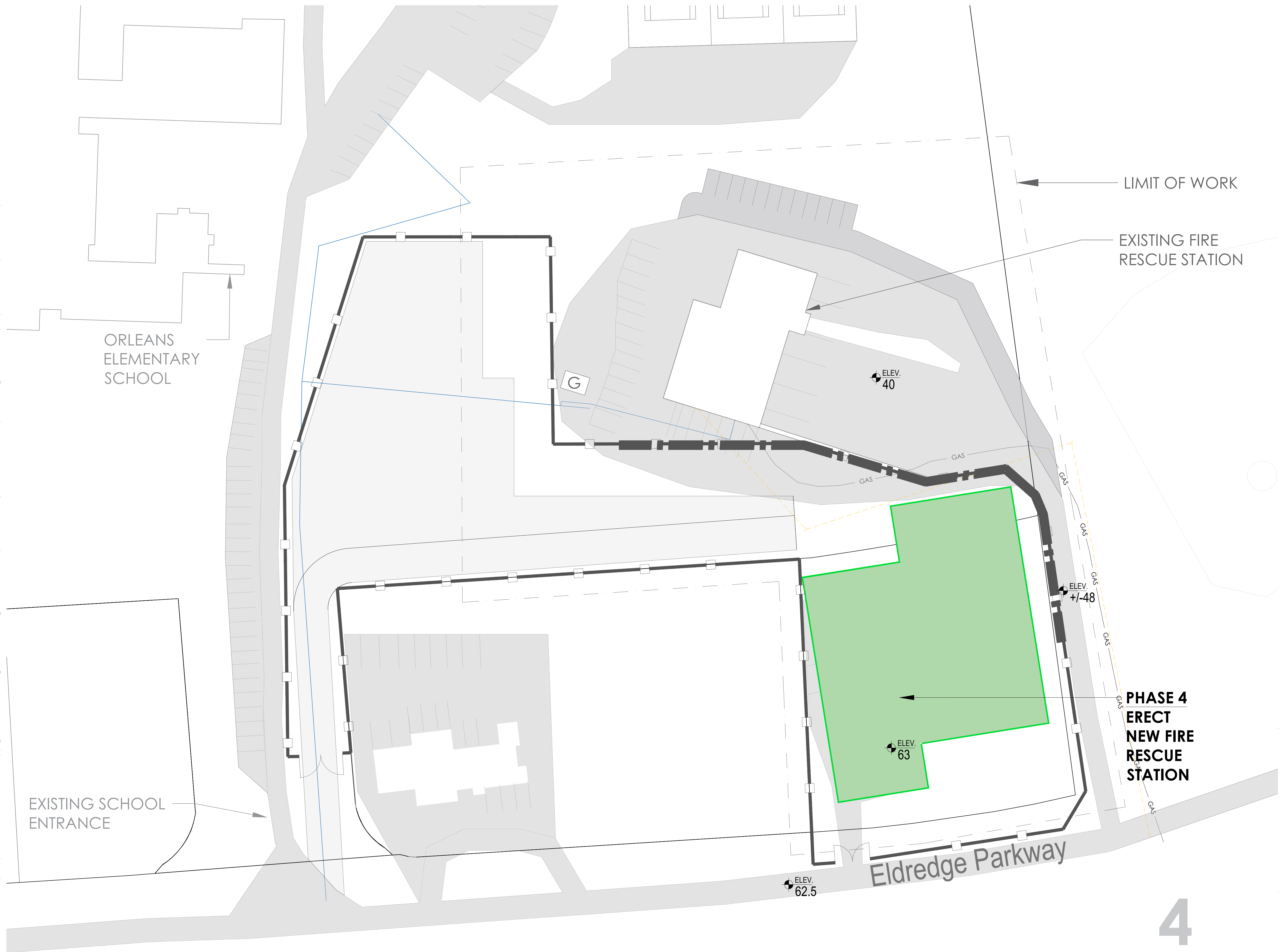
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LIMIT OF WORK

EXISTING FIRE
RESCUE STATION

ORLEANS
ELEMENTARY
SCHOOL

EXISTING SCHOOL
ENTRANCE

ELEV.
40

ELEV.
+48

ELEV.
63

ELEV.
62.5

**PHASE 4
ERECT
NEW FIRE
RESCUE
STATION**

Eldredge Parkway

4

SCHEDULE - PHASE 4

ERECT NEW FIRE RESCUE STATION

RELATIVE TIMING PRIMARY CONSTRUCTION PHASE

DURATION ~ 6-9 MONTHS

- NEW FIRE RESCUE STATION CONSTRUCTION ON CLEARED SITE
- MAJOR STRUCTURAL, ENCLOSURE AND INTERIOR BUILD-OUT
- OVERLAPS WITH PHASE 5 (NEW SEPTIC INSTALLATION) WHERE FEASIBLE

1 PHASE 4 - ERECT NEW FIRE RESCUE STATION

As Noted

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Project Number
2506

Project Title
Orleans Fire Rescue Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

2-STORY BUILDING

SCHEDULE - PHASE 5

INSTALL NEW SEPTIC SYSTEM

RELATIVE OVERLAPS
TIMING MID-LATE PHASE 4

DURATION ~ 1-2 MONTHS

- INSTALLATION OF NEW SEPTIC INFRASTRUCTURES SERVING NEW BUILDING
- COORDINATED TO AVOID DISTRUPTION TO ONGOING BUILDING CONSTRUCTION

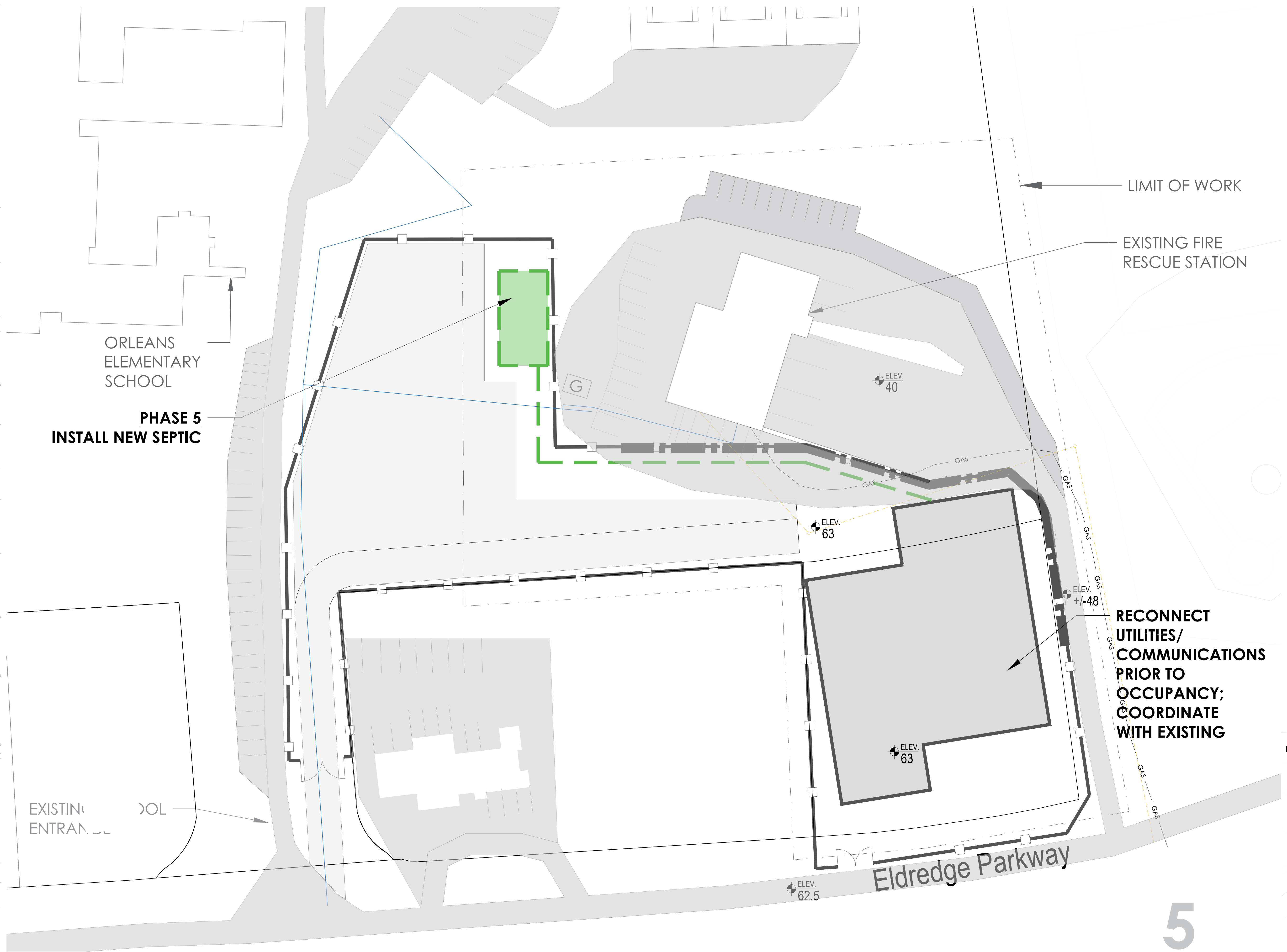
Date/Issued For
02.23.2026

**NOT FOR
CONSTRUCTION**

Scale
1/32" = 1'-0" (24"x36" Sheet)

Drawn By

Drawing Number



1 PHASE 5 - NEW SEPTIC

As Noted

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

2-STORY BUILDING

SCHEDULE - PHASE 6

**MOVE INTO NEW BUILDING &
COMPLETE ADJACENT
HARDSCAPE**

RELATIVE LATE PHASE 4 /
TIMING EARLY CLOSEOUT

DURATION ~ 1-2 MONTHS

- FIRE DEPARTMENT TRANSITIONS OPERATIONS INTO NEW STATION
- REMOVE TEMPORARY FENCING ALONG ELDREDGE ROAD TO RESTORE EMERGENCY VEHICLE ACCESS
- COMPLETE ADJACENT APRON AND HARDSCAPE AREAS
- MARKS OPERATIONAL CROSSOVER POINT

Date/Issued For
02.23.2026

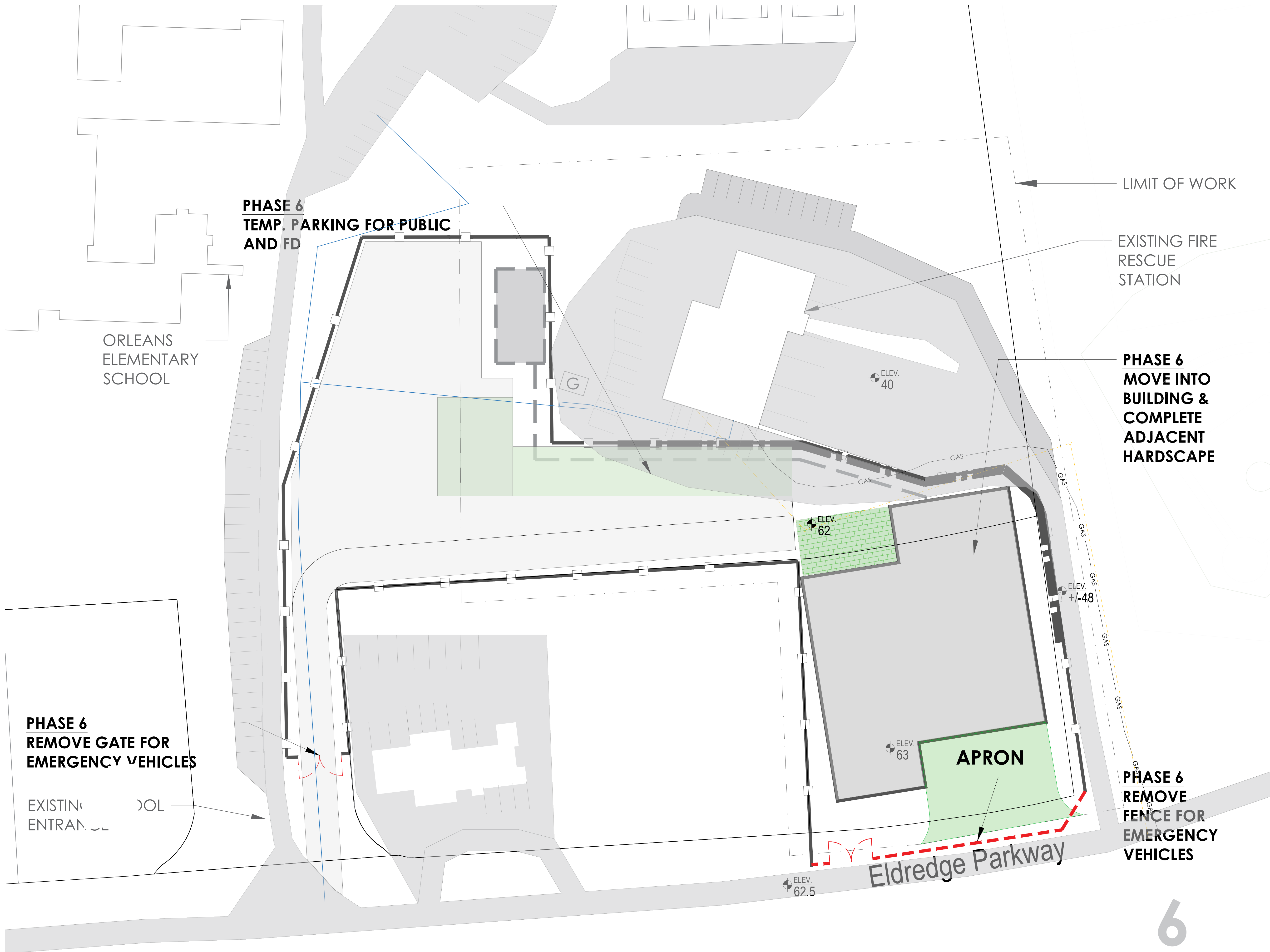
Scale
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Drawing Number

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1 PHASE 6 - MOVE TO NEW BUILDING

Project Number
2506

Project Title
Orleans Fire Rescue Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

2-STORY BUILDING

Date/Issued For
02.23.2026

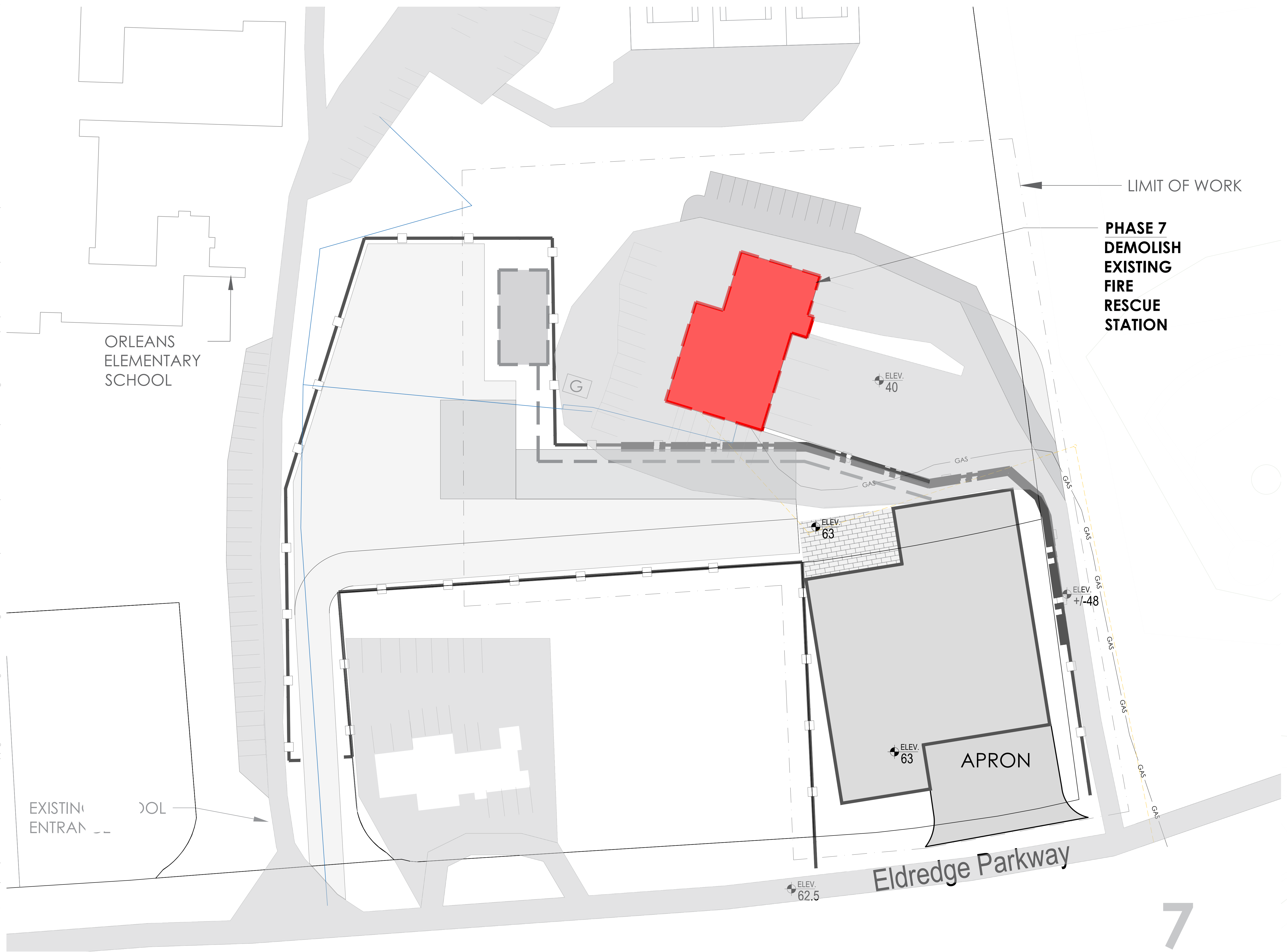
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LIMIT OF WORK

**PHASE 7
DEMOLISH
EXISTING
FIRE
RESCUE
STATION**

ORLEANS
ELEMENTARY
SCHOOL

EXISTING
ENTRANCE

Eldredge Parkway

APRON

SCHEDULE - PHASE 7

DEMOLISH EXISTING FIRE RESCUE STATION

RELATIVE TIMING AFTER FULL RELOCATION (PHASE 6 COMPLETE)

DURATION ~ 1-2 MONTHS

- DEMOLITION OF EXISTING FIRE RESCUE STATION WITH RESPECT TO HAZMAT REMOVAL AND ABATEMENT
- SITE CLEARED FOR FINAL GRADING AND PARKING IMPROVEMENTS

1 PHASE 7 - DEMO EXISTING FIRE RESCUE STATION

As Noted

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

2-STORY BUILDING

Date/Issued For
02.23.2026

Scale
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LIMIT OF WORK

**PHASE 8
LEVEL
REMAINING
SITE**

**PHASE 8
REMOVE SHEET
PILING**

**PHASE 8
REMOVE
PORTION OF
FENCE**

SCHEDULE - PHASE 8

**LEVEL REMAINING SITE &
REMOVE SHEET PILING**

RELATIVE TIMING IMMEDIATELY
FOLLOWING
PHASE 7

DURATION ~ 1-2 MONTHS

- FINAL SITE GRADING & LEVELING
- REMOVE REMAINING SHEET PILING AND TEMPORARY EARTH SUPPORT

**NOT FOR
CONSTRUCTION**

1 PHASE 8 - LEVEL REMAINING SITE

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Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

2-STORY BUILDING

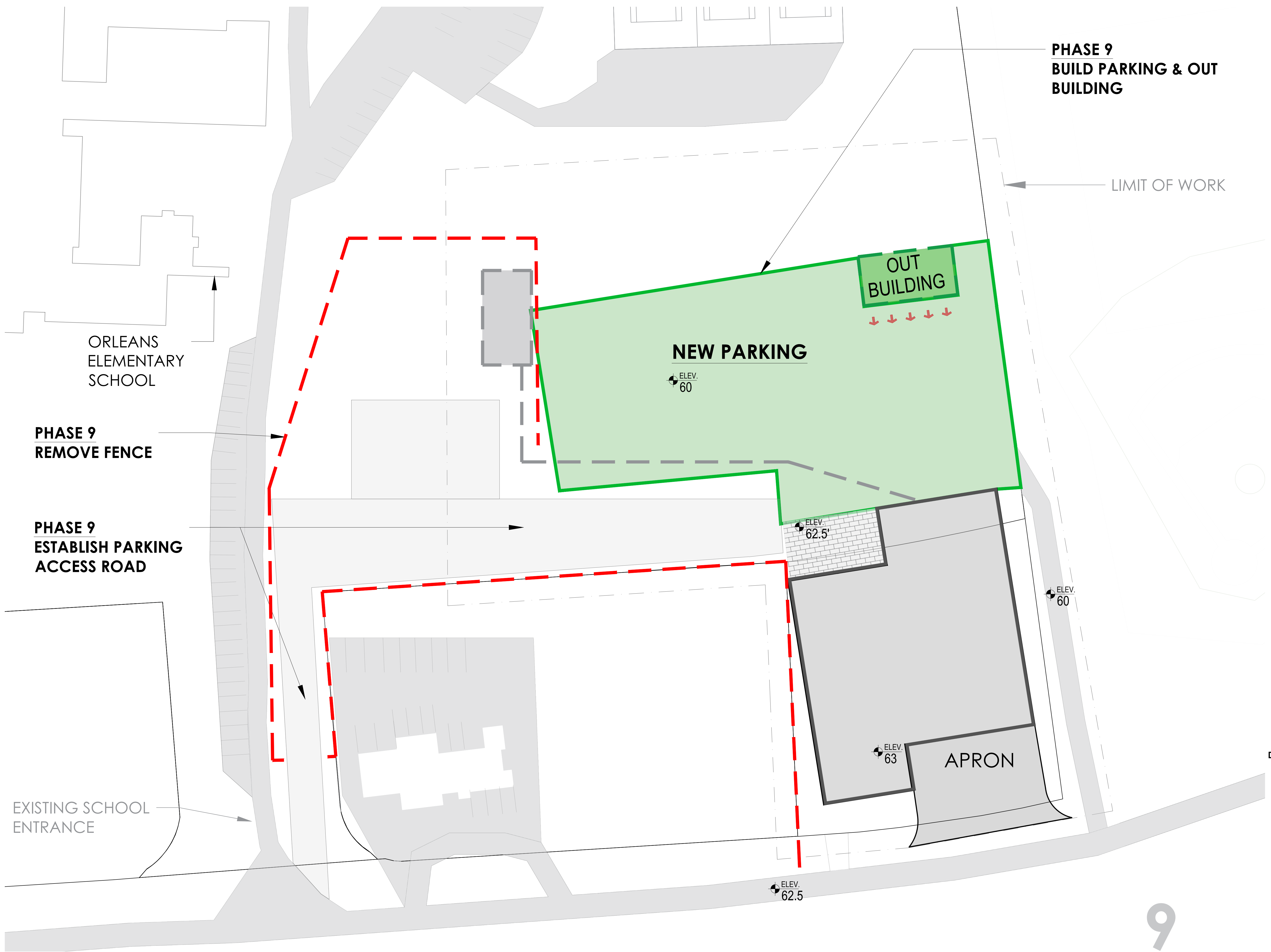
Date/Issued For
02.23.2026

**NOT FOR
CONSTRUCTION**

Scale
1/32" = 1'-0" (24"x36" Sheet)

Drawn By

Drawing Number



**PHASE 9
BUILD PARKING & OUT
BUILDING**

LIMIT OF WORK

ORLEANS
ELEMENTARY
SCHOOL

**PHASE 9
REMOVE FENCE**

**PHASE 9
ESTABLISH PARKING
ACCESS ROAD**

EXISTING SCHOOL
ENTRANCE

NEW PARKING

**OUT
BUILDING**

APRON

SCHEDULE - PHASE 9

**CONSTRUCT PARKING &
OUTBUILDING**

**RELATIVE FINAL SITE PHASE
TIMING**

DURATION ~ 1-2 MONTHS

- CONSTRUCT NEW PARKING AREAS AND OUTBUILDING
- REMOVE REMAINING TEMPORARY FENCING AND CONSTRUCTION STAGING
- FINAL SITE CONFIGURATION COMPLETED

1 PHASE 9 - BUILD PARKING AND OUTBUILDING

As Noted

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

2-STORY BUILDING

Date/Issued For
02.23.2026

**NOT FOR
CONSTRUCTION**

Scale
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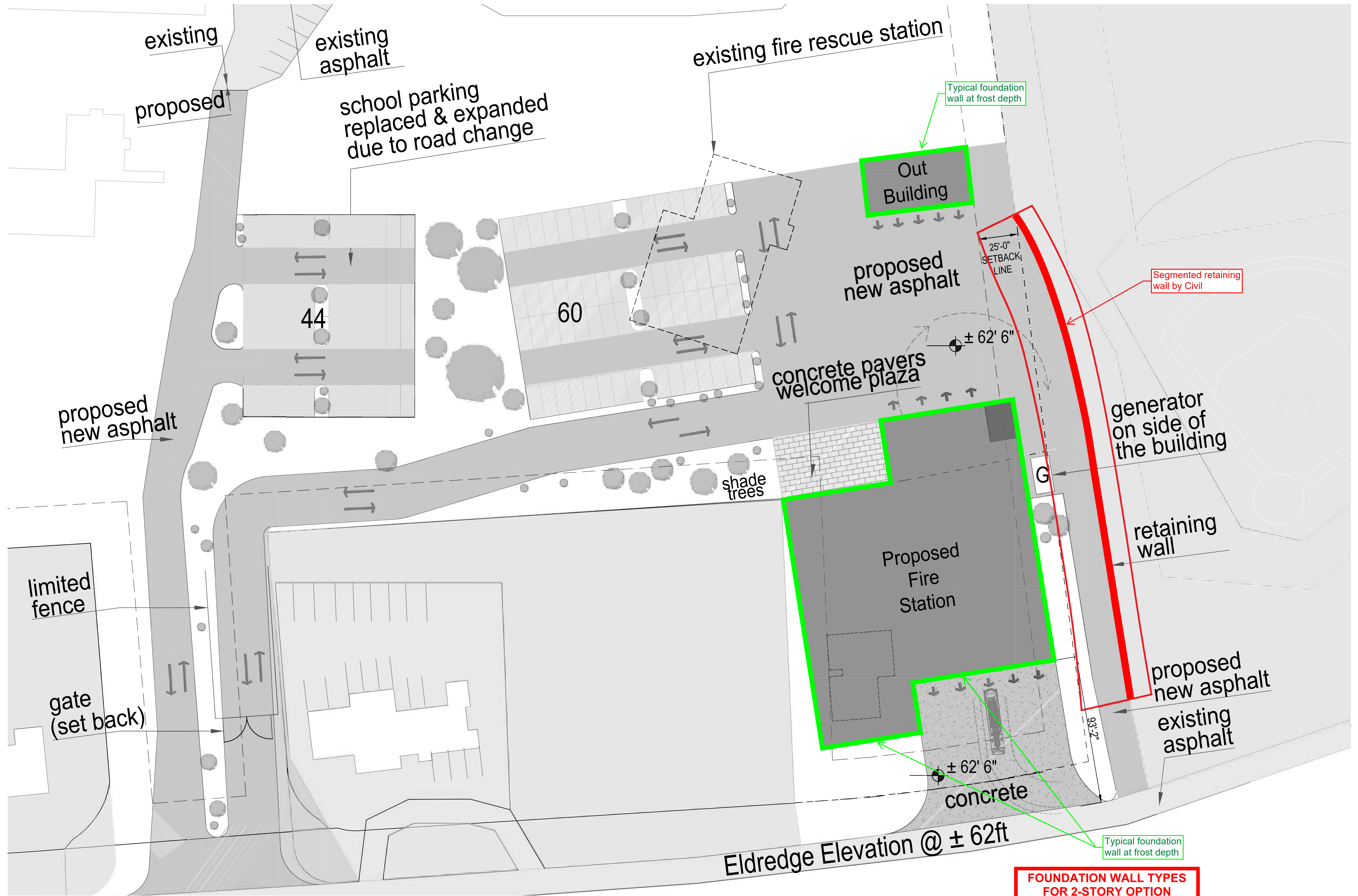
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Drawing Number

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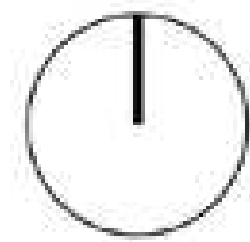


TWO-STORY BUILDING SF	
1st Floor SF:	26,331
2nd Floor SF:	10,987
Total Building SF:	37,318



**FOUNDATION WALL TYPES
FOR 2-STORY OPTION**

L eMessurier.
02/12/2026



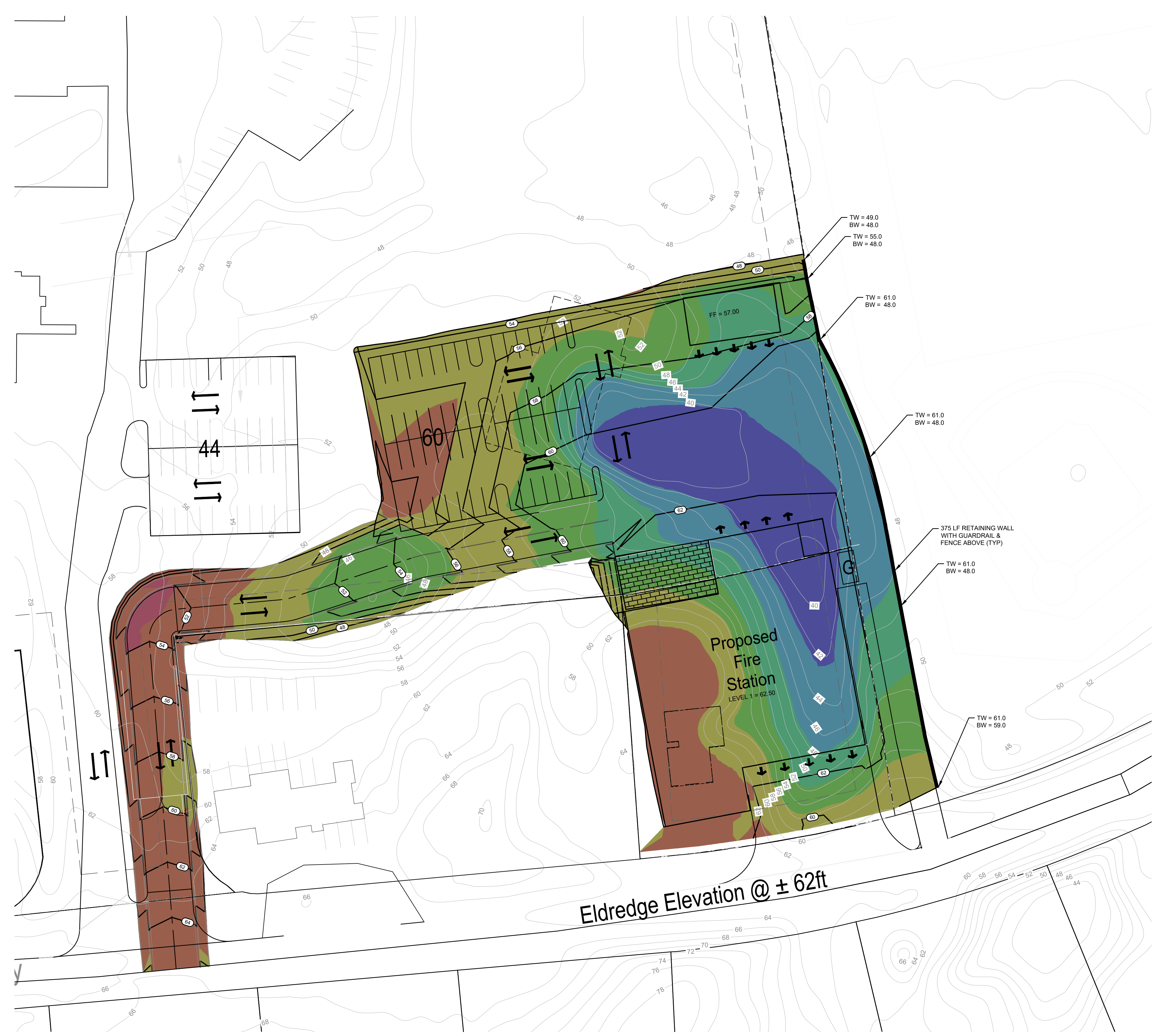
**ORLEANS FIRE-RESCUE STATION
ASSESSORS MAP 40 LOT 65
58 ELDRIDGE PARK WAY
ORLEANS, MA**

NOTES:

- 1) THE INTENT OF THIS PLAN IS TO SHOW A PRELIMINARY CUT/FILL ANALYSIS FOR THE PROPOSED 2-STORY BUILDING OPTION.
- 2) EXISTING TOPOGRAPHIC INFORMATION AS SHOWN IS TAKEN FROM AVAILABLE GIS DATA.

PLAN REFERENCES:

- 1) "SITE PLAN - SBS#2" AS PROVIDED BY TGAS.



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	2D Area (SF)	Color
1	-10.000	-5.000	814	Red
2	-5.000	0.000	17007	Brown
3	0.000	5.000	29560	Olive Green
4	5.000	10.000	19204	Green
5	10.000	15.000	10668	Teal
6	15.000	20.000	14236	Blue
7	20.000	25.000	10192	Dark Blue
8	25.000	30.000	0	Purple

EARTHWORK QUANTITIES	
CUT (CY)	1,368
FILL (CY)	39,755
NET	38,387 (FILL)

REVISIONS

NO.	REVISION	DATE
1	REVS PER SITEWORK DISCUSSION	2/13/26

SUBMISSION DATE
DRAWN/DESIGN BY: KCB
CHECKED BY: AAA

PROJECT NO.
NEX-2500388

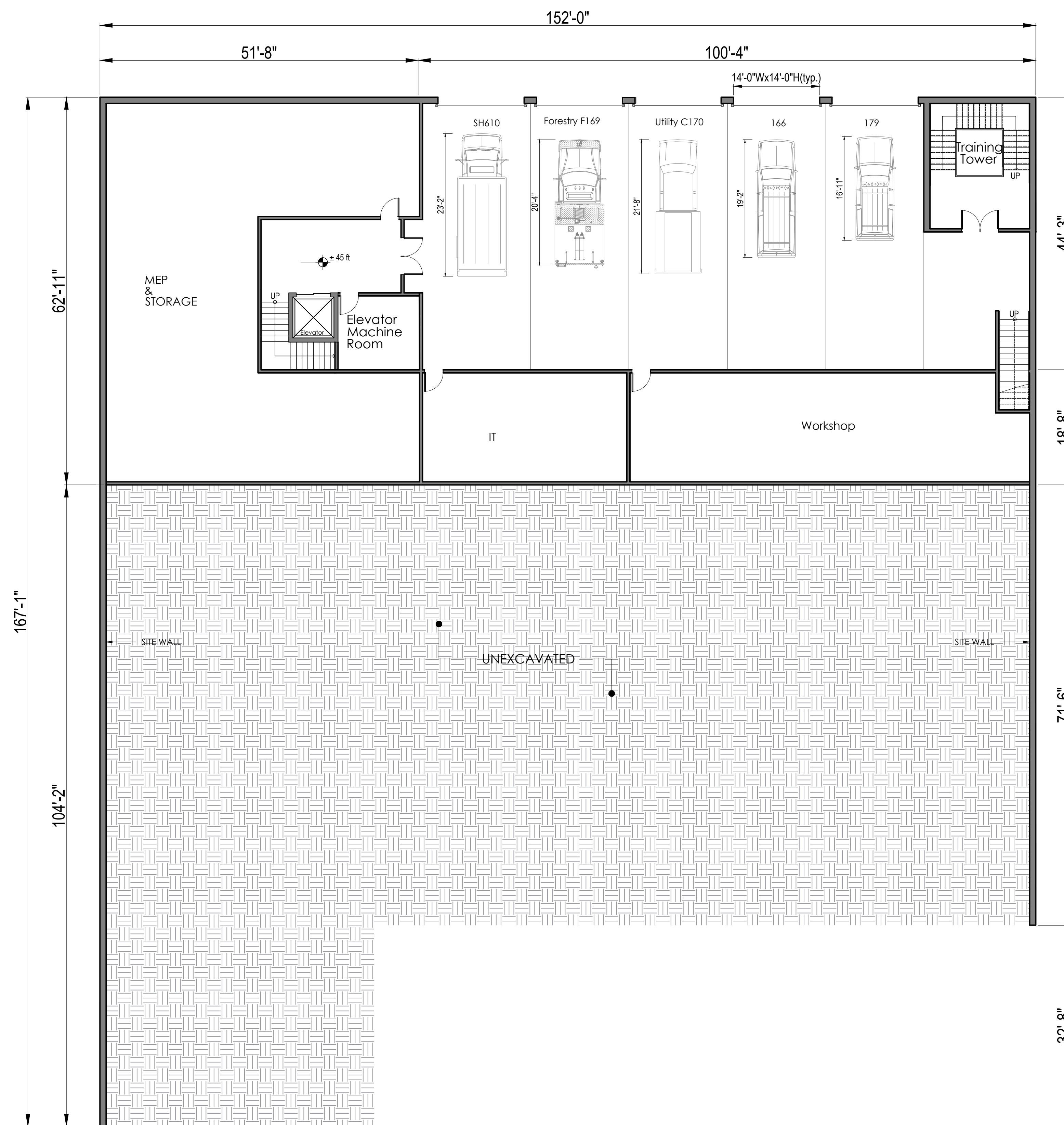
**CUT/FILL EXHIBIT #1
2-STORY OPTION**

SCALE: 1"=40'

PROJECT NO.
NEX-2500388



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1 LEVEL ZERO FLOOR PLAN (3-STORY)

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
SBS Three Story
Zero Floor Plan

Level Zero SF:	9,567
1st Floor SF:	21,839
2nd Floor SF:	13,123
Total Building SF:	44,520
Program Book SF:	39,533

Date/Issued For
02.23.2026

**NOT FOR
CONSTRUCTION**

Scale
3/32" = 1'-0"

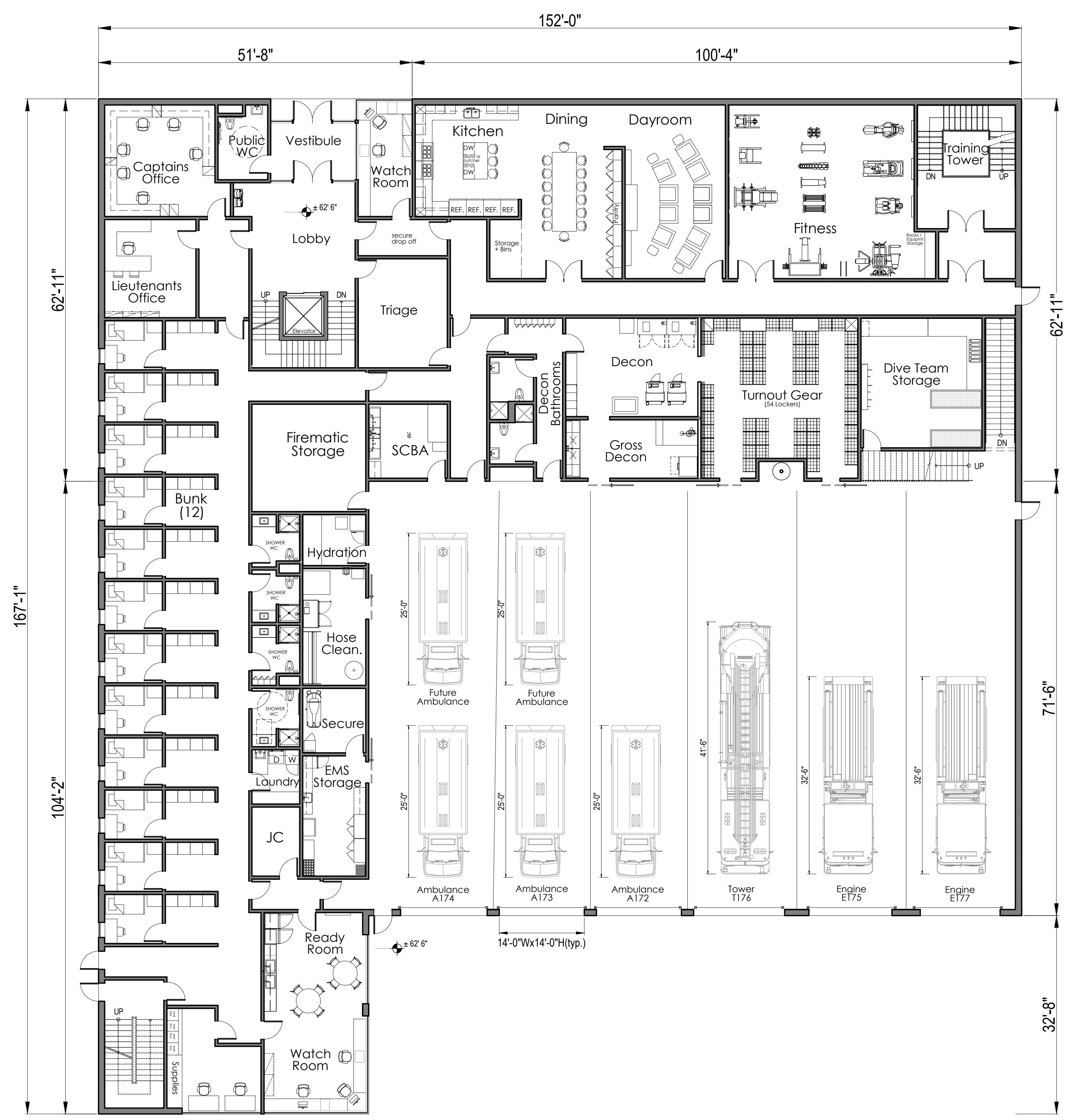
Drawn By
CT

Drawing Number

A-100

Print 24x36

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Project Number
2506

Project Title
Orleans Fire Rescue Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
SBS Three Story
First Floor Plan

Level Zero SF:	9,567
1st Floor SF:	21,839
2nd Floor SF:	13,123
Total Building SF:	44,520
Program Book SF:	39,533

Date/Issued For
02.23.2026

**NOT FOR
CONSTRUCTION**

Print 24x36
Scale
3/32 = 1'-0"

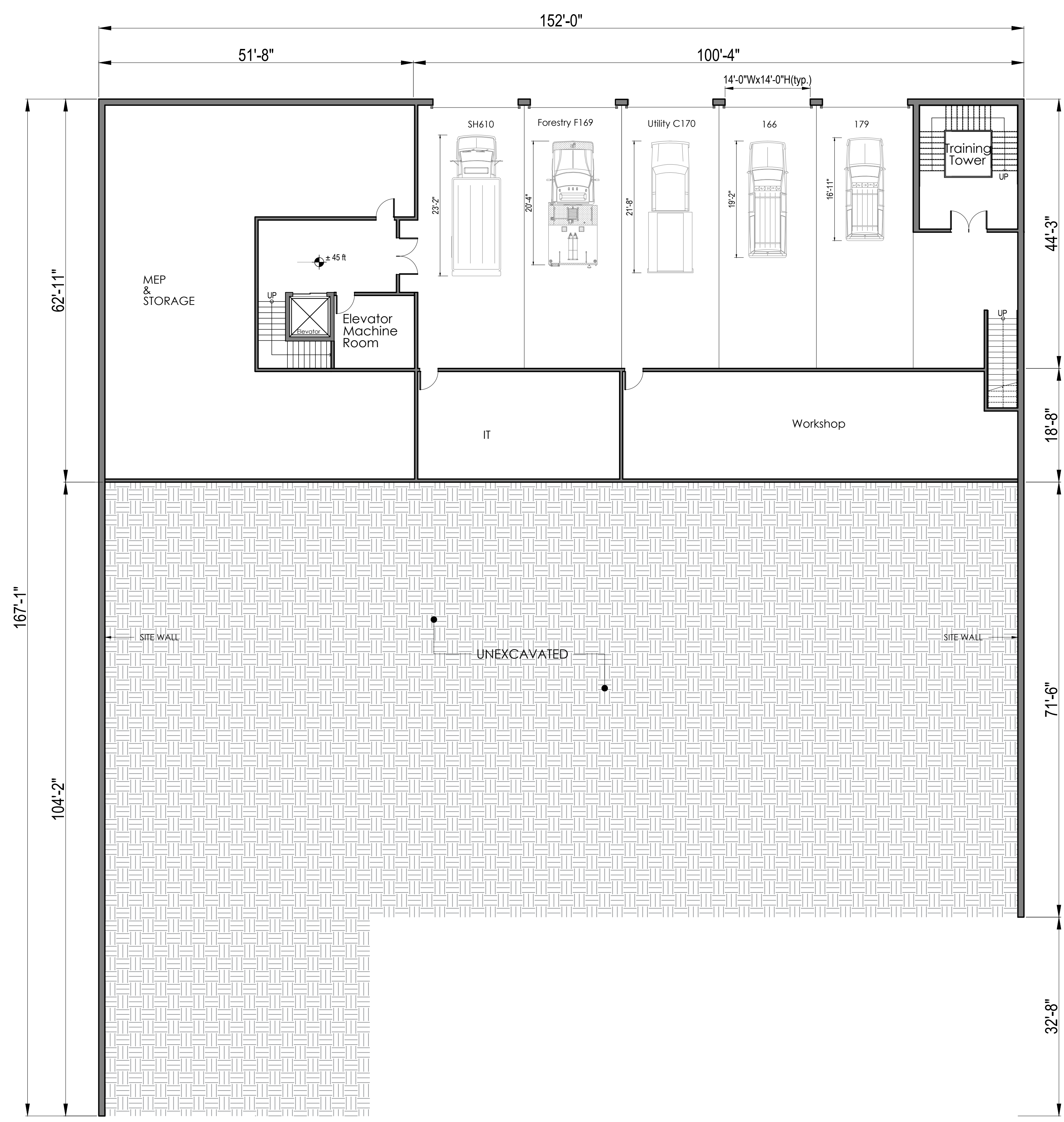
Drawn By
CT

Drawing Number

A-101

1 FIRST FLOOR PLAN (3-STORY)

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① SECOND FLOOR PLAN (3-STORY)

Project Number
2506
Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
SBS Three Story
Second Floor Plan

Level Zero SF:	9,567
1st Floor SF:	21,839
2nd Floor SF:	13,123
Total Building SF:	44,520
Program Book SF:	39,533

Date/Issued For
02.23.2026

**NOT FOR
CONSTRUCTION**

Scale
3/32" = 1'-0"

Drawn By
CT

Drawing Number
A-102

Print 24x36

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LIMIT OF WORK

EXISTING FIRE RESCUE STATION

EXISTING RETAINING WALL

EXISTING DENTAL CLINIC

ORLEANS ELEMENTARY SCHOOL

EXISTING WATER MAIN

EXISTING OVERHEAD ELECTRICAL SERVICE

EXISTING SCHOOL ENTRANCE

Eldredge Parkway

Project Number
2506

Project Title
Orleans Fire Rescue Station

56 and 58 Eldredge Park Way, Orleans, MA 02653

Drawing Title
CONSTRUCTION PHASING STUDY

3-STORY BUILDING

Date/Issued For
02.23.2026

NOT FOR CONSTRUCTION

Scale
1/32" = 1'-0" (24"x36" Sheet)

Drawn By

Drawing Number

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Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

3-STORY BUILDING

SCHEDULE - PHASE 1

SHEET PILING / SUPPORT OF EXCAVATION

RELATIVE EARLY
TIMING CONSTRUCTION
START

DURATION ~ 1-2 MONTHS

- INSTALL SHEET PILING OR SUPPORT OF EXCAVATION
- EXISTING FIRE RESCUE STATION REMAINS FULLY OPERATIONAL
- PRECEDES MAJOR EARTHWORK AND BUILDING CONSTRUCTION

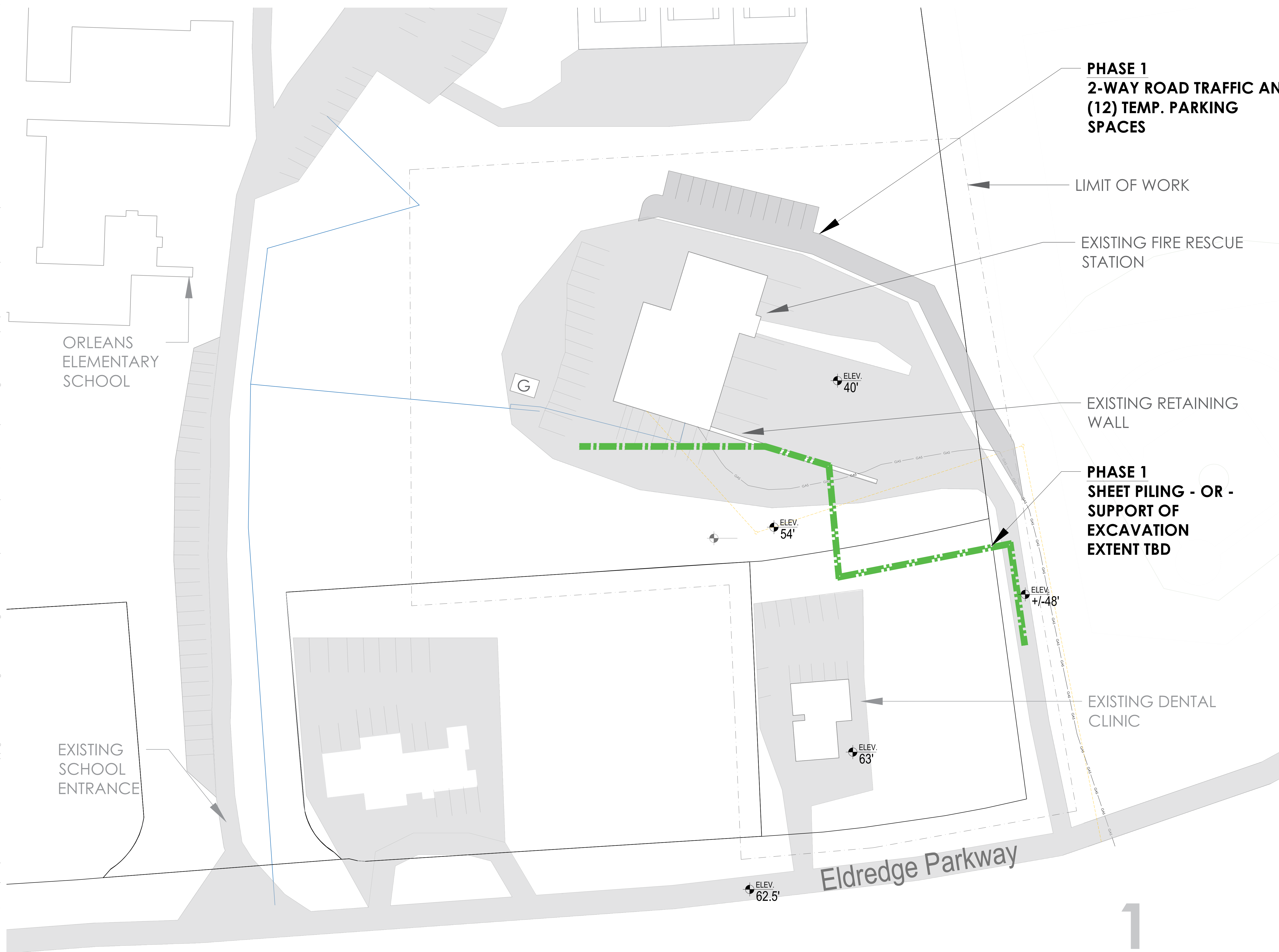
Date/Issued For
02.23.2026

**NOT FOR
CONSTRUCTION**

Scale
1/32" = 1'-0" (24"x36" Sheet)

Drawn By

Drawing Number



1 PHASE 1 - SHEET PILING/SUPPORT OF EXCAVATION

As Noted

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

3-STORY BUILDING

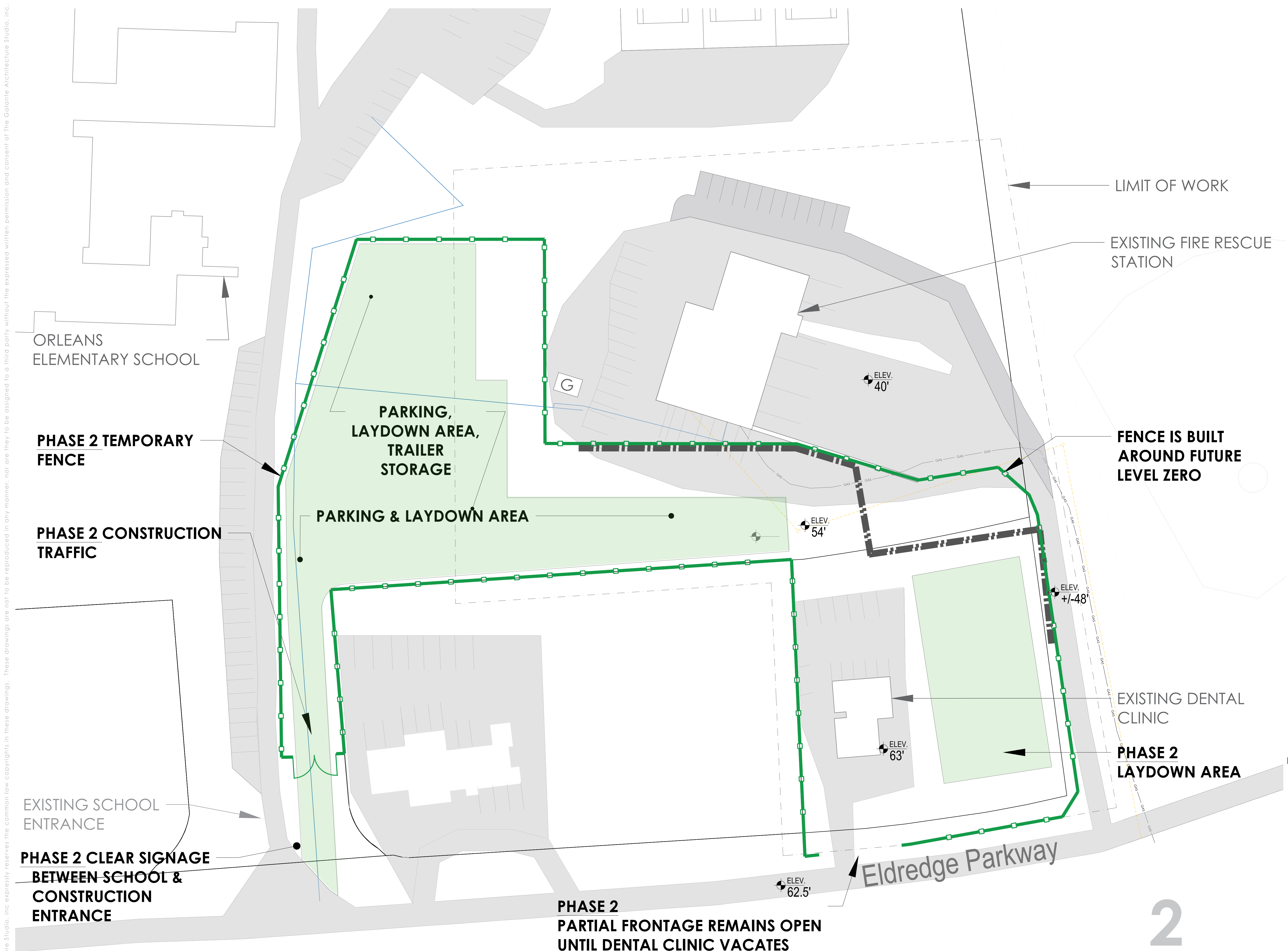
Date/Issued For
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**NOT FOR
CONSTRUCTION**

Scale
1/32" = 1'-0" (24"x36" Sheet)

Drawn By

Drawing Number



LIMIT OF WORK

EXISTING FIRE RESCUE
STATION

ORLEANS
ELEMENTARY SCHOOL

PHASE 2 TEMPORARY
FENCE

PARKING,
LAYDOWN AREA,
TRAILER
STORAGE

FENCE IS BUILT
AROUND FUTURE
LEVEL ZERO

PHASE 2 CONSTRUCTION
TRAFFIC

PARKING & LAYDOWN AREA

EXISTING DENTAL
CLINIC

EXISTING SCHOOL
ENTRANCE

PHASE 2 CLEAR SIGNAGE
BETWEEN SCHOOL &
CONSTRUCTION
ENTRANCE

PHASE 2
LAYDOWN AREA

PHASE 2
PARTIAL FRONTAGE REMAINS OPEN
UNTIL DENTAL CLINIC VACATES

Eldredge Parkway

2

1 PHASE 2 - TEMPORARY CONSTRUCTION FENCE & ROAD, LAYDOWN AREA

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Project Number
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Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

3-STORY BUILDING

Date/Issued For
02.23.2026

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Scale
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LIMIT OF WORK

EXISTING FIRE RESCUE
STATION

**PHASE 3
BUILD PORTION OF
RETAINING WALL
ALONG SOE**

**PHASE 3
GENTLY SLOPE GRADE
DOWN TO ELEVATION
40**

**PHASE 3
LEVEL SITE**

**PHASE 3
DEMOLISH DENTAL
CLINIC**

**PHASE 3
CONSTRUCTION
GATE**

SCHEDULE - PHASE 3

**DEMOLISH DENTAL CLINIC &
SITE GRADING**

**RELATIVE AFTER PHASE 2
TIMING SETUP**

DURATION ~ 2-3 MONTHS

- DEMOLITION OF EXISTING DENTAL CLINIC AT 56 ELDREDGE PARKWAY
- SITE GRADING AND PREPARATION FOR NEW BUILDING FOOTPRINT
- EXISTING FIRE RESCUE STATION REMAINS OPERATIONAL THROUGHOUT

1 PHASE 3 - DEMOLISH DENTAL CLINIC AND GRADE SITE

As Noted

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

3-STORY BUILDING

Date/Issued For
02.23.2026

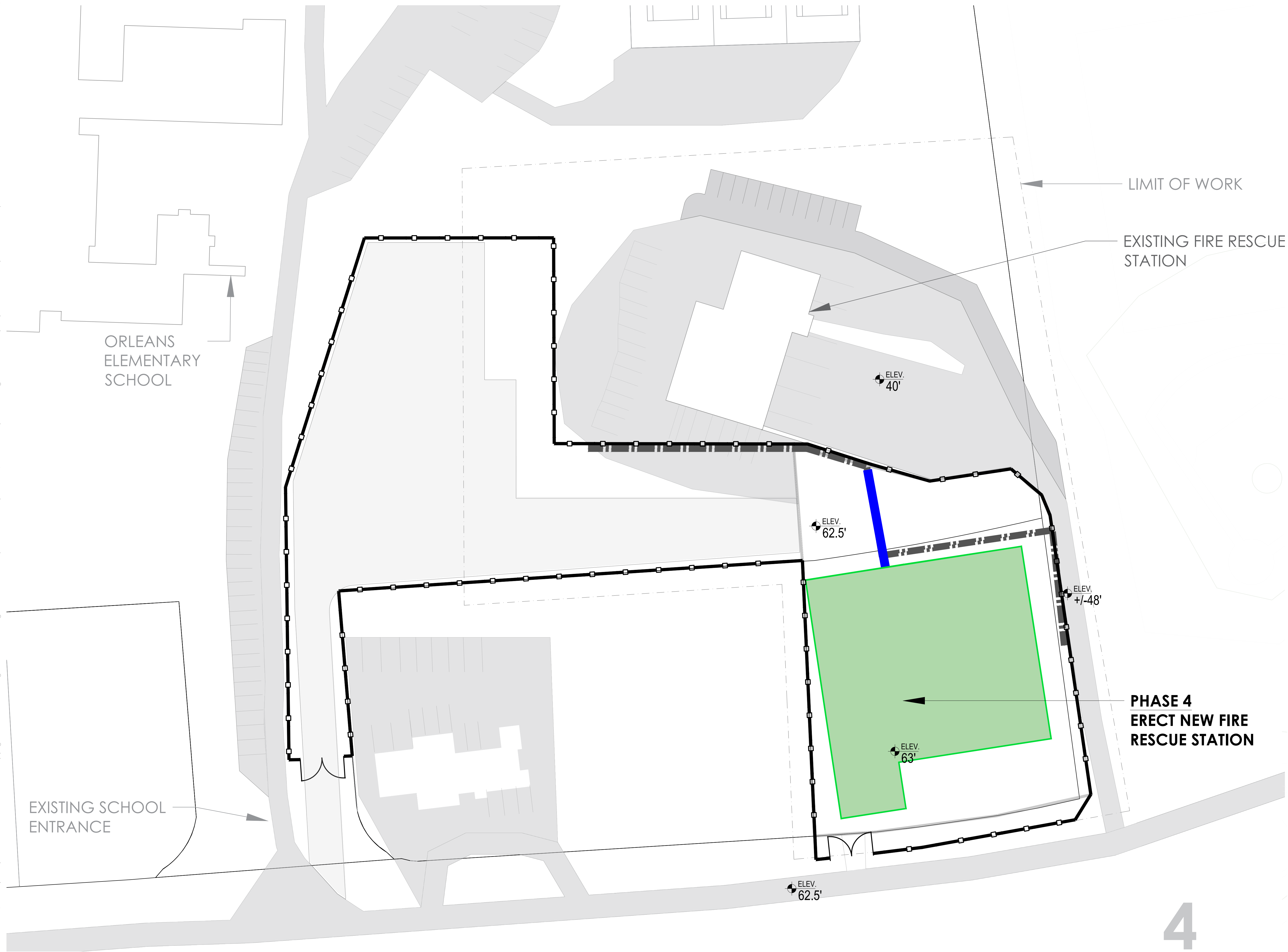
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CONSTRUCTION**

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LIMIT OF WORK

EXISTING FIRE RESCUE
STATION

ORLEANS
ELEMENTARY
SCHOOL

EXISTING SCHOOL
ENTRANCE

ELEV.
40'

ELEV.
62.5'

ELEV.
+/-48'

ELEV.
63'

ELEV.
62.5'

**PHASE 4
ERECT NEW FIRE
RESCUE STATION**

SCHEDULE - PHASE 4

**ERECT NEW FIRE RESCUE
STATION**

**RELATIVE PRIMARY
TIMING CONSTRUCTION
PHASE**

DURATION ~ 9-12 MONTHS

- NEW FIRE RESCUE STATION CONSTRUCTION ON CLEARED SITE
- MAJOR STRUCTURAL ENCLOSURE AND INTERIOR BUILD-OUT
- OVERLAPS WITH PHASE 5 (NEW SEPTIC INSTALLATION) WHERE FEASIBLE

4

1 PHASE 4 - ERECT NEW FIRE RESCUE STATION

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Project Title
Orleans Fire Rescue Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

3-STORY BUILDING

SCHEDULE - PHASE 5

INSTALL NEW SEPTIC SYSTEM

RELATIVE OVERLAPS
TIMING MID-LATE PHASE 4

DURATION ~ 1-2 MONTHS

- INSTALLATION OF NEW SEPTIC INFRASTRUCTURES SERVING NEW BUILDING
- COORDINATED TO AVOID DISTRUPTION TO ONGOING BUILDING CONSTRUCTION

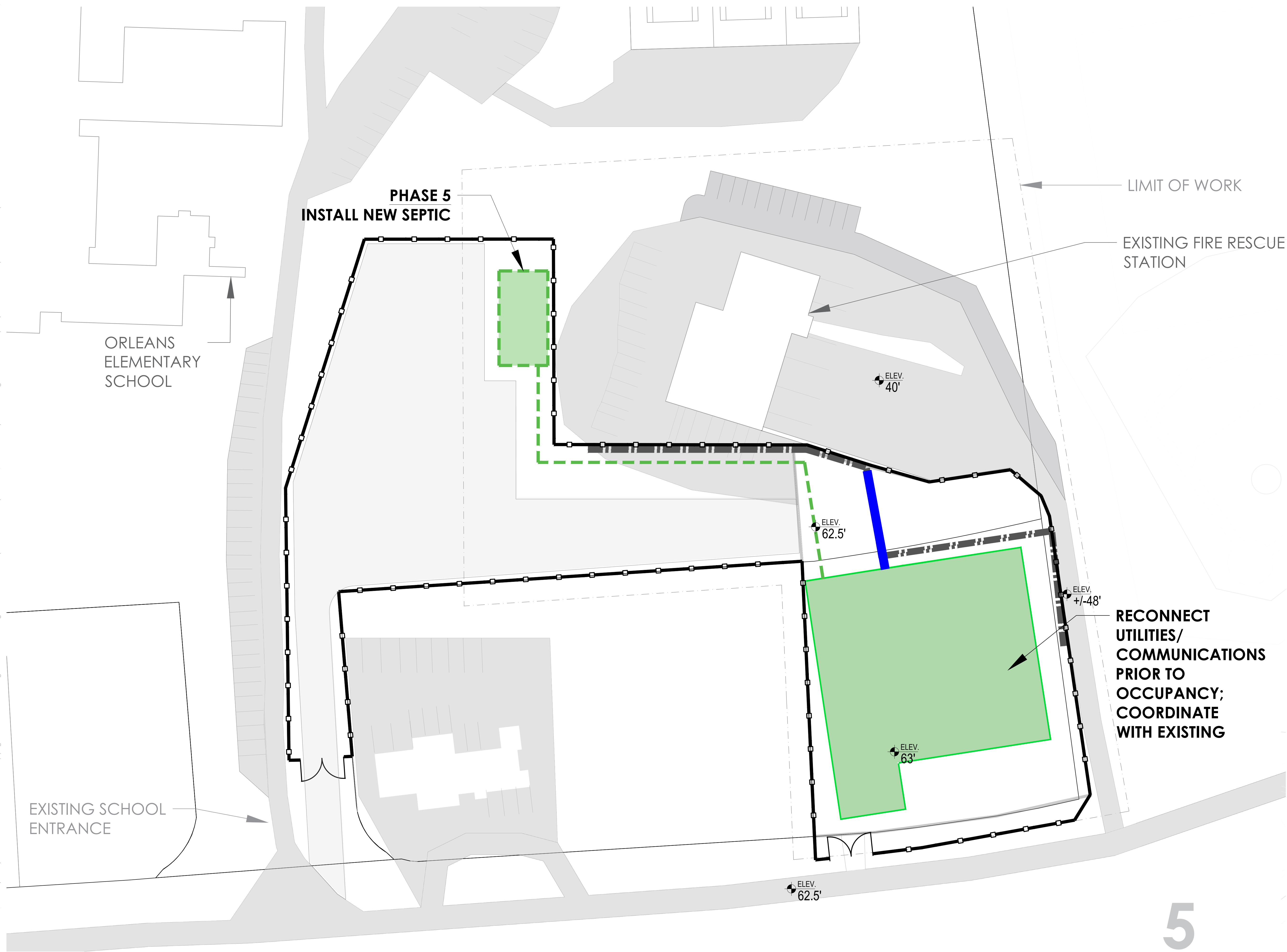
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**NOT FOR
CONSTRUCTION**

Scale
1/32" = 1'-0" (24"x36" Sheet)

Drawn By

Drawing Number



**PHASE 5
INSTALL NEW SEPTIC**

LIMIT OF WORK

EXISTING FIRE RESCUE
STATION

ORLEANS
ELEMENTARY
SCHOOL

EXISTING SCHOOL
ENTRANCE

**RECONNECT
UTILITIES/
COMMUNICATIONS
PRIOR TO
OCCUPANCY;
COORDINATE
WITH EXISTING**

5

1 PHASE 5 - NEW SEPTIC

As Noted

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

3-STORY BUILDING

SCHEDULE - PHASE 6

**MOVE INTO NEW BUILDING &
COMPLETE ADJACENT
HARDSCAPE**

RELATIVE LATE PHASE 4 /
TIMING EARLY CLOSEOUT

DURATION ~ 1-2 MONTHS

- FIRE DEPARTMENT TRANSITIONS OPERATIONS INTO NEW STATION
- REMOVE TEMPORARY FENCING ALONG ELDREDGE ROAD TO RESTORE EMERGENCY VEHICLE ACCESS
- COMPLETE ADJACENT APRON AND HARDSCAPE AREAS
- MARKS OPERATIONAL CROSSOVER POINT

Date/Issued For
02.23.2026

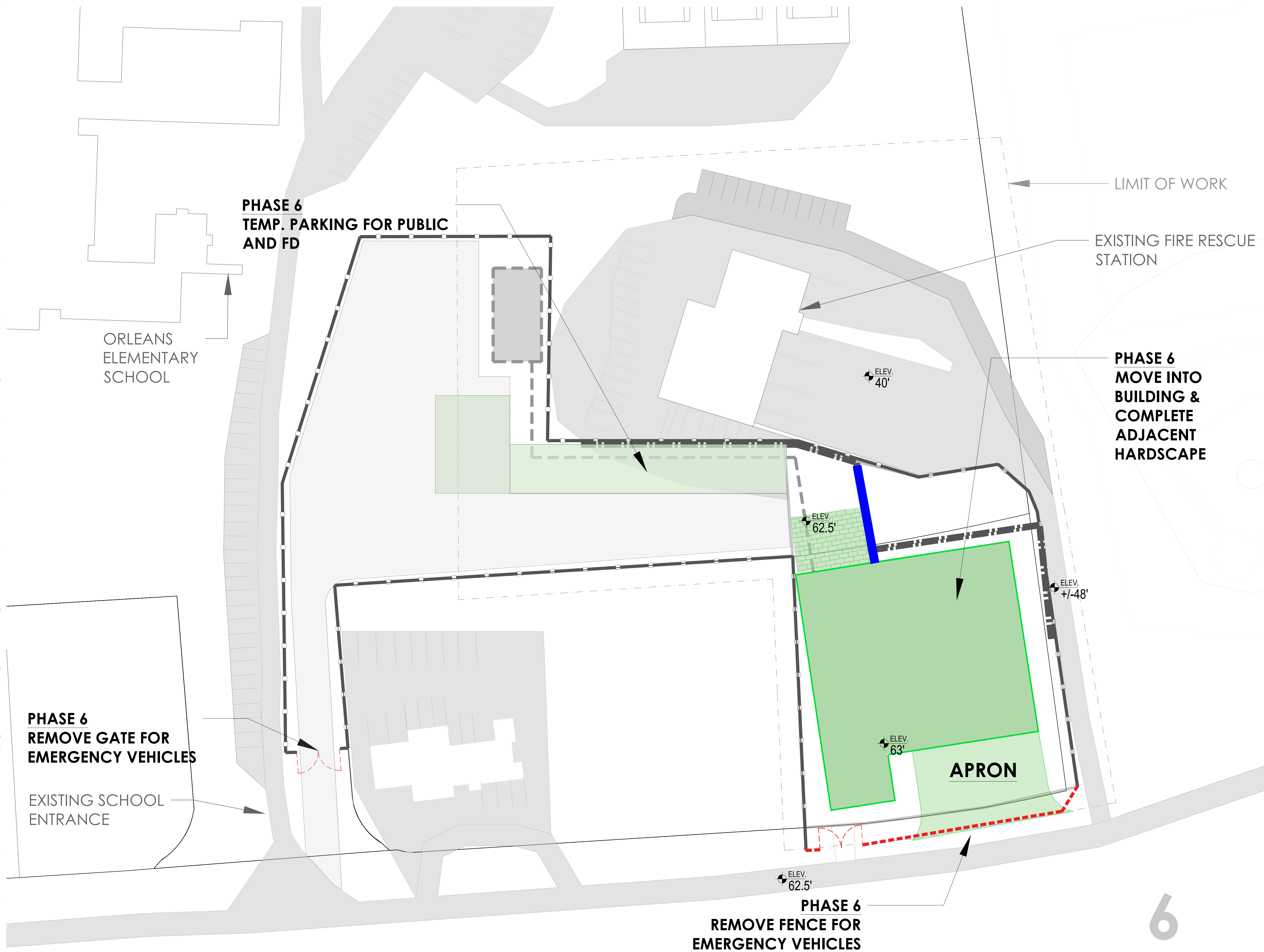
**NOT FOR
CONSTRUCTION**

Scale
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Drawn By

Drawing Number

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1

PHASE 6 - MOVE TO NEW BUILDING

As Noted

6

Project Number
2506

Project Title
Orleans Fire Rescue Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

3-STORY BUILDING

Date/Issued For
02.23.2026

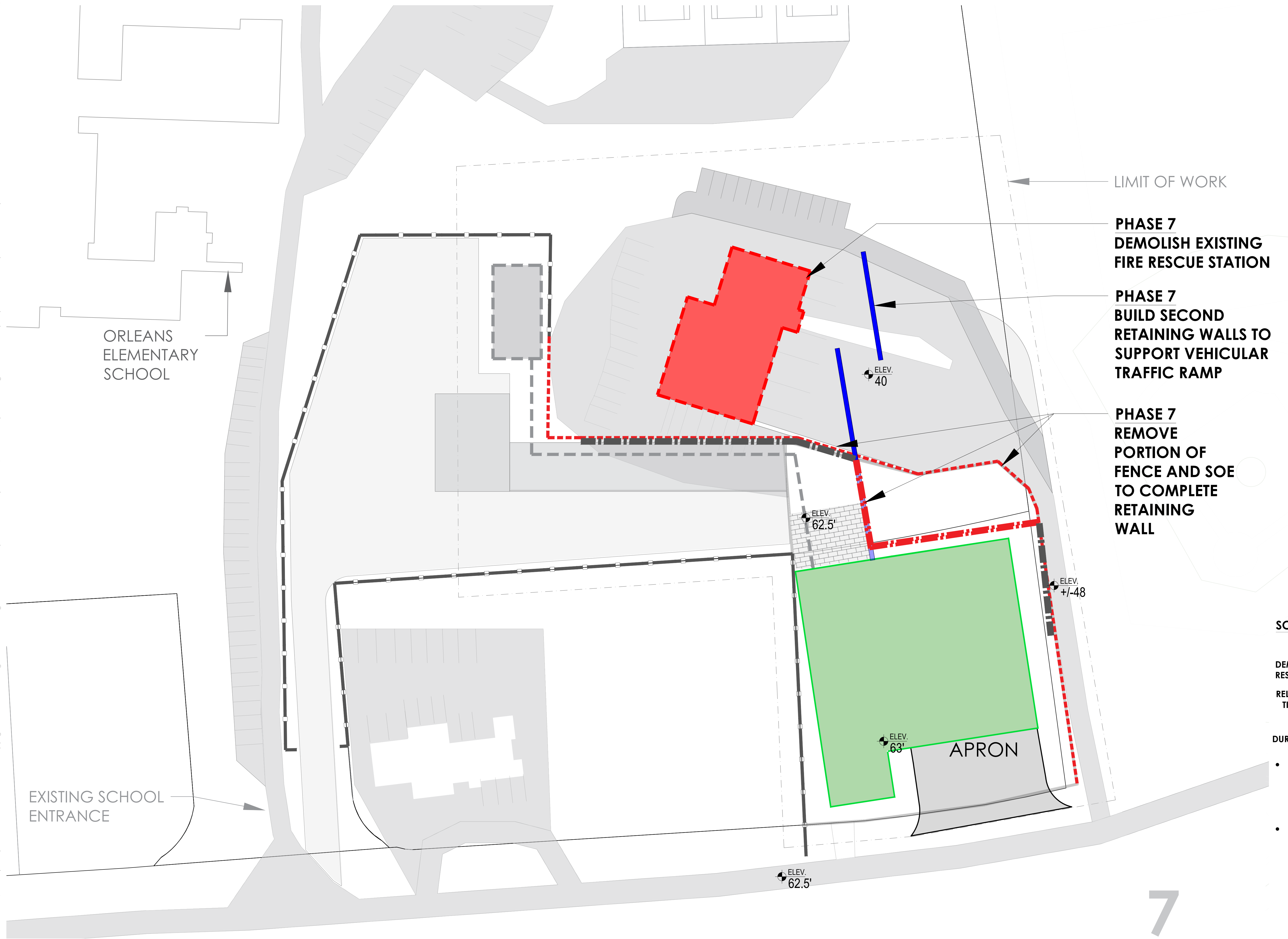
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CONSTRUCTION**

Scale
1/32" = 1'-0" (24"x36" Sheet)

Drawn By

Drawing Number

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LIMIT OF WORK

**PHASE 7
DEMOLISH EXISTING
FIRE RESCUE STATION**

**PHASE 7
BUILD SECOND
RETAINING WALLS TO
SUPPORT VEHICULAR
TRAFFIC RAMP**

**PHASE 7
REMOVE
PORTION OF
FENCE AND SOE
TO COMPLETE
RETAINING
WALL**

SCHEDULE - PHASE 7

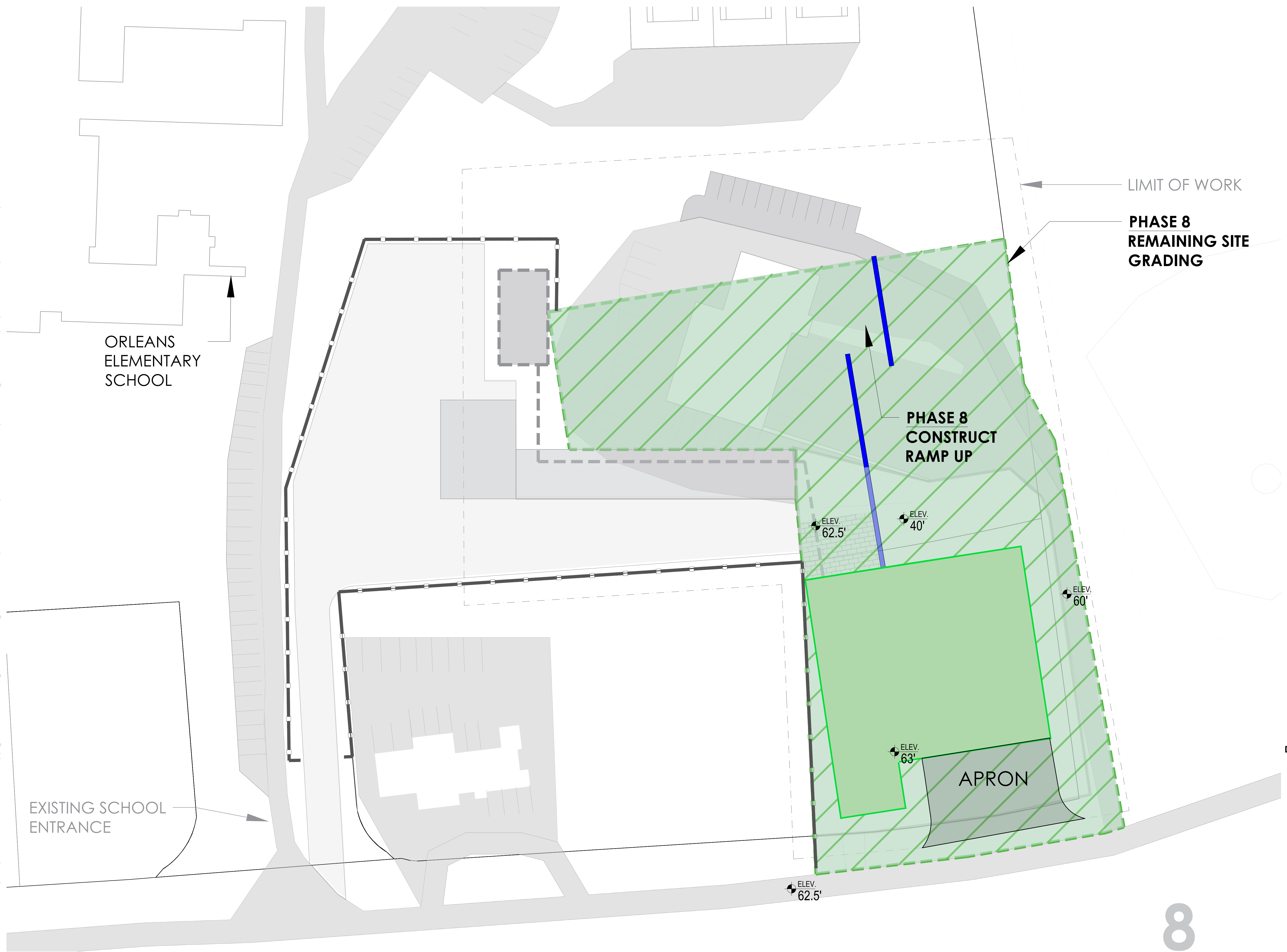
**DEMOLISH EXISTING FIRE
RESCUE STATION**

**RELATIVE AFTER FULL
TIMING RELOCATION
(PHASE 6
COMPLETE)**

DURATION ~ 1-2 MONTHS

- DEMOLITION OF EXISTING FIRE RESCUE STATION WITH RESPECT TO HAZMAT REMOVAL AND ABATEMENT
- SITE CLEARED FOR FINAL GRADING AND PARKING IMPROVEMENTS

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LIMIT OF WORK

**PHASE 8
REMAINING SITE
GRADING**

**PHASE 8
CONSTRUCT
RAMP UP**

ELEV.
62.5'

ELEV.
40'

ELEV.
60'

ELEV.
63'

APRON

ELEV.
62.5'

ORLEANS
ELEMENTARY
SCHOOL

EXISTING SCHOOL
ENTRANCE

SCHEDULE - PHASE 8

**GRADE REMAINING SITE &
CONSTRUCT RETAINING WALLS**

RELATIVE TIMING IMMEDIATELY
FOLLOWING
PHASE 7

DURATION ~ 1-2 MONTHS

- FINAL SITE GRADING & LEVELING
- REMOVE REMAINING SHEET PILING AND TEMPORARY EARTH SUPPORT

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
**CONSTRUCTION
PHASING STUDY**

3-STORY BUILDING

Date/Issued For
02.23.2026

**NOT FOR
CONSTRUCTION**

Scale
1/32" = 1'-0" (24"x36" Sheet)

Drawn By

Drawing Number

8

1 PHASE 8 - LEVEL REMAINING SITE

As Noted

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Project Number
2506

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Orleans Fire Rescue
Station

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CONSTRUCTION
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3-STORY BUILDING

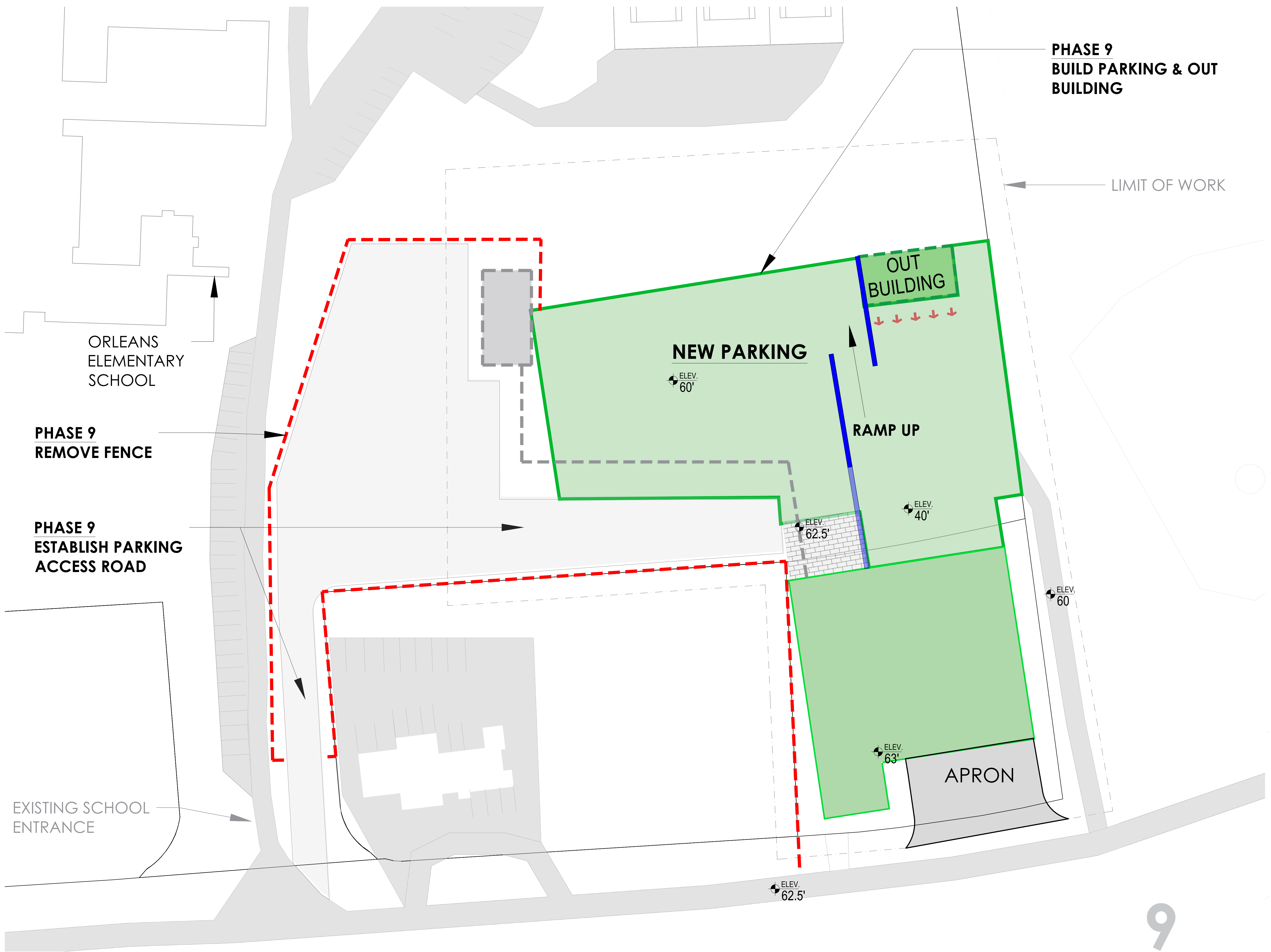
Date/Issued For
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Drawing Number



**PHASE 9
BUILD PARKING & OUT
BUILDING**

LIMIT OF WORK

ORLEANS
ELEMENTARY
SCHOOL

**PHASE 9
REMOVE FENCE**

**PHASE 9
ESTABLISH PARKING
ACCESS ROAD**

EXISTING SCHOOL
ENTRANCE

NEW PARKING

**OUT
BUILDING**

RAMP UP

APRON

ELEV.
60'

ELEV.
40'

ELEV.
62.5'

ELEV.
60'

ELEV.
63'

ELEV.
62.5'

9

1 PHASE 9 - BUILD PARKING AND OUTBUILDING

As Noted

Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

3-STORY BUILDING

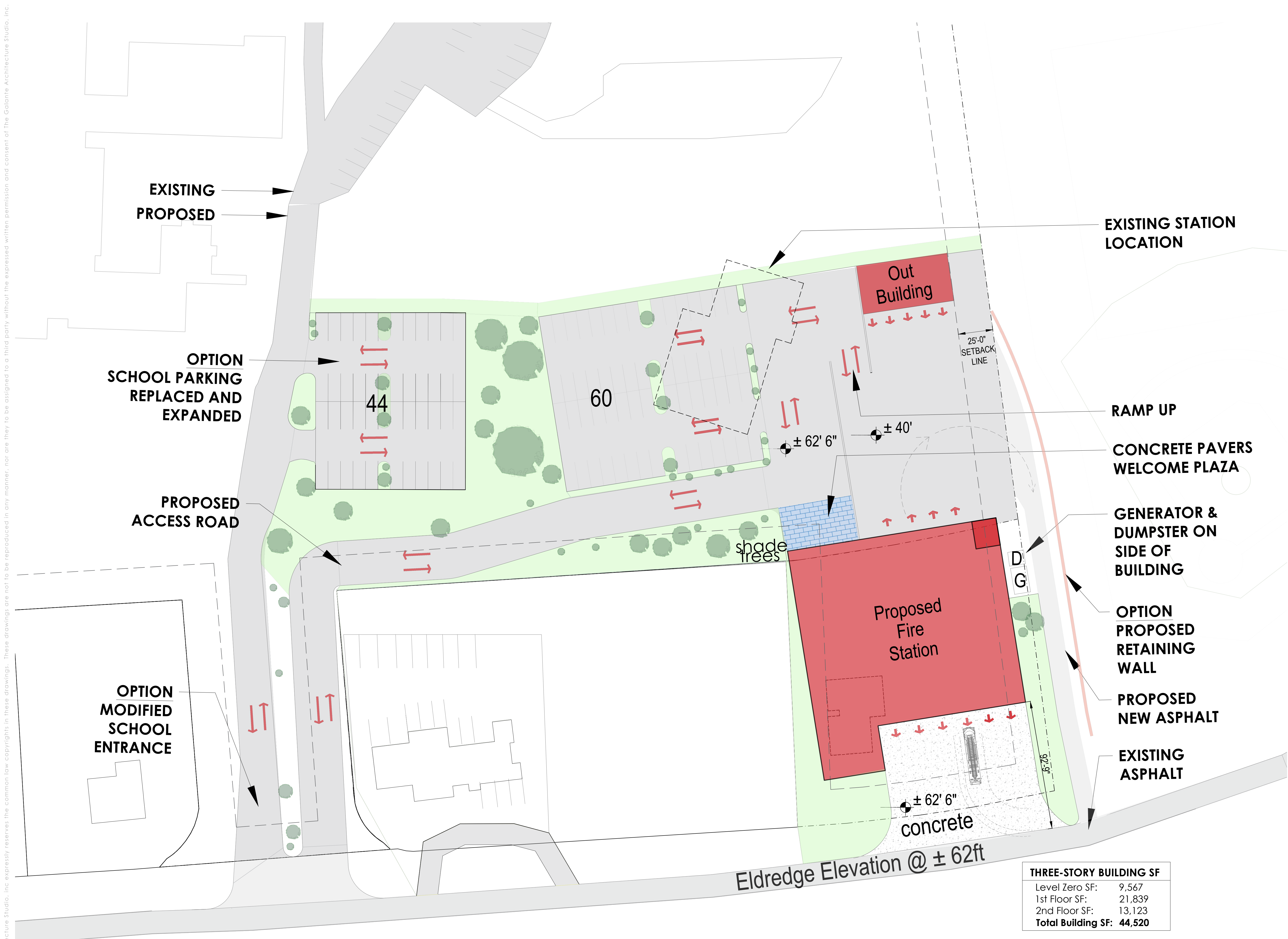
Date/Issued For
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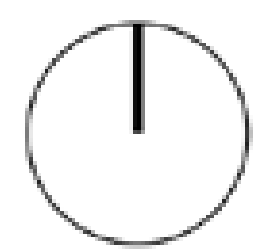
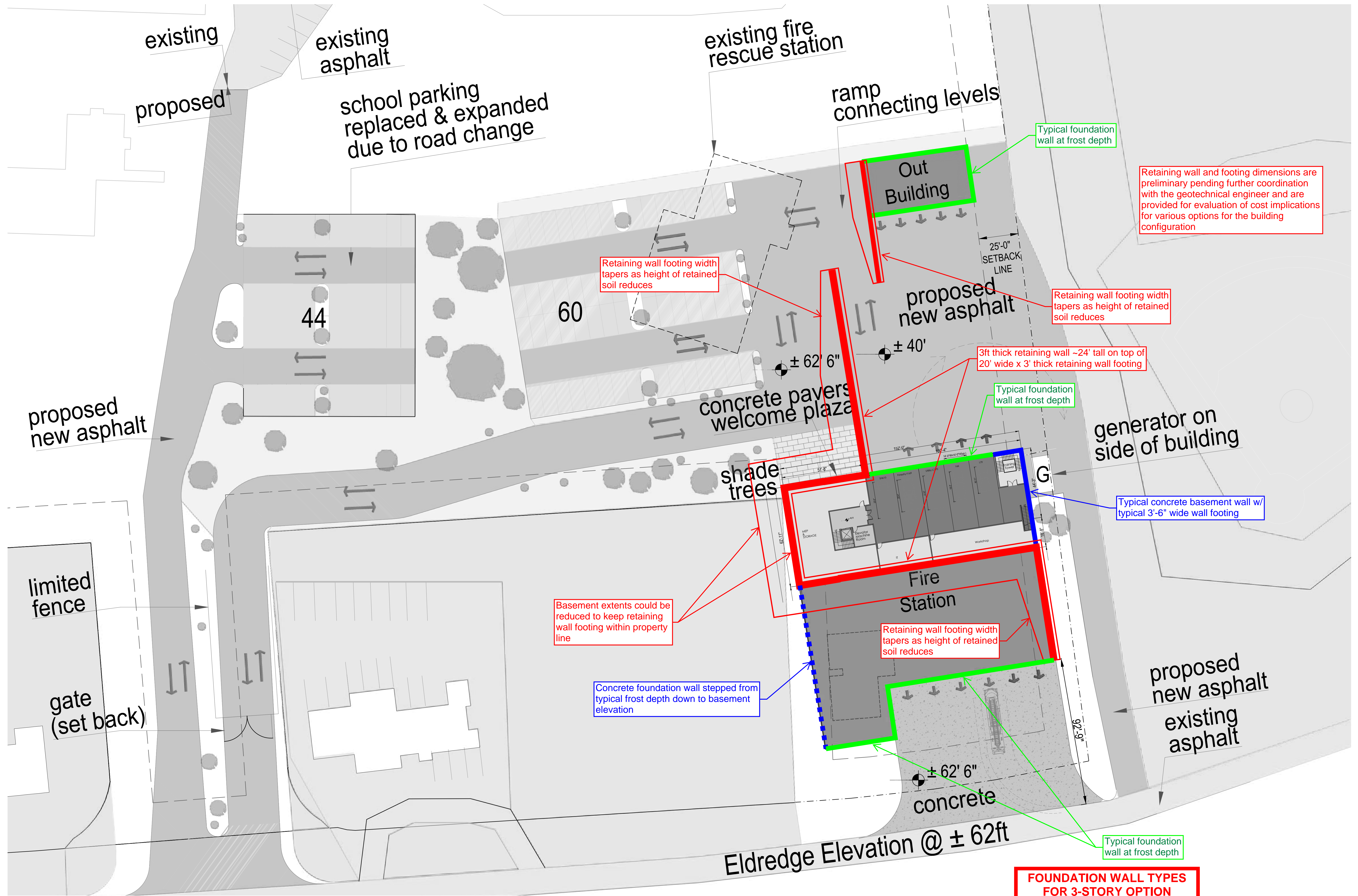
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Drawn By

Drawing Number



THREE-STORY BUILDING SF	
Level Zero SF:	9,567
1st Floor SF:	21,839
2nd Floor SF:	13,123
Total Building SF:	44,520



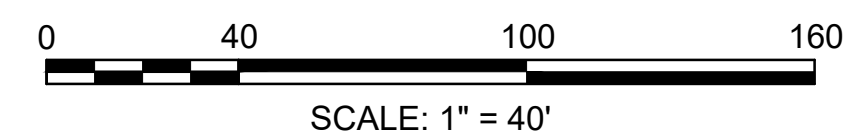
**ORLEANS FIRE-RESCUE STATION
ASSESSORS MAP 40 LOT 65
58 ELDRIDGE PARK WAY
ORLEANS, MA**



- NOTES:**
- 1) THE INTENT OF THIS PLAN IS TO SHOW A PRELIMINARY CUT/FILL ANALYSIS FOR THE PROPOSED 3-STORY BUILDING OPTION.
 - 2) EXISTING TOPOGRAPHIC INFORMATION AS SHOWN IS TAKEN FROM AVAILABLE GIS DATA.

- PLAN REFERENCES:**
- 1) "SITE PLAN - SBS#2" AS PROVIDED BY TGAS.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	2D Area (SF)	Color
1	-25.000	-10.000	5883	Red
2	-10.000	0.000	35680	Brown
3	0.000	5.000	42815	Olive Green
4	5.000	10.000	27898	Light Green
5	10.000	15.000	10714	Dark Green
6	15.000	20.000	6625	Blue
7	20.000	25.000	3525	Purple
8	25.000	30.000	0	Black



EARTHWORK QUANTITIES	
CUT (CY)	5,756
FILL (CY)	22,493
NET	16,736 (FILL)

REVISIONS

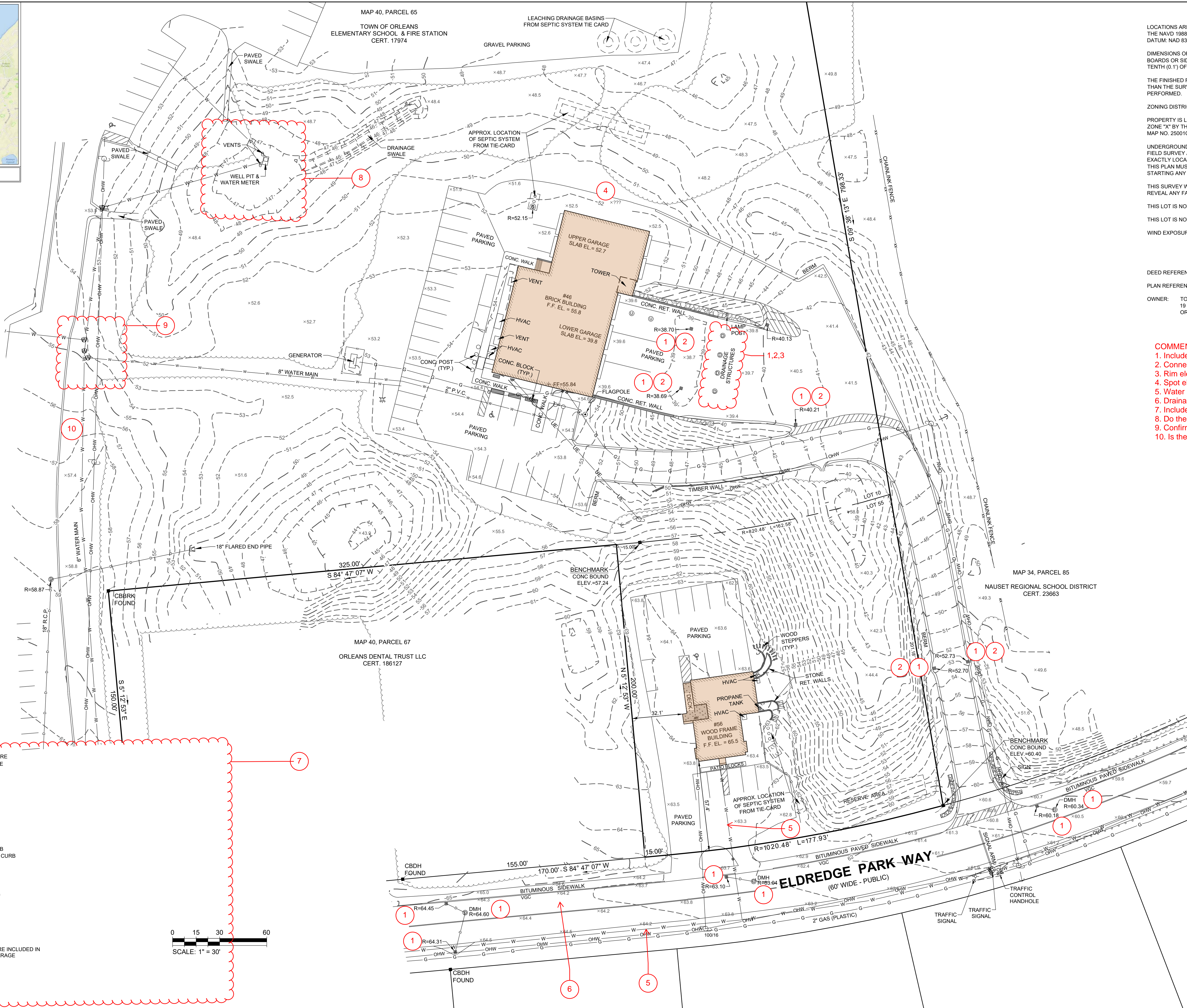
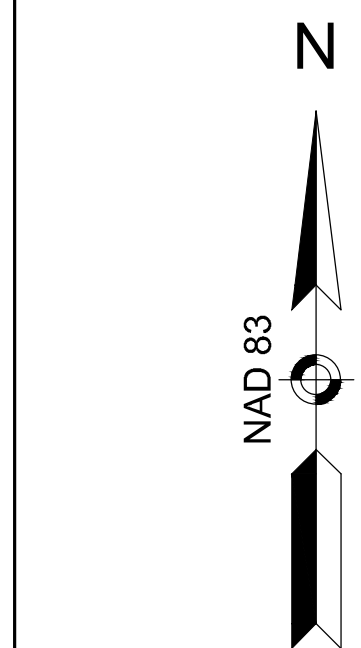
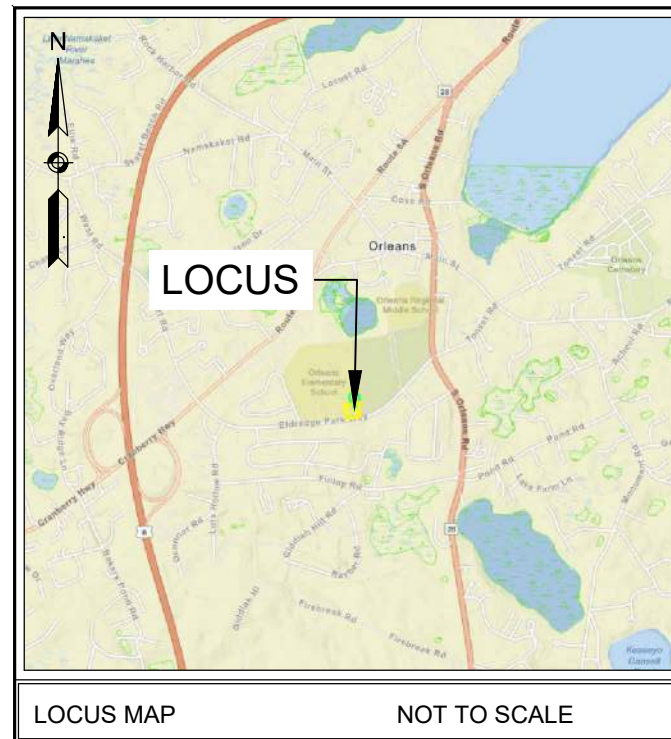
NO.	REVISION	DATE
1	REVS PER SITEWORK DISCUSSION	2/13/26

SUBMISSION DATE
DRAWN/DESIGN BY: KCB
CHECKED BY: AAA

**CUT/FILL EXHIBIT #2
3-STORY OPTION**

SCALE: 1"=40'
PROJECT NO. NEX-2500388





GENERAL NOTES

LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MAINLAND COORDINATE SYSTEM, DATUM: NAD 83, UNITS: U.S. SURVEY FEET.

DIMENSIONS OF EXISTING BUILDINGS AND BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BOARDS OR SIDING EXTENTS AND ARE DISPLAYED IN ENGINEERING UNITS WITH A PRECISION OF ONE TENTH (0.1') OF A FOOT. LOT COVERAGE IS CALCULATED TO CORNER BOARDS.

THE FINISHED FLOOR ELEVATION (FIN. FL. EL.) SHOWN HEREON IS BASED ON AN ASSUMED 1" LOWER THAN THE SURVEYED THRESHOLD ELEVATION. AN INTERIOR INSPECTION OF BUILDINGS WAS NOT PERFORMED.

ZONING DISTRICT: RESIDENTIAL

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF MINIMAL FLOOD HAZARD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25001C0436J & 25001C0438J, WITH A MAP EFFECTIVE DATE OF JULY 16, 2014.

UNDERGROUND UTILITIES SHOWN ARE BASED UPON THE SURFACE LOCATION OF UTILITIES FROM A FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED OR IMPLIED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. THEREFORE, THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

THIS LOT IS NOT LOCATED WITHIN A DEP APPROVED ZONE II WELLHEAD PROTECTION AREA.

THIS LOT IS NOT MAPPED WITHIN A MESA NATURAL HERITAGE AND ENDANGERED SPECIES AREA.

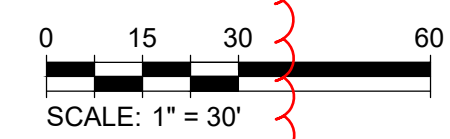
WIND EXPOSURE CATEGORY: ZONE C

DEED REFERENCE: CERT. 17974 (46 ELDREDGE PARK) & CERT. 241206 (56 ELDREDGE PARK)
 PLAN REFERENCE: L.C. PLAN 18010-A & L.C. PLAN 18010-W
 OWNER: TOWN OF ORLEANS
 19 SCHOOL ROAD
 ORLEANS, MA 02653

- COMMENTS/QUESTIONS**
1. Include invert information
 2. Connections?
 3. Rim elevations?
 4. Spot elevation?
 5. Water line diameter? Material?
 6. Drainage pipe along Eldredge Park Way?
 7. Include survey info at school driveway
 8. Do the existing vents, well pit, and water meter need to remain?
 9. Confirm water line connections
 10. Is there existing gas in the school driveway?

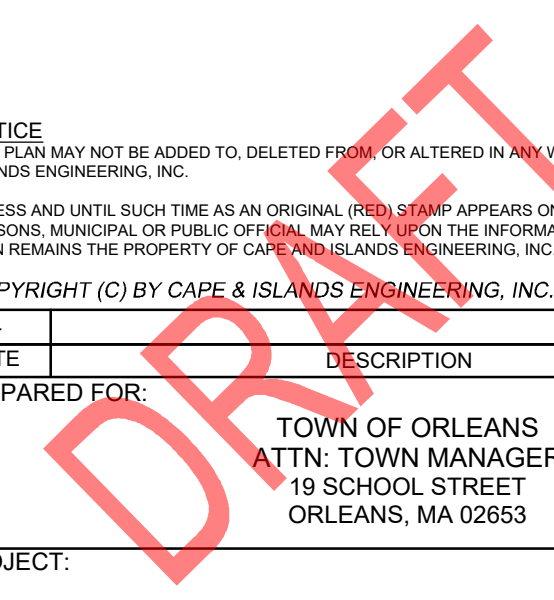
LEGEND

- CB --- CONCRETE BOUND
- SB --- STONE BOUND
- RC --- ROD CAP
- IP --- IRON PIPE FOUND
- HY --- HYDRANT
- WS --- WATER SHUTOFF
- WG --- WATER GATE
- CS --- CATCH BASIN SQUARE
- DM --- DRAINAGE MANHOLE
- UP --- UTILITY POLE
- GP --- GUY POLE
- GW --- GUY WIRE
- EM --- ELECTRIC METER
- GM --- GAS METER
- LP --- LIGHT POLE
- SG --- SIGN
- CT --- CONIFEROUS TREE
- DT --- DECIDUOUS TREE
- TS --- TREE STUMP
- SR --- SHRUB
- CSH --- CONIFEROUS SHRUB
- VGC --- VERTICAL GRANITE CURB
- TL --- TREE LINE
- D --- DRAIN PIPE
- G --- GAS LINE
- W --- WATER LINE
- UE --- ELECTRIC LINE (UG)
- OHW --- OVERHEAD WIRES
- SW --- STONE WALL
- PR --- POST & RAIL FENCE
- SF --- STOCKADE FENCE
- PK --- PICKET ROW
- CL --- CHAIN LINK FENCE
- AS --- AREA OF STRUCTURE INCLUDED IN EXISTING LOT COVERAGE



NOTICE: THIS PLAN MAY NOT BE ADDED TO, DELETED FROM, OR ALTERED IN ANY WAY BY ANYONE OTHER THAN CAPE & ISLANDS ENGINEERING, INC. UNLESS AND UNTIL SUCH TIME AS AN ORIGINAL (RED) STAMP APPEARS ON THIS PLAN NO PERSON OR PERSONS, MUNICIPAL OR PUBLIC OFFICIAL, MAY RELY UPON THE INFORMATION CONTAINED HEREIN, AND THIS PLAN REMAINS THE PROPERTY OF CAPE & ISLANDS ENGINEERING, INC. COPYRIGHT (C) BY CAPE & ISLANDS ENGINEERING, INC. ALL RIGHTS RESERVED.

DATE	DESCRIPTION	BY	CHK
PREPARED FOR: TOWN OF ORLEANS ATTN: TOWN MANAGER 19 SCHOOL STREET ORLEANS, MA 02653			
PROJECT: 46-56 ELDREDGE PARKWAY ORLEANS, MASSACHUSETTS 02653			
SHEET NO.: 1 OF 1	DATE: FEBRUARY 2, 2026		
DRAWN BY: JGP	CHECKED BY: JDM		
PREPARED BY: CAPE & ISLANDS ENGINEERING			
SUMMERFIELD PARK 800 FALMOUTH ROAD SUITE 301C MASHPEE, MA 02649		508.477.7272 PHONE 508.477.9072 FAX www.CapeEng.com	
DRAWING TITLE: EXISTING CONDITIONS PLAN			
ASSESSORS INFORMATION: MAP 40-67-0 & 40-65-0			



Project Number
2506

Project Title
Orleans Fire Rescue
Station

56 and 58 Eldredge
Park Way, Orleans,
MA 02653

Drawing Title
CONSTRUCTION
PHASING STUDY

2-STORY BUILDING

Date/Issued For
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TWO-STORY BUILDING SF	
1st Floor SF:	26,331
2nd Floor SF:	10,987
Total Building SF:	37,318

Project Number
2506

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Orleans Fire Rescue
Station

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MA 02653

Drawing Title
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PHASING STUDY

3-STORY BUILDING

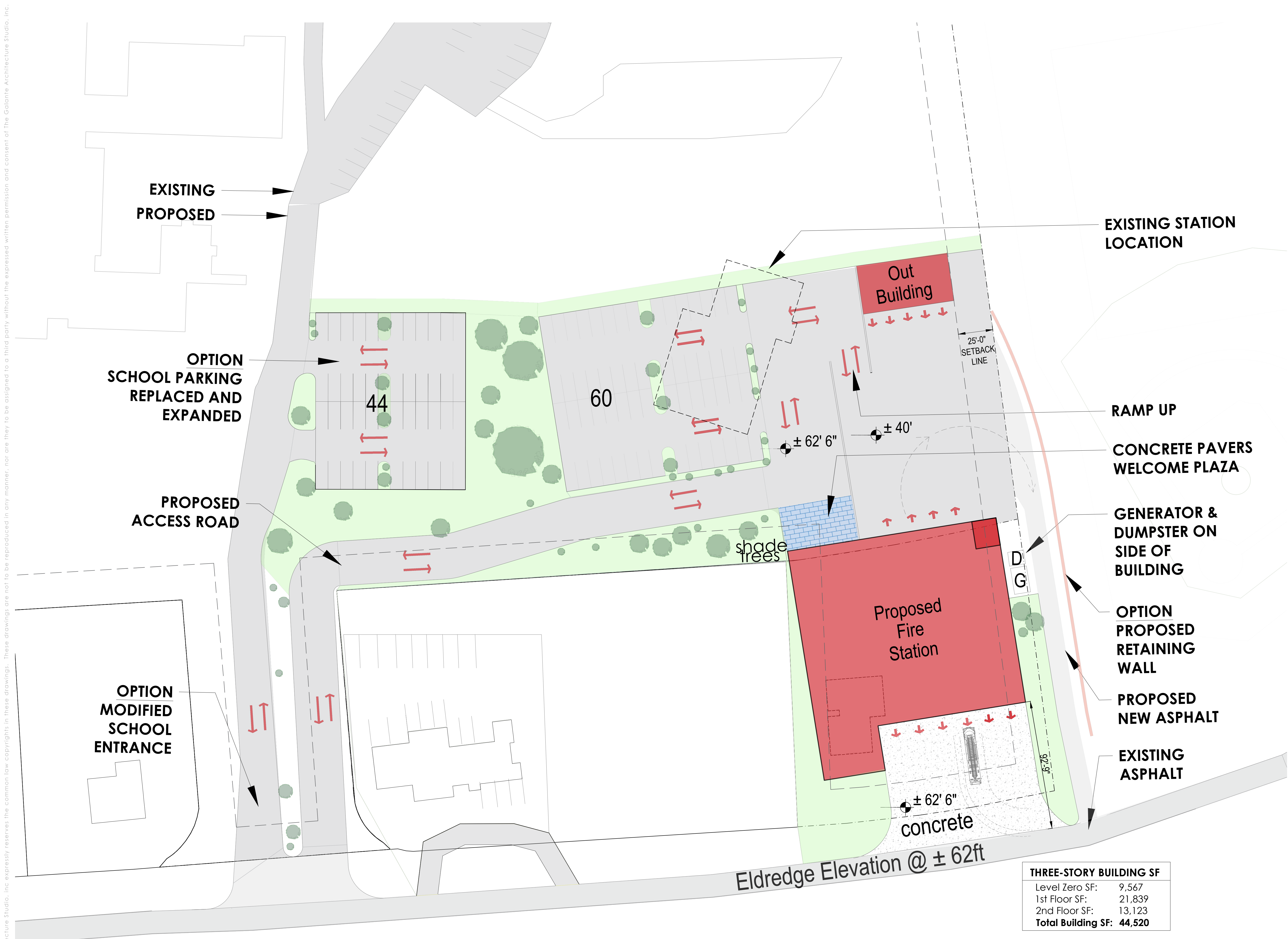
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Drawing Number



THREE-STORY BUILDING SF	
Level Zero SF:	9,567
1st Floor SF:	21,839
2nd Floor SF:	13,123
Total Building SF:	44,520

Thank you!

TGAS

+

