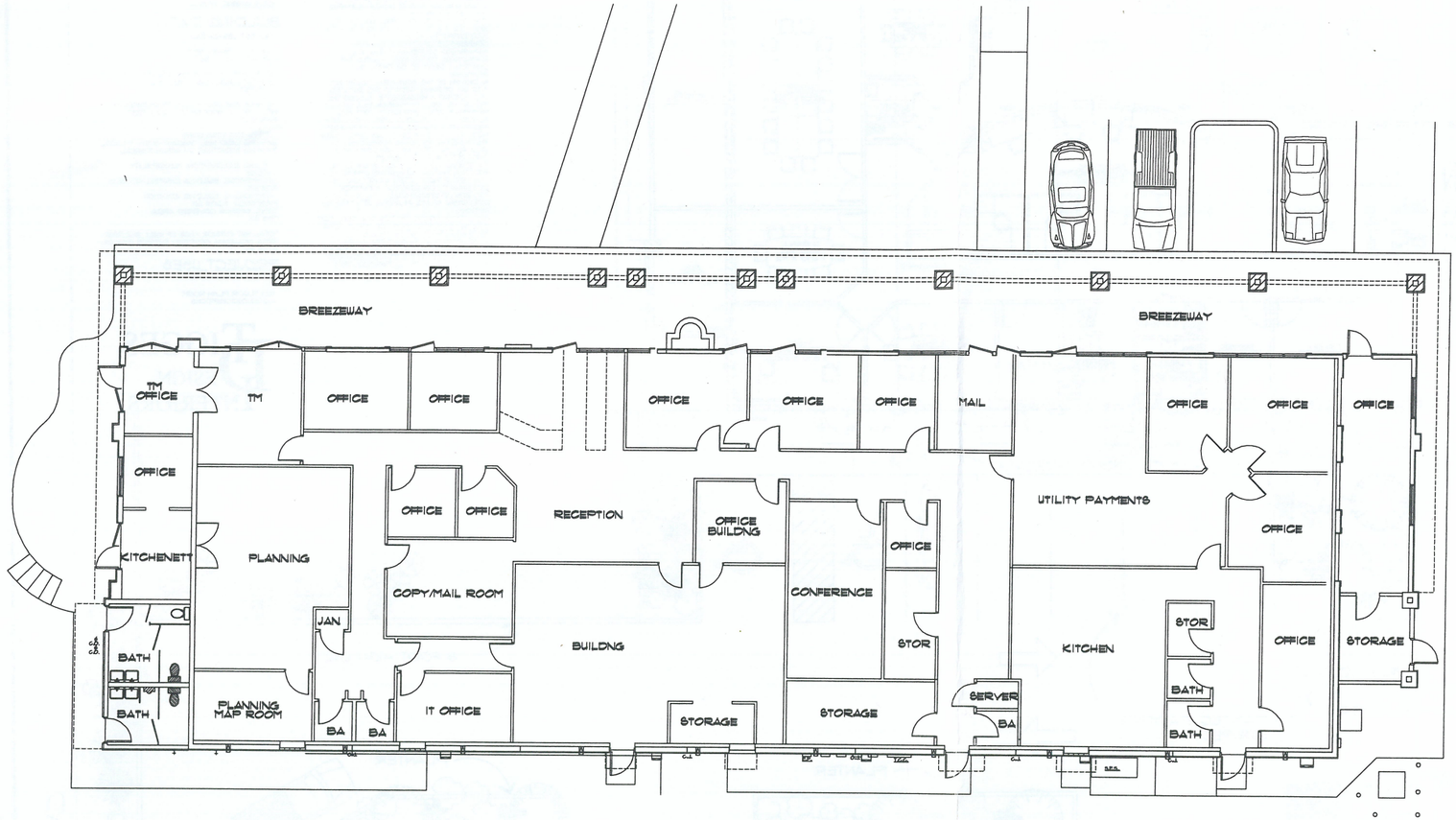

PROPOSED SPACE PLAN STUDY: NOT SHOWN

TOWN OF CAVE CREEK - Town Hall Building

Programming Requirements for Space Needs 10/18/2024

	Quan	Size	Sq Ft	Total:
Lobby				
Waiting Area (W/ Computer Station)	1	200 =	200	
Visitor Restrooms	2	60 =	120	
Consult Rooms	2	100 =	200	
				520
Front Office				
Counter Visitor Help Stations	4	30 =	120	
Staff Workstations	4	40 =	160	
Copy Room	1	150 =	150	
				430
Conference Center				
Main Conferenece Room	1	330 =	330	
2ndary Conf Rm/Audiors	1	192 =	192	
				522
Counc Entry/Mail Vestibule	1	80 =	80	
Town Manager Office	1	192 =	192	
Tn Mgr/Dep Tn Mgr Admin	1	70 =	70	
Deputy Town Manager/Town Clerk Office	1	192 =	192	
Mayor Office	1	192 =	192	
Communications Director	1	192 =	192	
Admin Services Director (HR)	1	192 =	192	
Shared Conference Room	1	168 =	168	
Admin Services Director (HR)	1	192 =	192	
Secured Finance Files/Perm Records	1	160 =	160	
I.T. Coordinator Office	1	144 =	144	
Community Risk Reduction Director	1	144 =	144	
Town Marshall (Volunteer & Assistant)	1	144 =	144	
Secure Storage / Gun Safe	1	80 =	80	
				2142
Finance Dept				
Finance Director	1	192 =	192	
Accountant Workstation	2	48 =	96	
Magmt Analysts	2	48 =	96	
				384
Utilites/Development Services/Zoning				
Development Services Director	1	192 =	192	
Building Official	1	192 =	192	
Engineering/Public Works Director	1	192 =	192	
Utilities Director	1	192 =	192	
Common Conference Room	1	168 =	168	
				936
Utilities Support Open Office				
Utilities Support Workstations	2	36 =	72	
Engineering Workstations	2	36 =	72	
Planning and Zoning Workstations	2	36 =	72	
Future Positions Workstations	4	36 =	144	
Common Throw Table/Files	1	160 =	160	
Facilities Workstation Carrels	3	16 =	48	
				568
General				
I.T. Closet	1	64 =	64	
Archives Plan Room	1	160 =	160	
Staff Restrooms	4	64 =	256	
Break Room	1	192 =	192	
Janitors Closet	1	36 =	36	
Storage Room	1	100 =	100	
Coffee Bars	2	50 =	100	
				908
		Subtotal:	6410	
		35% Circulation:	2244	
		Total:	8654	

SPACE PLAN STUDY RESULTS:
Current Net Square Footages are estimated at 8,035 square feet inside face of exterior wall.
In this study, room sizes and work spaces, storage, etc. have been sized to fit within the existing building area. Several spaces have been compromised or minimized to accomplish this and to demonstrate the results of space planning without building expansion.
For example, the Town Marshall's offices and required secure space for example has been reduced to approximately 220 square feet from 370 square feet and may require additional area when further study is completed.
This initial space plan area use calculation is based upon initial discussions with staff and do not include

FLOOR PLAN

1/8" = 1'-0"

NORTH

ARCHITECT:
G.M. ZIMMERMAN-ARCHITECT
7406 E NONCHALANT AVENUE
P.O.Box 5402
CAREFREE, AZ 85377-5402
602-531-7641
GREG@GMZIMMERMANARCHITECT.COM

SPACE PLANNING
TIGGES DESIGN INTERIORS

PROPERTY OWNER:
TOWN OF CAVE CREEK
CAVE CREEK, AZ 85331

BUILDING DATA

PROJECT LEGAL:

PARCEL NUMBER:

PARCEL SIZE:

MAXIMUM BUILDING HEIGHT ALLOWED: 25' TOP OF ROOF DECK PLUS 4 FEET ALLOWABLE PARAPET

MAXIMUM BUILDING HEIGHT PROPOSED: 25 FEET TOP OF ROOF DECK PLUS 4 FEET PARAPET

ZONING: TCC TOWN CORE
EXISTING LAND USE: EXISTING STRUCTURE

PROJECT DESCRIPTION: MUNICIPALITY OFFICES

1 COMMERCIAL BUILDING ADDITION PROPOSED 0 S.F.
TOTAL OUTSIDE COVERED AREA: 1536 S.F.

TOTAL NET OUTSIDE FACE OF WALL BUILDING: 8,381 S.F.

TOTAL NET OUTSIDE FACE OF WALL BUILDING AREA INCLUDING COVERED OUTSIDE SPACES: 9,917 S.F.

PROJECT USES BREAKDOWN

SEE FLOOR PLAN ROOM NAMES/DESCRIPTIONS. SOME AREAS ARE NOT LABELED.

DESIGN NARRATIVE

THIS DESIGN UTILIZES THE EXISTING AREAS ONLY TO DEMONSTRATE REQUIRED SPACE PLANNING PER THE TOWN'S NEEDS EXCLUDING FUTURE EXPANSION ABILITIES.
REVISING BUT MAINTAINING THE EXISTING AREAS WITHIN THE ORIGINAL COVERED BREEZEWAY OF THE EAST AND WEST SPACES NOT RESTORING THE ORIGINAL DESIGN AND FUNCTION OF THE EXISTING BUILDING.
INCORPORATE NEW STOREFRONT WINDOW SYSTEMS FOR ENERGY EFFICIENCY AND REMOVE ALL NON-REQUIRED EXTERIOR DOOR LOCATIONS FOR SPACE PLANNING AND ADDED SECURITY. NOT ALL OF THIS IS SHOWN BUT IS PROPOSED.

AS DIRECTED, THIS PLAN DEMONSTRATES THE 'EXISTING' SPACE PLAN FOR COMPARISON TO THE EXPANSION DESIGN CONCEPT.

PRELIMINARY DESIGNS WITH EXISTING BUILDING RESULTED IN MINIMAL SPACE PLAN ADVANTAGES. NO OPTIONS FOR FUTURE EXPANSION OR SPACE PLANNING TO ACCOMMODATE SIGNIFICANT FUNCTION IMPROVEMENTS. FURTHER STUDY WAS HELD UNTIL TOWN STAFF IS PRESENTED WITH EXPANDED DESIGN OPTION.

DESIGN CONSIDERATION WAS ALSO FOR MAXIMUM EXTERIOR VERNACULAR OPTIONS FROM SPANISH TO CONTEMPORARY.

1	BY: DATE:
2	BY: DATE:
3	BY: DATE:
4	BY: DATE:
5	BY: DATE:

Contractor must verify all dimensions at project before proceeding with the work. These documents or electronic media and the information contained herein is the property of G.M. Zimmerman - Architect Architect disclaims, disowns and abdicates title to any alterations made to these documents by any party not approved in writing by G.M. Zimmerman - Architect. Use of these documents for other projects, additions and other reuse without written consent of G.M. Zimmerman - Architect is in violation of the law and will be subject to legal action. These plans are copyrighted and other reserved rights. Copyright G.M. Zimmerman - Architect, 2024

G. M. Zimmerman - Architect

P.O. BOX 5402 CAREFREE, ARIZONA 85377. (602) 531-7641

Cave Creek Municipal Building
Cave Creek, Arizona

Existing Building Plan

- [x] DESIGN DEVELOPMENT
- [ ] PROGRESS SET
- [ ] CITY SUBMITTAL
- [ ] BID SET-NOT FOR BUILD
- [ ] CONSTRUCTION ISSUE
- [ ] RECORD DRAWINGS

DRAWN BY
CHECKED BY
PROJECT NO. CCMB
FILE NAME CCMB-BLDG
DATE 1-28-25
SIZE 24X36
SHEET NO.