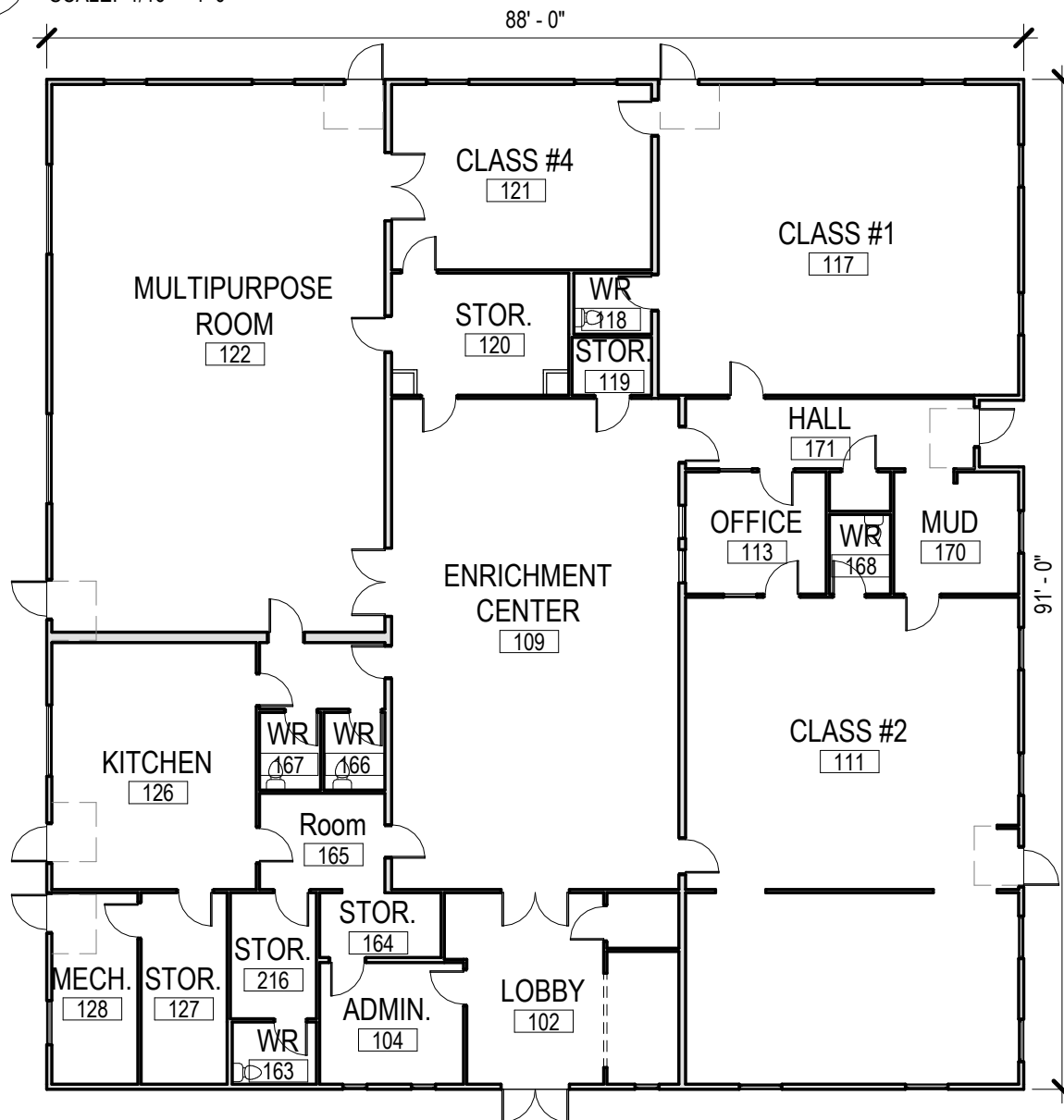




## 1 Exist. Elevations WEST

SCALE: 1/16" = 1'-0"



## 2 Elementary School T.O. Conc.

SCALE: 1/16" = 1'-0"

## ASSESSMENT & FINDINGS

### ELEMENTARY SCHOOL

#### STRUCTURE

- ROOF FRAMING: PLATE CONNECTED WOOD TRUSSES AT 24" O.C. ORIGINAL DRAWINGS SHOW TRUSSES DESIGNED TO SUPPORT OWN DEAD LOAD, AS WELL AS 50 PSF SNOW LOAD
- 1ST FLOOR: CONCRETE SLAB ON GRADE WITH EDGE INSULATION (PER ORIGINAL DWGS)
- FOUNDATION: CAST-IN-PLACE CONCRETE, NO EVIDENCE OF FROST HEAVING OR SETTLEMENT

#### ENVELOPE

- METAL ROOFING
- VINYL SIDING AND METAL TRIM STARTING TO DEGRADE DUE TO AGE AND SUN EXPOSURE, THOUGH NO SIGNIFICANT AREAS OF DAMAGE, ROT OR SIGNS OF WATER INTRUSION WERE FOUND.
- SOME MOLD ON NORTH ELEVATION SIDING AND TRIM
- TOPOGRAPHY OF SITE DOES NOT PROVIDE FOR THE POTENTIAL TO ADD A FOOTING DRAIN, THEREFORE WATER TABLE/MOISTURE CANNOT BE ELIMINATED
- WINDOWS, DOORS APPEAR IN SERVICEABLE CONDITION

#### STRUCTURAL RECOMMENDATIONS:

- OVERALL, THE BUILDING APPEARS IN VERY GOOD CONDITION AND SUITABLE FOR USE AS A PUBLIC BUILDING
- RE-GRADE ANY AREAS OF NEGATIVE DRAINAGE AROUND THE BUILDING
- PROVIDE AN ATTIC ACCESS HATCH FOR ON-GOING OBSERVATION AND MAINTENANCE.

#### USE AND OCCUPANCY:

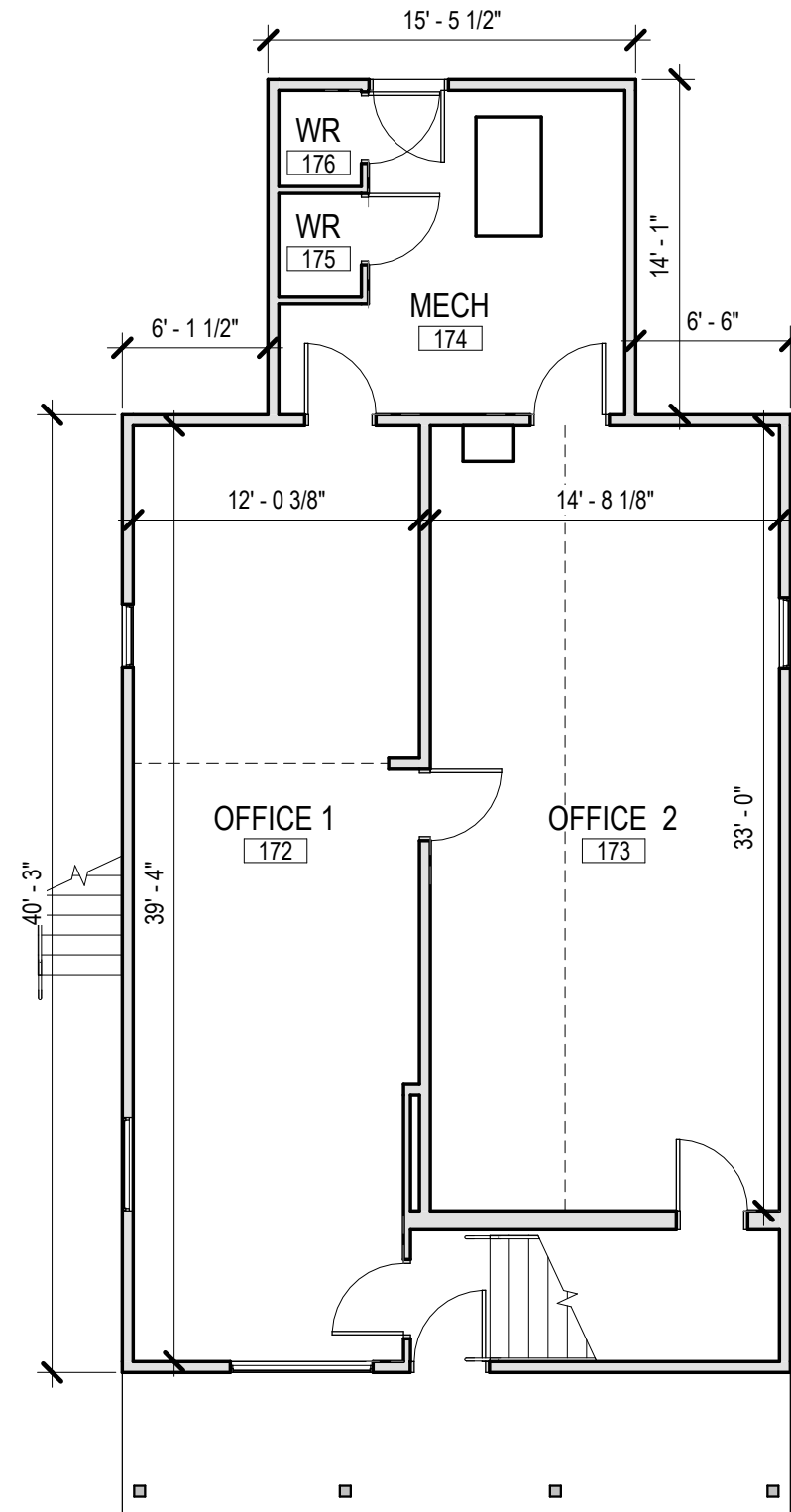
- 8008 SF 1ST FLOOR < CODE MAX AREA FOR ASSEMBLY (A-1) OCCUPANCY FOR SPRINKLERED, 1 STORY BUILDING THEREFORE, NON-SEPARATED USES (NO REQUIRED FIRE RATINGS) REQUIRED BETWEEN OTHER LOWER HAZARD OCCUPANCIES.

#### ACCESSIBILITY:

- PRELIMINARY REVIEW SHOWS COMPLIANT ACCESSIBLE ROUTE TO ACCESS AND CIRCULATE THROUGH THE BUILDING
- RESTROOMS: ASPECTS ARE NON-COMPLIANT, NAMELY MANEUVERING CLEARANCES AT WCs.

#### ENERGY CODE:

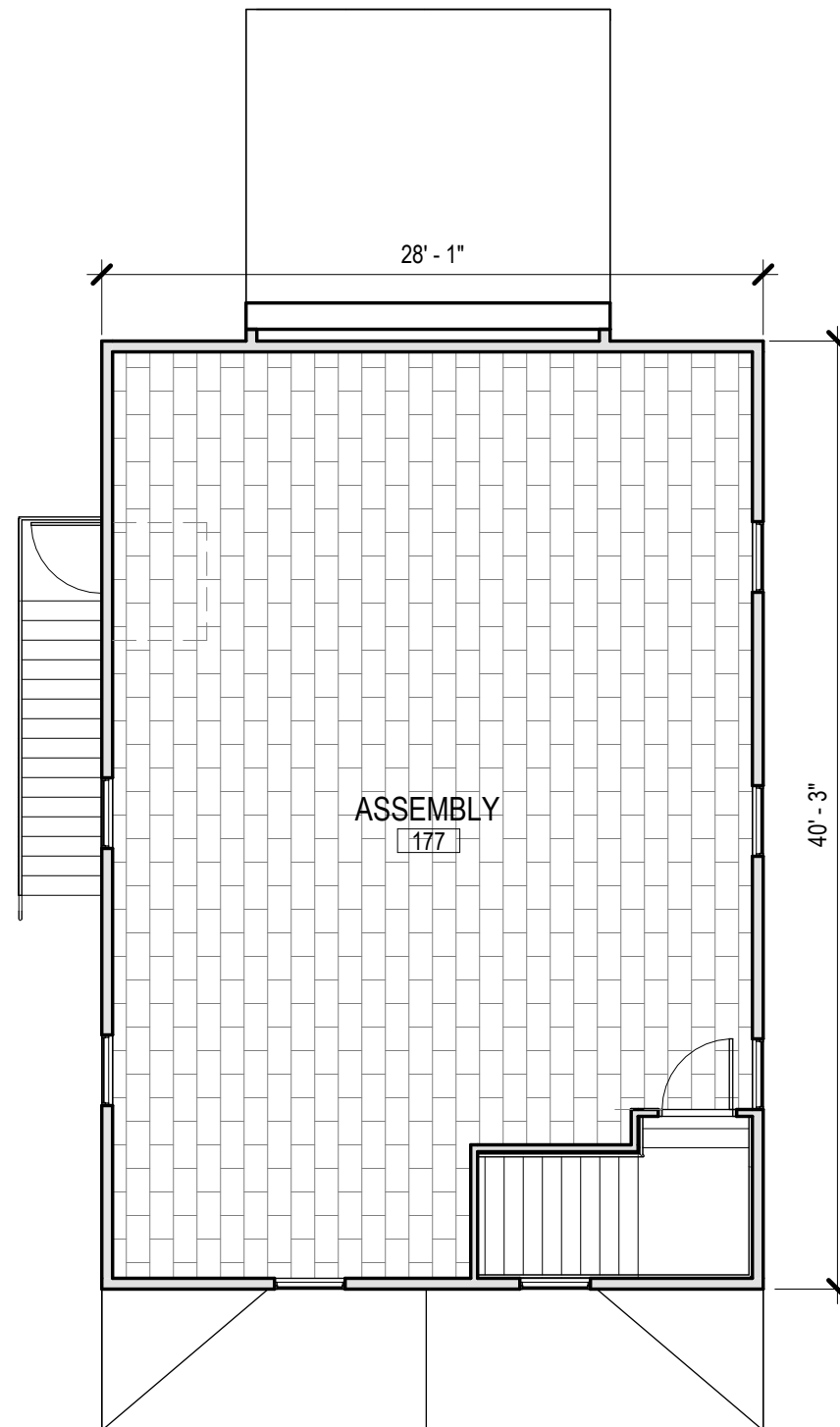
- ASSEMBLIES ARE CLOSE TO COMPLIANCE WITH CURRENT REQUIREMENTS.
- CHANGE OF USE/OCCUPANCY MAY TRIGGER FULL COMPLIANCE WITH WHICH COULD RESULT IN ADDITION OF INSULATION TO ROOF AND WALL ASSEMBLIES.



1

TH TO CONC.

SCALE: 1/8" = 1'-0"



2

TH 2 FLOOR

SCALE: 1/8" = 1'-0"

## ASSESSMENT & FINDINGS

### TOWN HALL

#### STRUCTURE

- ROOF FRAMING: 2x6 TRUSSES (1x4, 1x8 WEB)
- 2ND FLOOR FRAMING: 2x10 JOISTS AT 24" O.C.,  
SUPPORTED BY SINGLE 5 1/2"W x 8" CENTER BEAM ON 16' O.C. COLS
- 1ST FLOOR: CONCRETE SLAB ON GRADE WITH POSSIBLE WOOD FRAMING BURIED IN THE SLAB
- FOUNDATION: DRY-LAID FIELD STONE REACHING APPROX. 22" BELOW GRADE.  
USDA SOIL MAPS SHOW SILTY SOILS WITH WATER TABLE 18"-36" BELOW GRADE

#### ENVELOPE

- METAL ROOFING
- WOOD TRIM AND CLAPBOARDS ARE IN POOR CONDITION, REQUIRING AT A MIN DEEP PREP AND RE-PAINTING, SOME REPLACEMENT
- SOME AREAS OF SIDING NEAR GRADE SHOW MOLD AND ROT
- WOOD FRAMING IS CLOSE TO GRADE. SPLASH BACK FROM ROOF RUNOFF AND MOISTURE FROM CAPILLARY ACTION HAVE CREATED CONDITIONS SUSCEPTIBLE TO ROT.
- TOPOGRAPHY OF SITE DOES NOT PROVIDE FOR THE POTENTIAL TO ADD A FOOTING DRAIN, THEREFORE WATER TABLE/MOISTURE CANNOT BE ELIMINATED

#### STRUCTURAL RECOMMENDATIONS:

- FOUNDATION: IN ORDER TO PROVIDE MOISTURE AND THERMAL ENVELOPE SUITABLE FOR LONG-TERM USE OF THE BUILDING, A NEW FOUNDATION SHOULD BE CONSIDERED  
FOUNDATION REPLACEMENT OPTION:
  - JACK BUILDING AND LIFT TO ALLOW ACCESS
  - REMOVE AND REPLACE EXISTING FOUNDATION
  - REMOVE AND REPLACE (OR BUILD OVER) THE EXISTING FLOOR SLAB
  - REPLACE/REPAIR SILLS
  - REGRADE AROUND THE BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY
  - PLACE BUILDING BACK ON NEW FOUNDATION - IDEALLY SLIGHTLY ELEVATED
- 2ND FLOOR FRAMING:
  - EXISTING JOISTS ARE SUITABLE FOR ASSEMBLY, OFFICE OCCUPANCIES
  - REINFORCE OR REDUCE SPAN OF MID-SPAN BEAM
- ROOF FRAMING:
  - EXISTING CAN BE LEFT AS-IS IN SHORT TERM. IF INSULATION ADDED TO ATTIC OR IF ROOFING IS TO CHANGE, RAFTERS SHOULD BE REINFORCED.

#### USE AND OCCUPANCY:

- BUILDING AREA < CODE MAX AREA FOR ASSEMBLY (A-1) OCCUPANCY FOR UNSPRINKLERED, 2-STORY BUILDING, THEREFORE, NON-SEPARATED USES

#### ACCESSIBILITY:

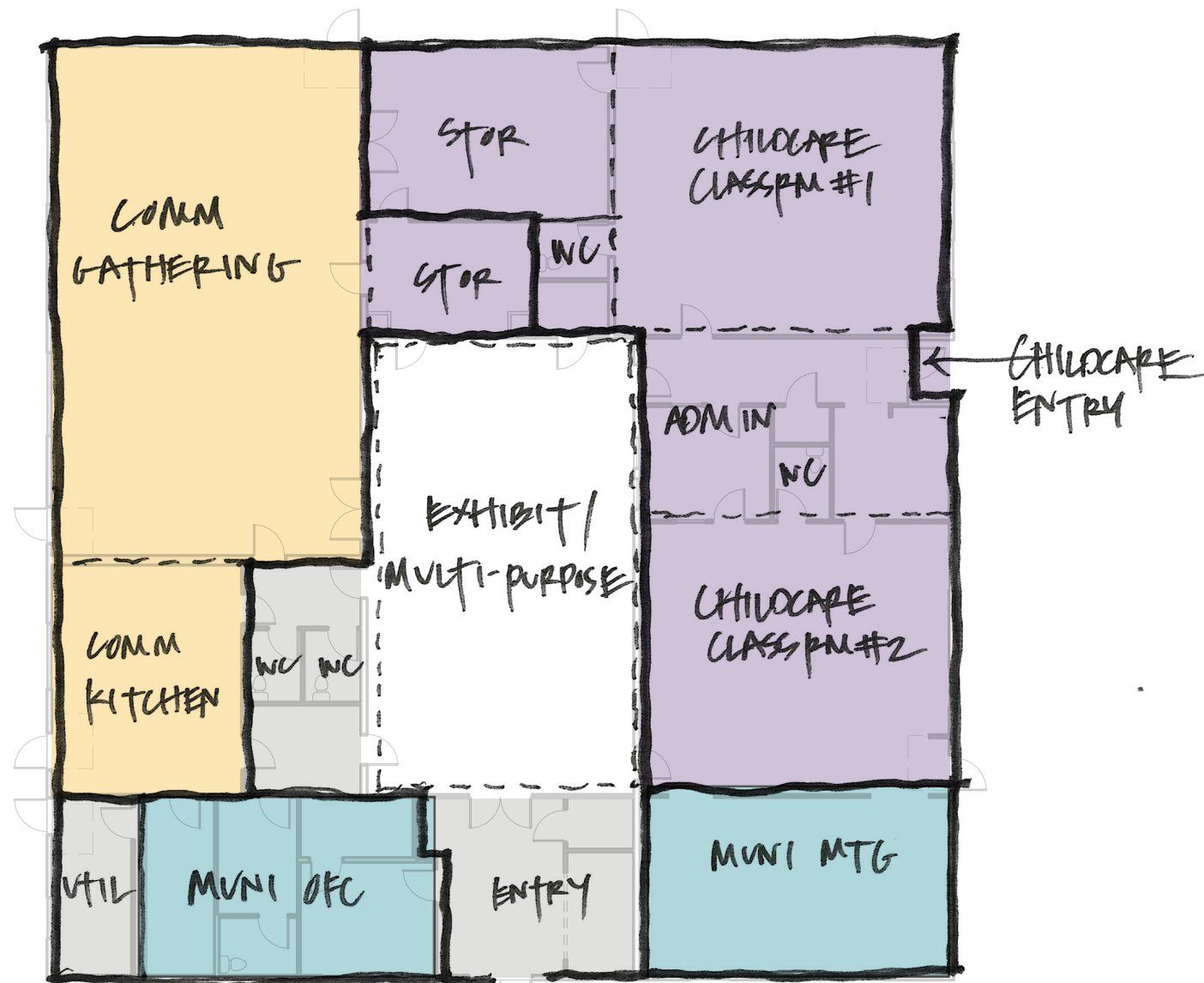
- NON-COMPLIANT ACCESSIBLE ROUTE AND RESTROOM FACILITIES

#### ENERGY CODE:

- CHANGE OF USE/OCCUPANCY MAY TRIGGER FULL COMPLIANCE



ELEMENTARY SCHOOL WEST ELEVATION  
SCALE : 1/16" = 1'-0"



ELEMENTARY SCHOOL 1 FLOOR  
SCALE : 1/16" = 1'-0"

## PROPOSED USE CASE

RESIDENTIAL

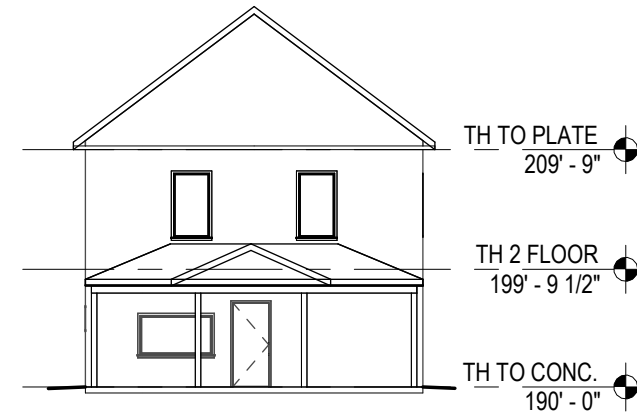
MUNICIPAL

COMMUNITY

DAYCARE

UTILITY

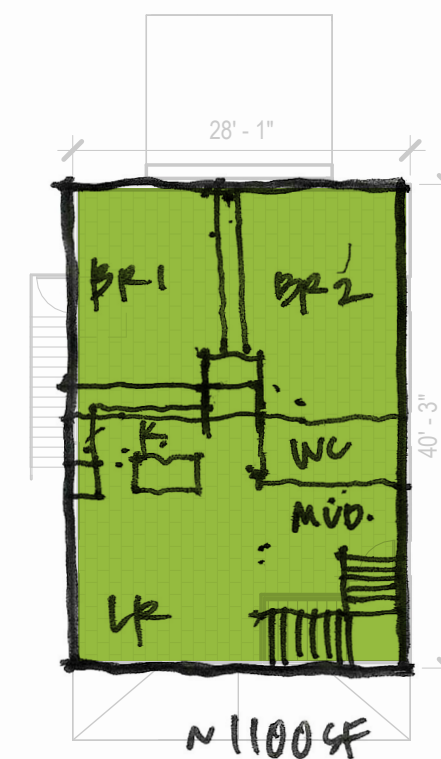
GARAGE



TOWN HALL EAST ELEVATION  
SCALE : 1/16" = 1'-0"

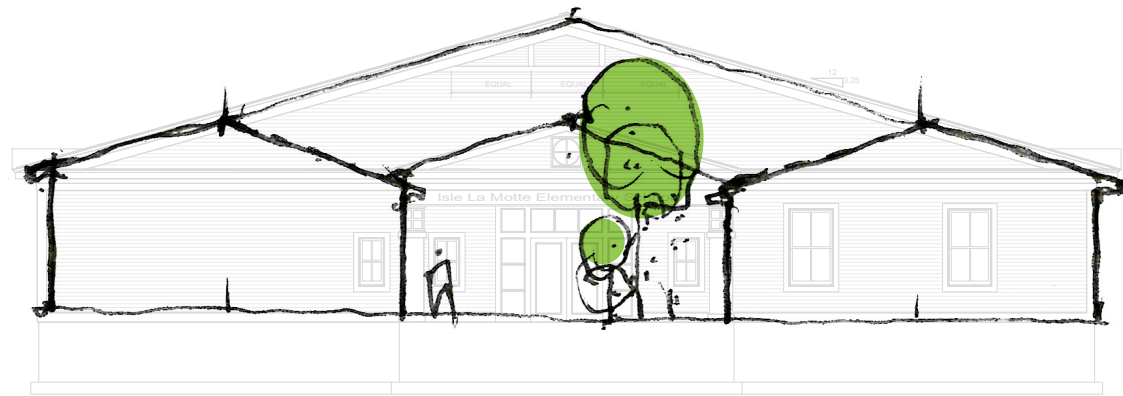


TOWN HALL 1 FLOOR  
SCALE : 1/16" = 1'-0"



TOWN HALL 2 FLOOR  
SCALE : 1/16" = 1'-0"





ELEMENTARY SCHOOL WEST ELEVATION  
SCALE : 1/16" = 1'-0"



ELEMENTARY SCHOOL 1 FLOOR  
SCALE : 1/16" = 1'-0"

## PROPOSED USE CASE

RESIDENTIAL

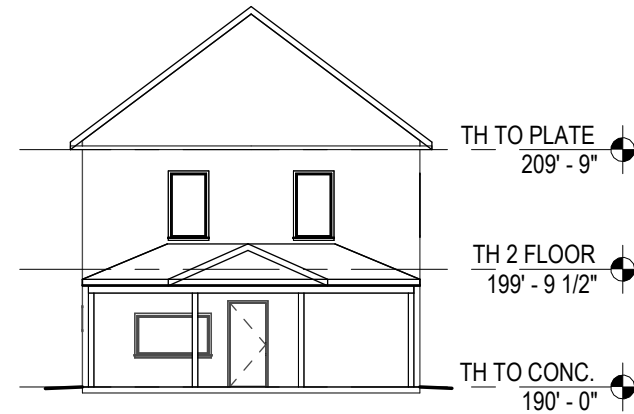
MUNICIPAL

COMMUNITY

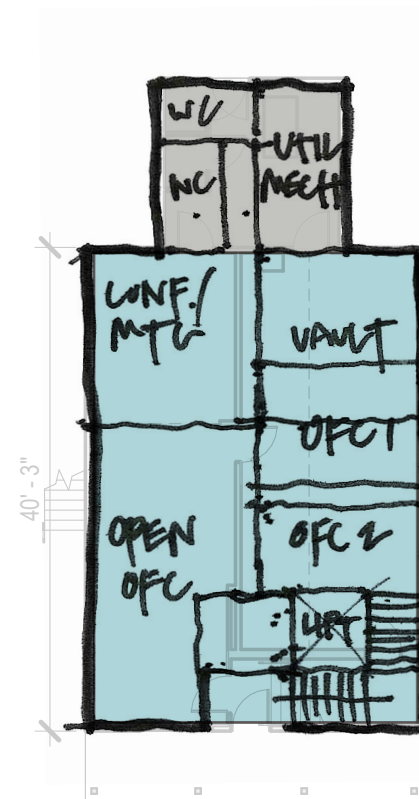
DAYCARE

UTILITY

GARAGE



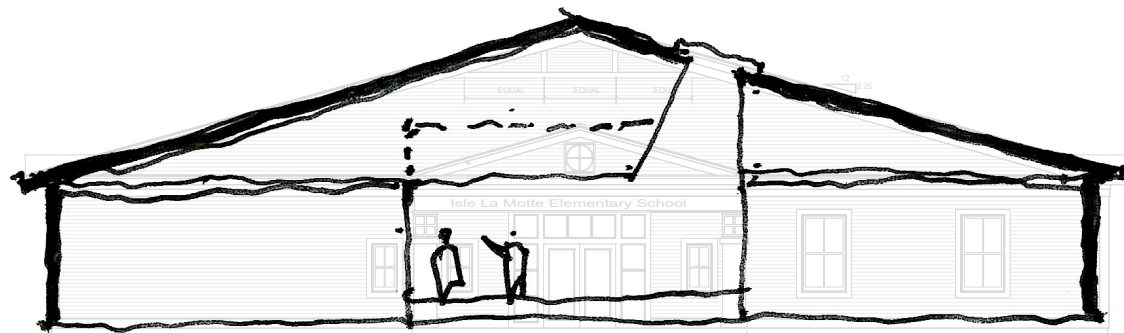
TOWN HALL EAST ELEVATION  
SCALE : 1/16" = 1'-0"



TOWN HALL 1 FLOOR  
SCALE : 1/16" = 1'-0"



TOWN HALL 2 FLOOR  
SCALE : 1/16" = 1'-0"



ELEMENTARY SCHOOL WEST ELEVATION  
SCALE : 1/16" = 1'-0"

## PROPOSED USE CASE

RESIDENTIAL

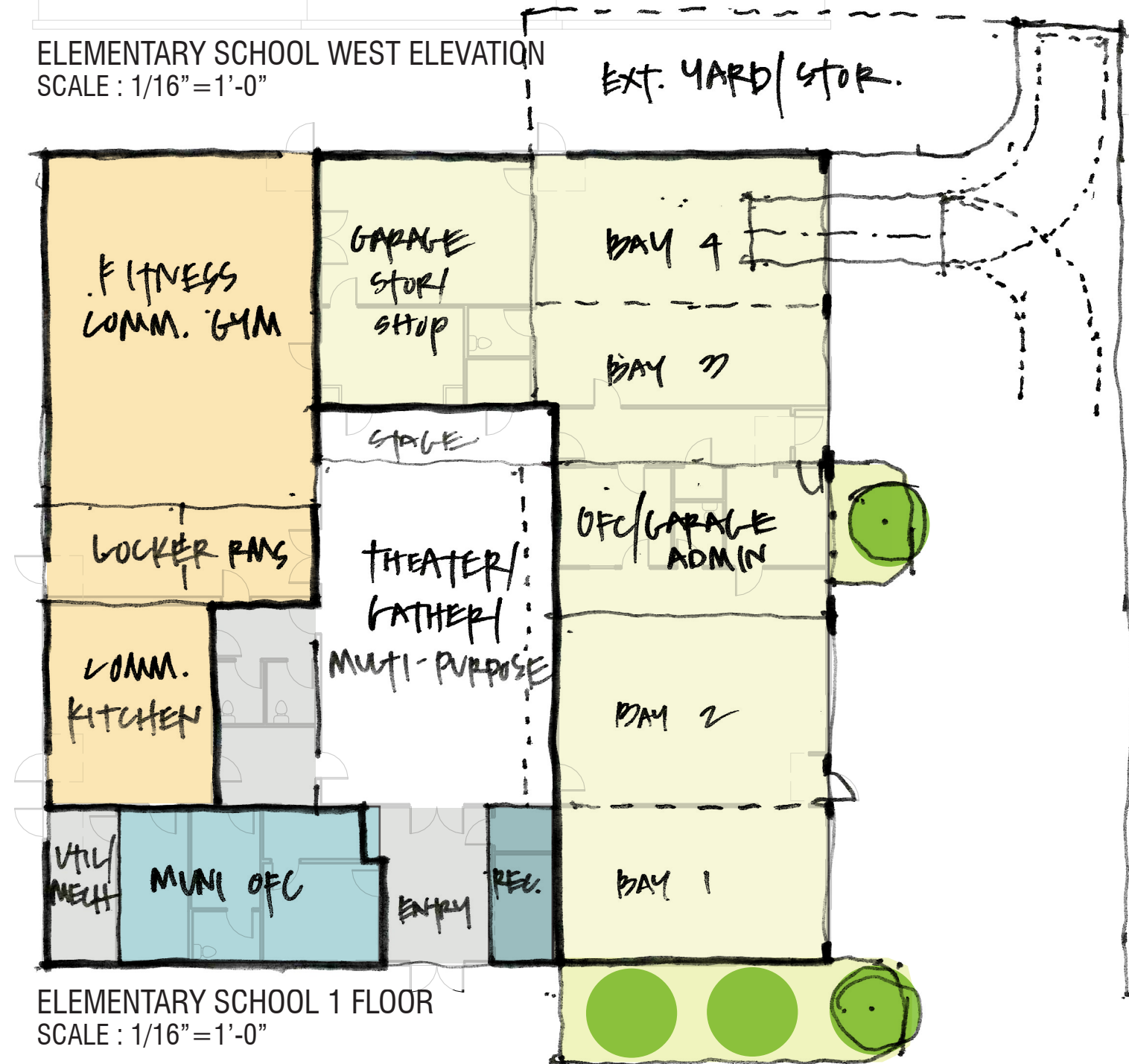
MUNICIPAL

COMMUNITY

DAYCARE

UTILITY

GARAGE



ELEMENTARY SCHOOL 1 FLOOR  
SCALE : 1/16" = 1'-0"

SCHEME 01  
ELEMENTARY SCHOOL

PROS

- THE SPACE IS LARGELY BEING USED IN A SIMILAR FUNCTION AS IT WAS ORIGINALLY INTENDED
- REQUIRES MINIMAL STRUCTURAL UPDATES
- THE EXISTING ENTRIES AND EXITS SUPPORT THE NEW PROGRAM

CONS

- LIGHTING IN THE CENTRAL AREA WILL REMAIN AN ISSUE WITHOUT ADJUSTING THE EXISTING ROOF.
- THERE MAY BE NOISE ISSUES HAVING CHILDCARE LOCATED SO CLOSELY TO MUNICIPAL OFFICES.

TOWN HALL  
PROS

- CONVERTING TO RESIDENTIAL IS APPROPRIATE FOR THE SCALE OF THE BUILDING.
- COULD CREATE AN ADDITIONAL SOURCE OF REVENUE FOR THE TOWN.

CONS

- THERE ARE A LOT OF STRUCTURAL UPDATES THAT WOULD BE REQUIRED BEFORE BEGINNING THE RENOVATION
- THE TOWN WOULD LARGELY LOSE ACCESS TO A HISTORICALLY COMMUNITY SPACE

SCHEME 02  
ELEMENTARY SCHOOL

PROS

- CREATING A REVENUE SOURCE FOR THE TOWN
- CREATES WELCOMING GREEN SPACES

CONS

- THIS WOULD REQUIRE A LARGE STRUCTURAL EFFORT.
- WOULD BE LOSING A PORTION OF THE EXISTING SQUARE FOOTAGE OF CONDITIONED SPACE

TOWN HALL  
PROS

- THE BUILDING WOULD LARGELY BE SERVING IT’S ORGINAL PURPOSE
- CELEBRATING A “HISTORIC” PART OF THE COMMUNITY

CONS

- LIMITED PARKING
- THE COST TO INSTALL A LIFT TO BRING UP TO ACCESSIBLITY CODE

SCHEME 03  
ELEMENTARY SCHOOL

PROS

- CREATES A CENTRAL HUB FOR THE TOWNS OPERATIONS
- UTILIZES THE EXISTING BEARING WALLS AND MAY LEAD TO MODEST STRUCTURAL COSTS

CONS

- ADDED EXPENSE OF ADDITIONAL PAVING FOR GARAGE BAY ENTRIES
- SEPARATING THE COMMUNITY SPACE AND THE TOWN GARAGE COULD BE TRICKY.

NEXT STEPS

- 1. 12/18 NOTES:  
SHKS TO ISSUE CLEAN SET OF MEETING SLIDES WITH LIVE MEETING NOTES/MARKUPS.  
ALSO SEND STRUCTURAL ASSESSMENT
- 2. PUBLIC MEETING  
TARGETING END OF MARCH (POST-ELECTIONS) / EARLY APRIL FOR 1ST PUBLIC MEETING  
POSSIBLY MEET / REVIEW WITH SELECTBOARD IN ADVANCE FOR PREVIEW
- 3. FEEDBACK  
PB, MCG, KL TO REVIEW AND PROVIDE FEEDBACK INCLUDING PROGRAMMING PREFERENCES,  
WITH AREA, ADJACENCY REQUIREMENTS. IDEALLY FEEDBACK RECEIVED SOONER THAN LATER  
WHILE FRESH IN MEMORY.