

LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460



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ARCHITECTS
Lerner Ladds Bartels

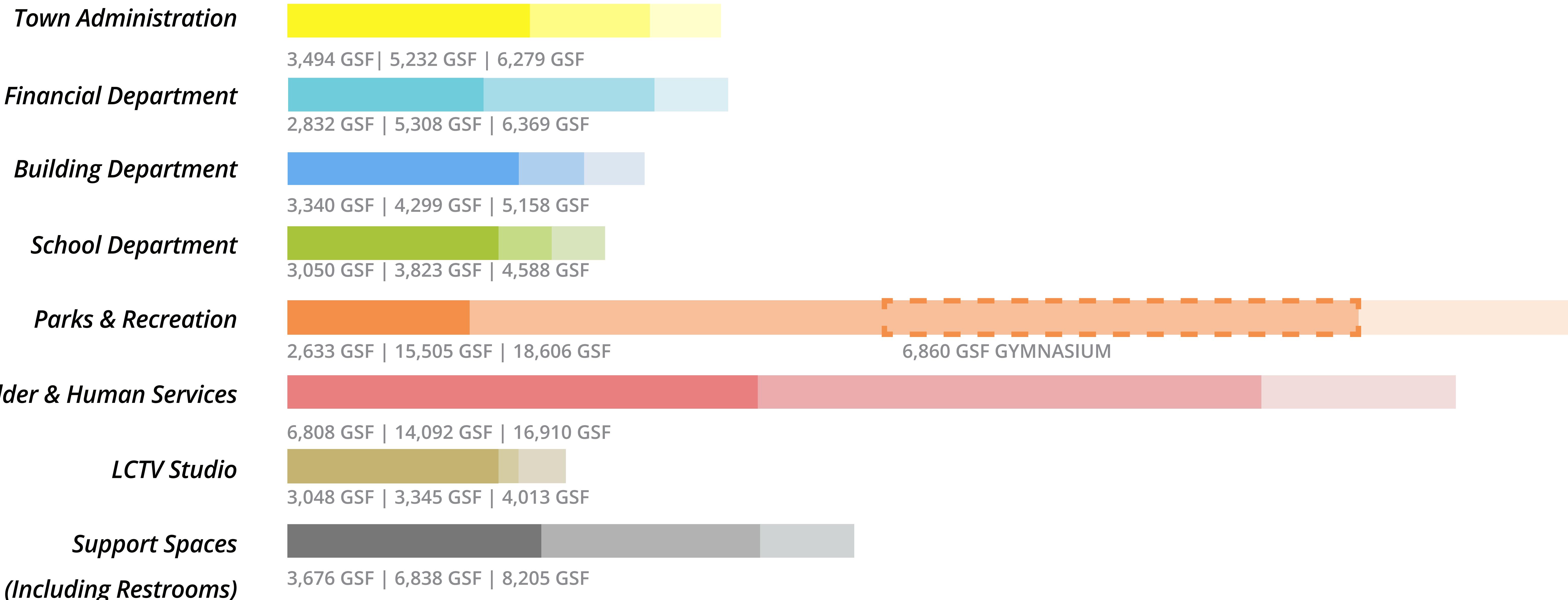
27 January 2020

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PROGRAM ANALYSIS

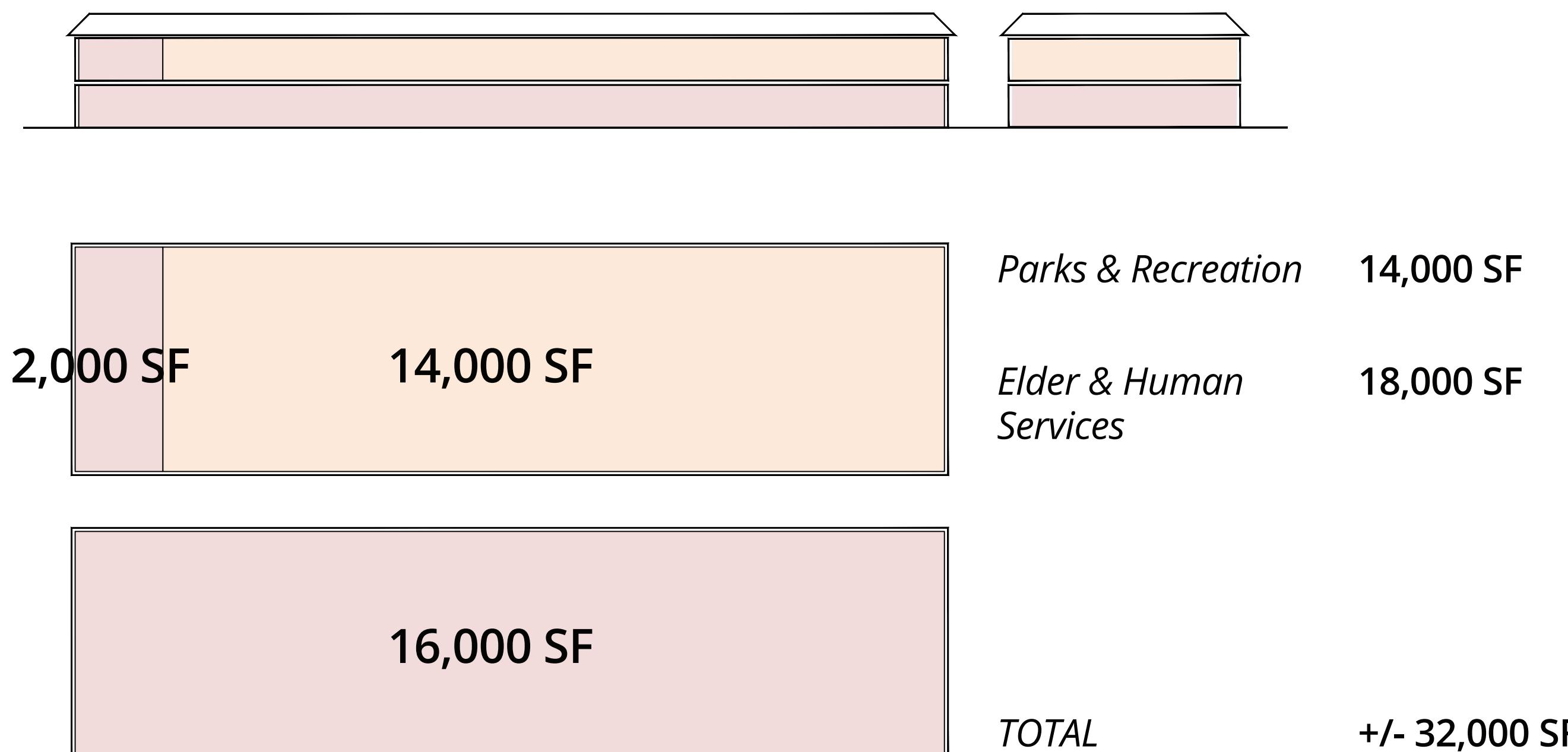
EXISTING | PROPOSED | FUTURE GROWTH



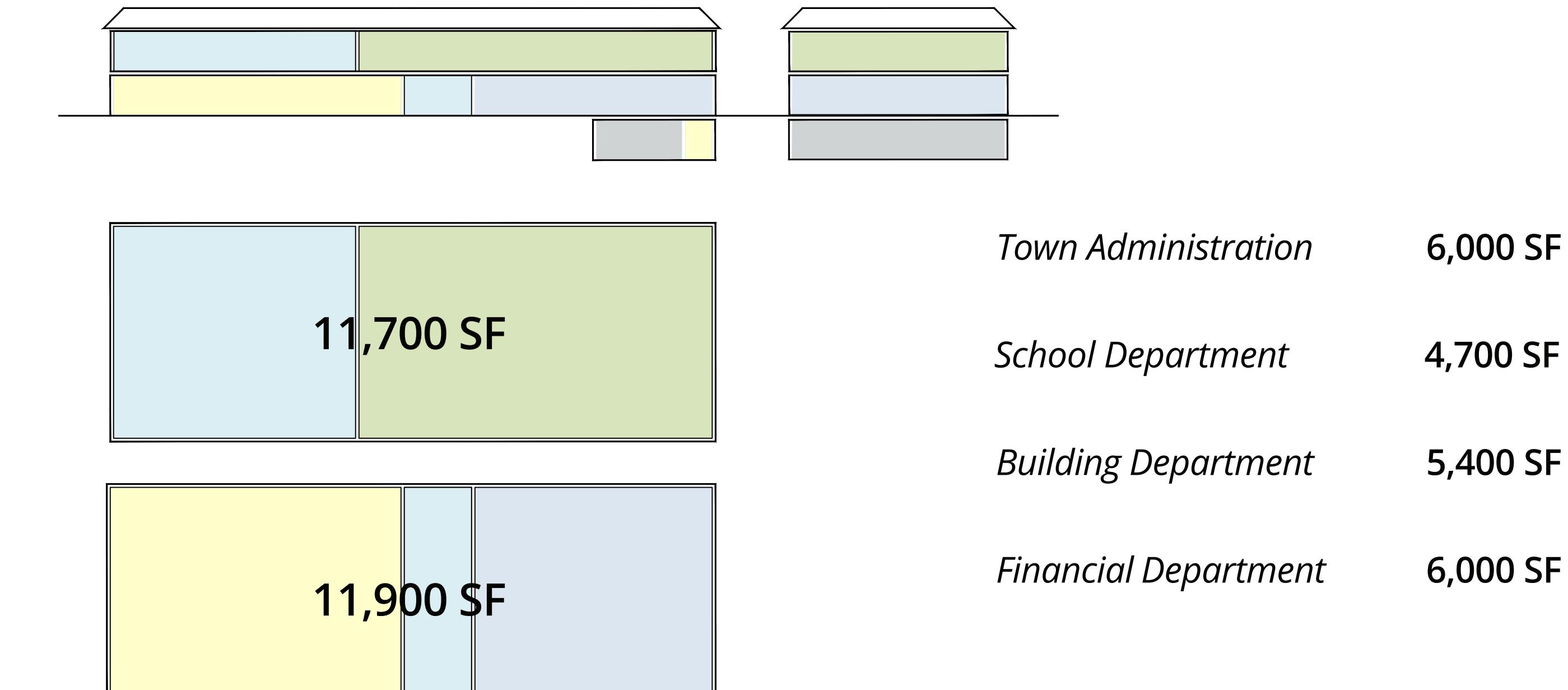
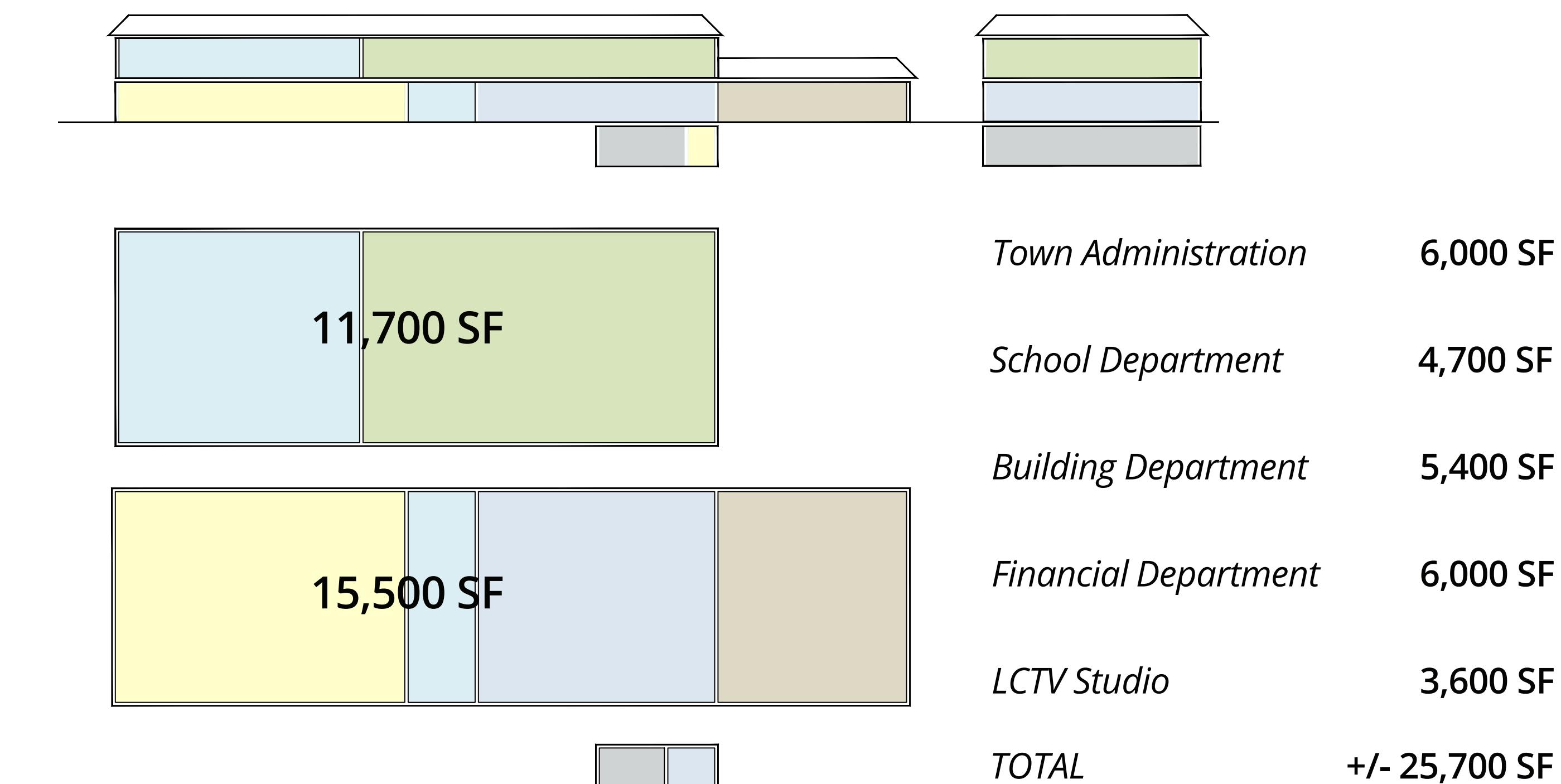
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NEW PROGRAM DIAGRAM

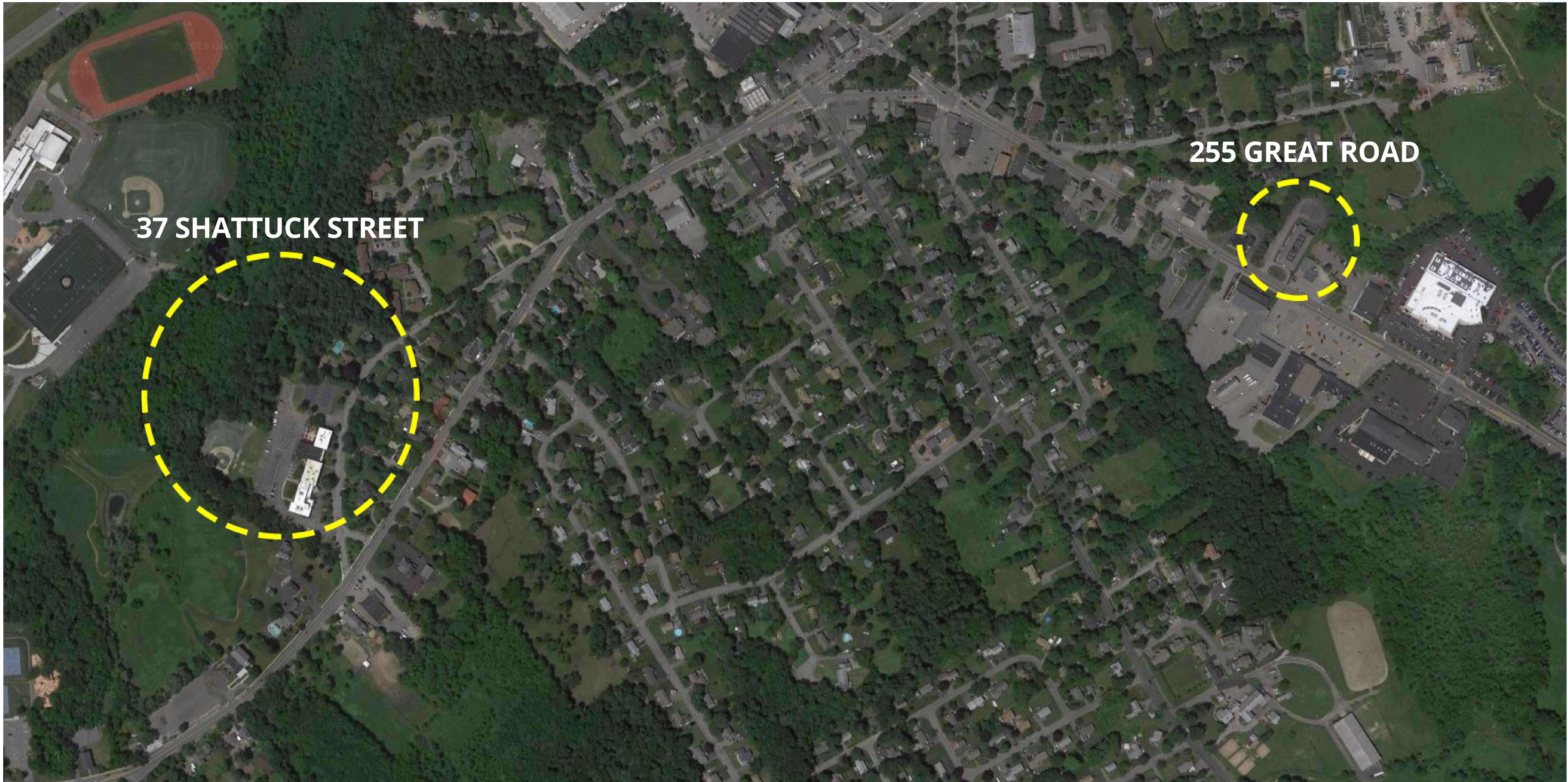


- █ Elder & Human Services
- █ Parks & Recreation
- █ Town Administration
- █ School Department
- █ Building Department
- █ Financial Department
- █ LCTV Studio
- █ Support



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LITTLETON TOWN HALL NEEDS ASSESSMENT

255 GREAT ROAD, LITTLETON MA 01460

255 GREAT ROAD



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Lerner Lands Bartek

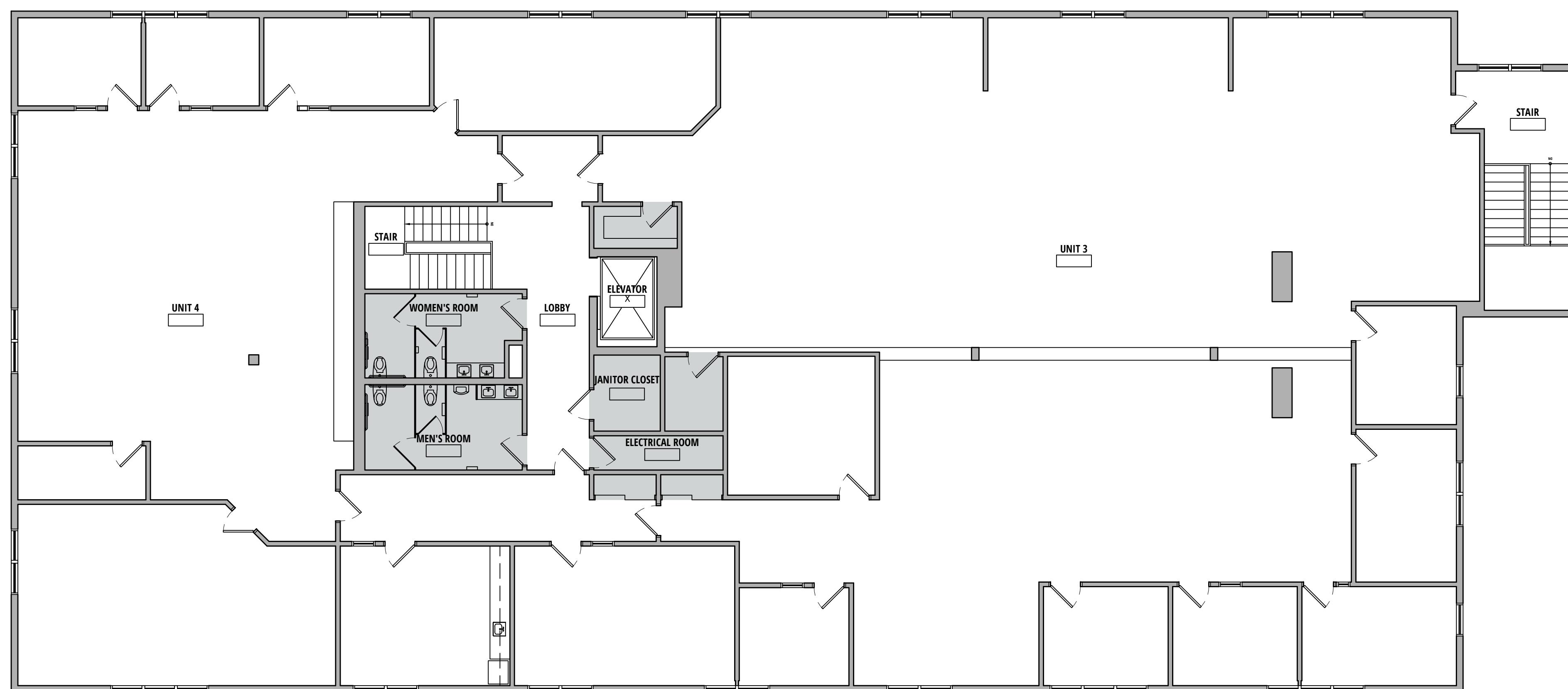
27 January 2020

LITTLETON TOWN HALL NEEDS ASSESSMENT

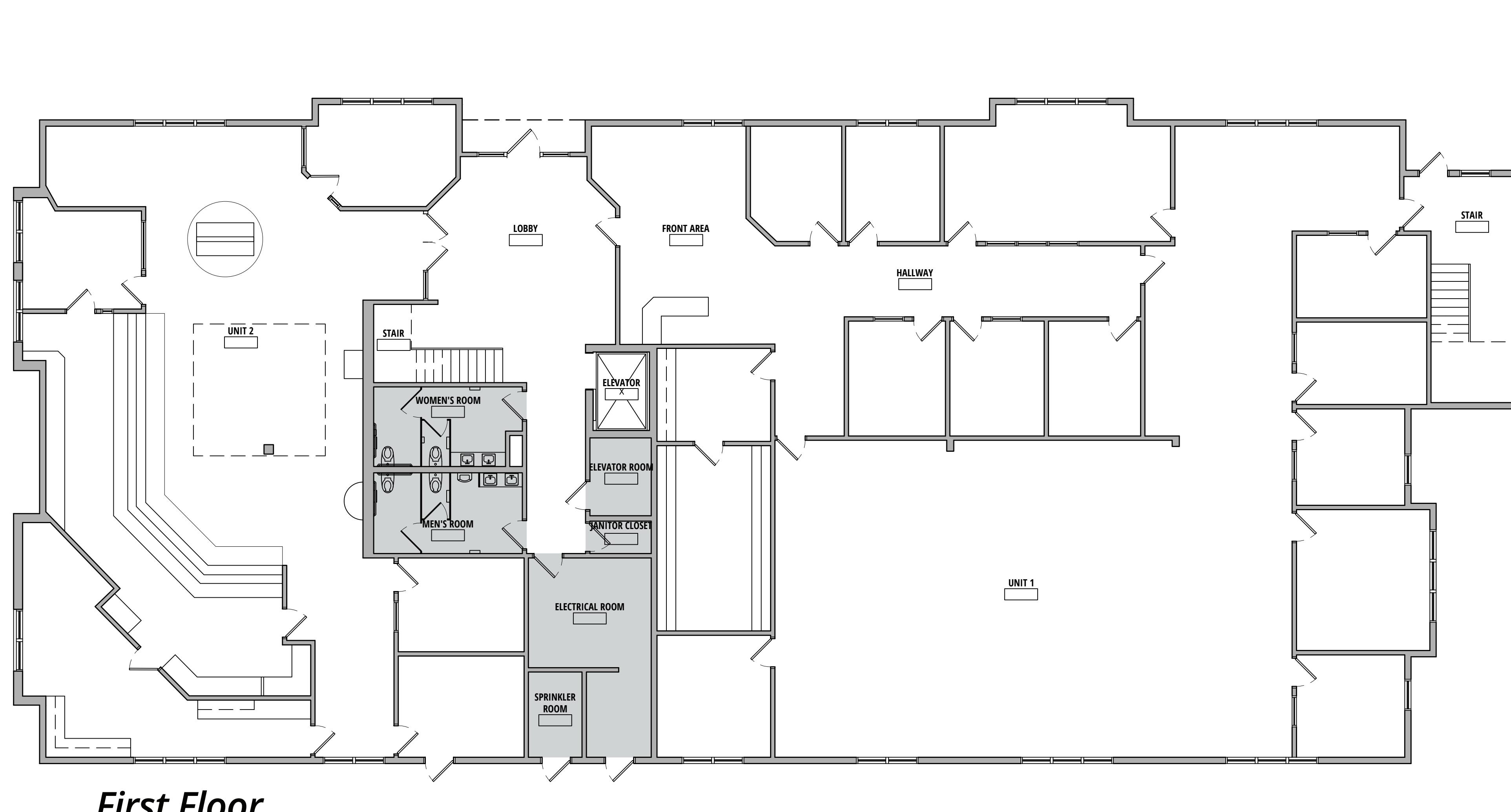
255 GREAT ROAD, LITTLETON MA 01460

255 GREAT ROAD

Existing Conditions



Second Floor



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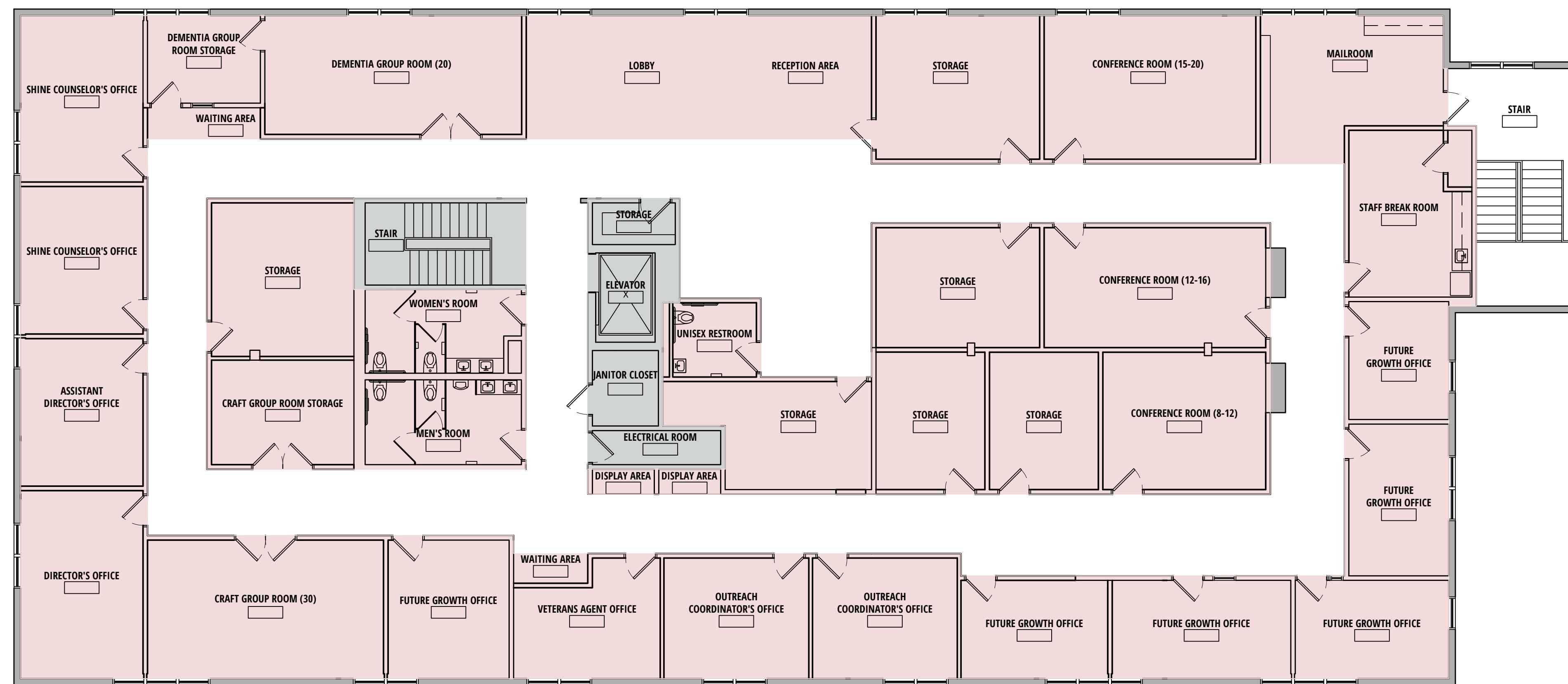
LITTLETON TOWN HALL NEEDS ASSESSMENT

255 GREAT ROAD, LITTLETON MA 01460

255 GREAT ROAD

Program Study -

EHS / COA



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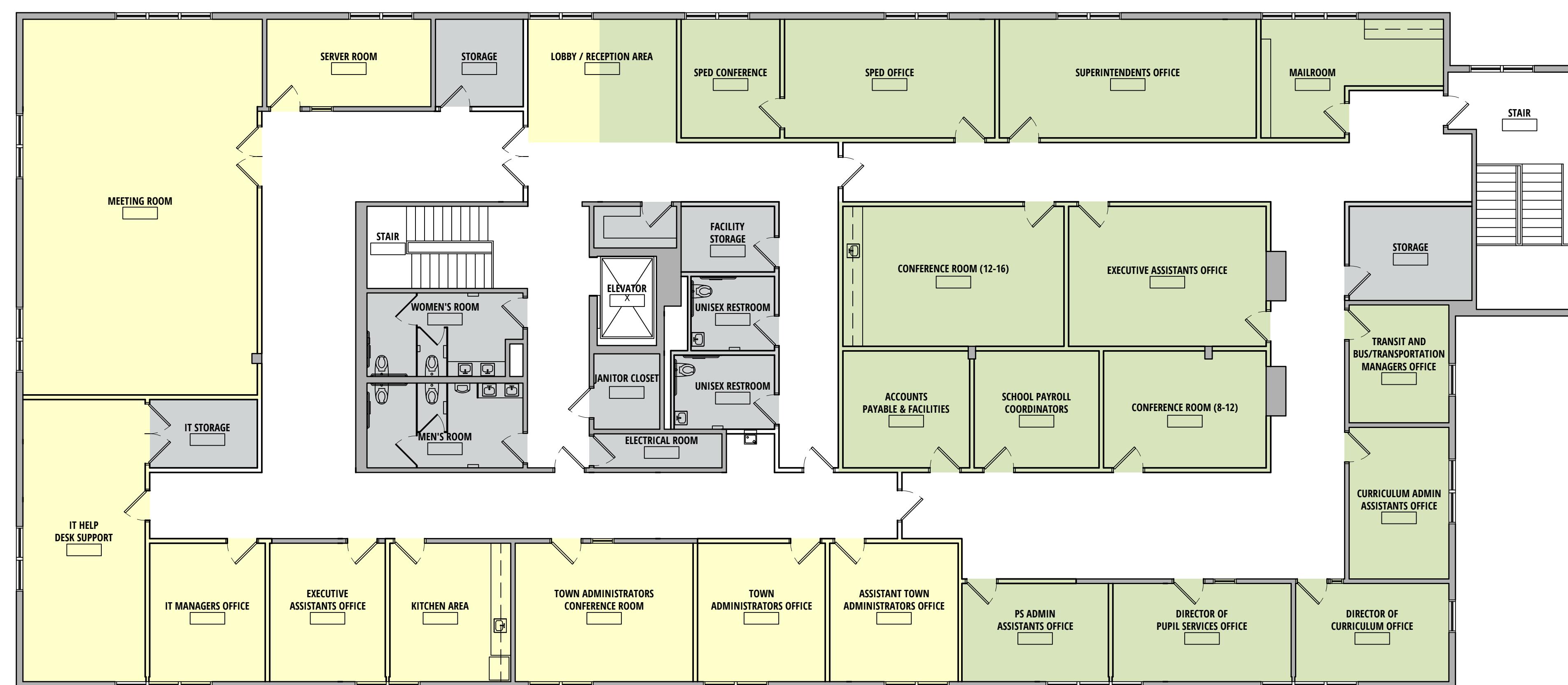
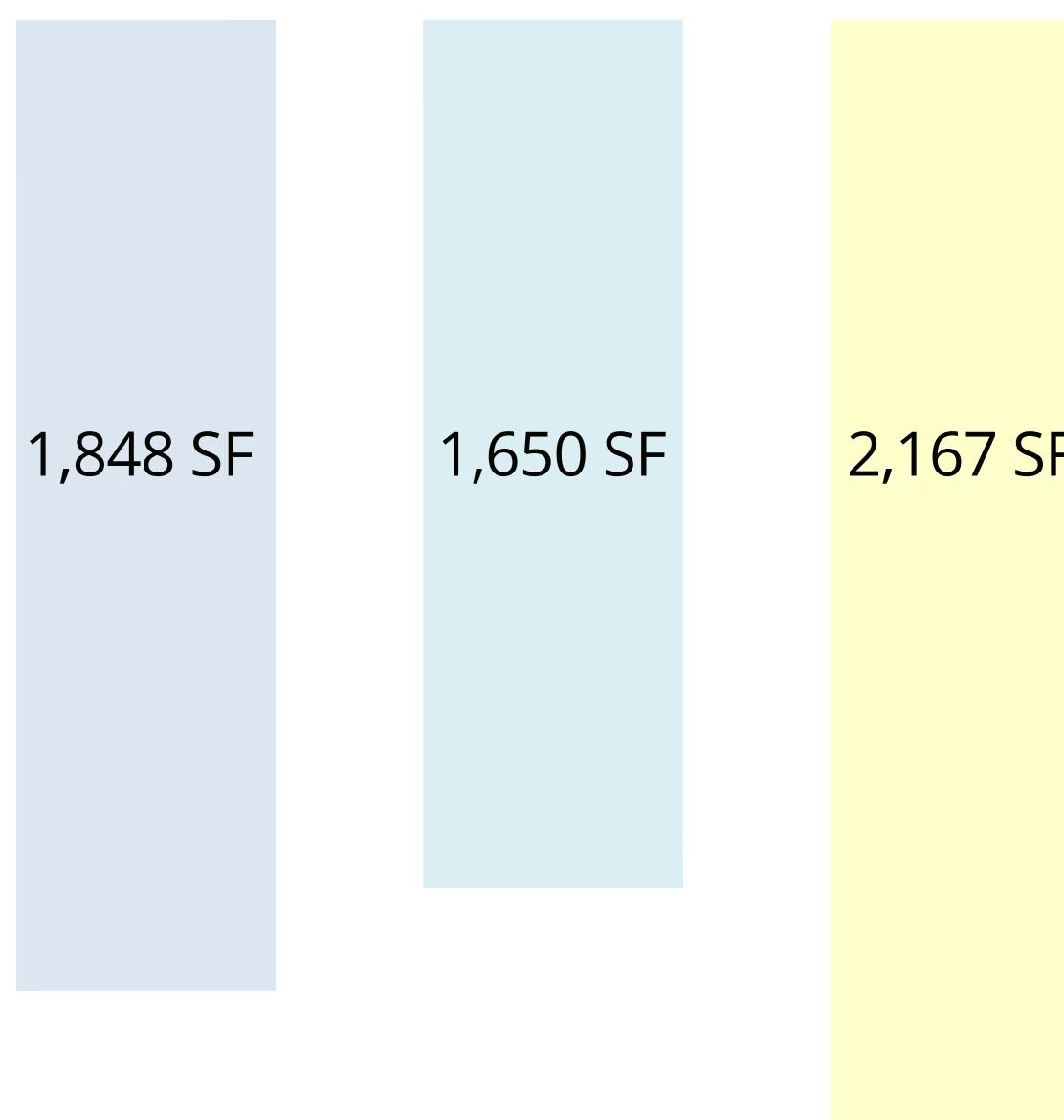
27 January 2020

LITTLETON TOWN HALL NEEDS ASSESSMENT

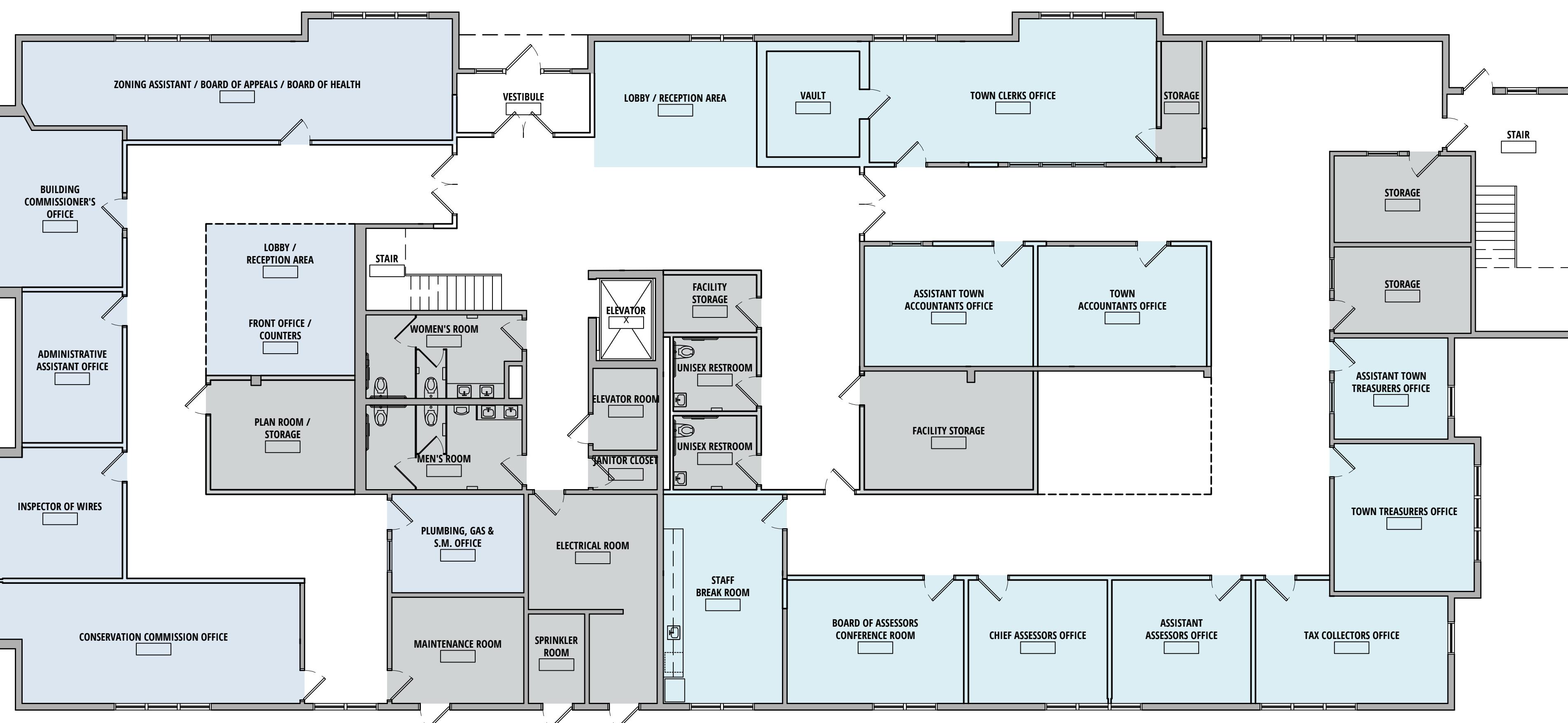
255 GREAT ROAD, LITTLETON MA 01460

255 GREAT ROAD

Program Study -
Town Hall & School
Department



MISSING
BLDG. AREA
5,665 GSF



LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

SHATTUCK STREET



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LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

SHATTUCK STREET

Exterior Envelope Concerns

EXTERIOR VERTICAL ENCLOSURE



Evidence of staining/soiling at window sills. (Office Wing - Shattuck Street Side)



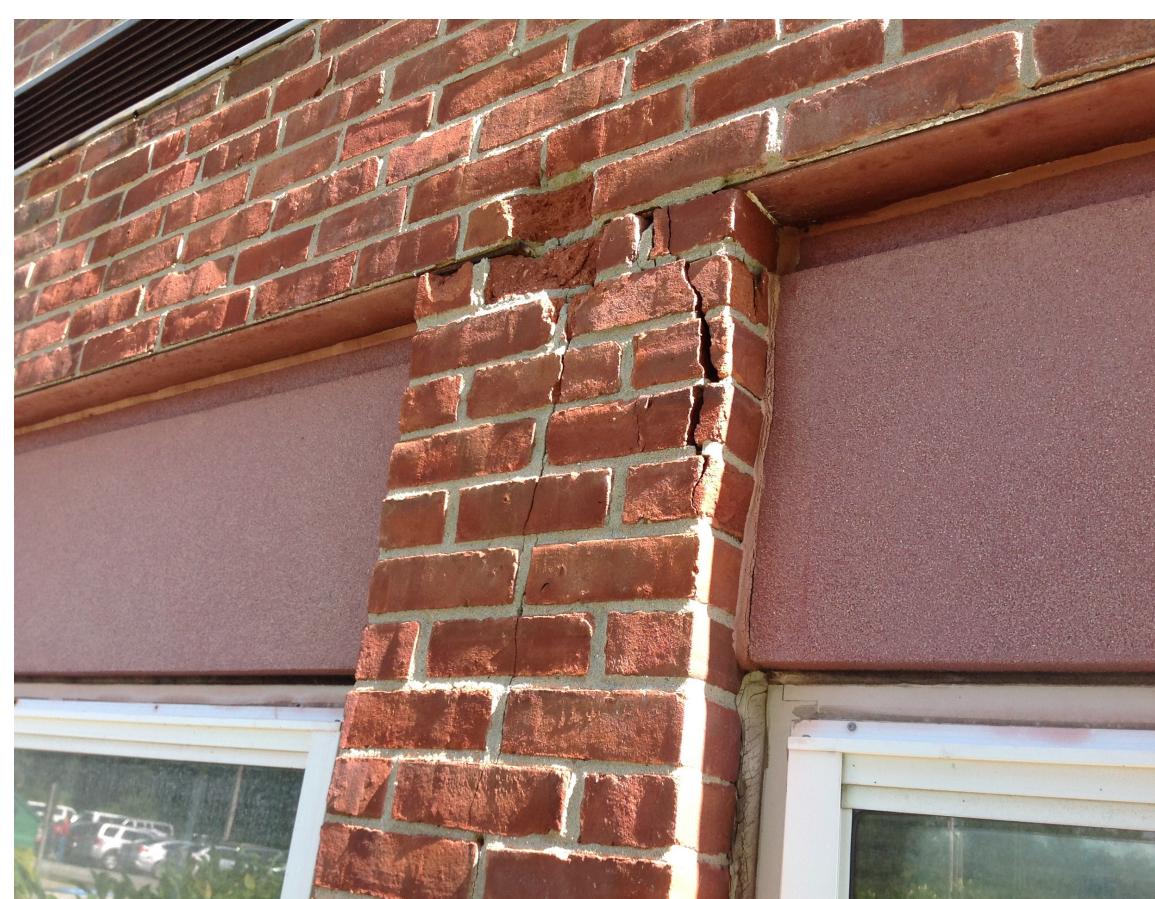
Evidence of efflorescence near window opening. (Library Wing - Shattuck Street Side)



Damage from nesting birds that has been reactively filled with spray foam that does not match finish of Dryvit. (Library Wing - Shattuck Street Side)



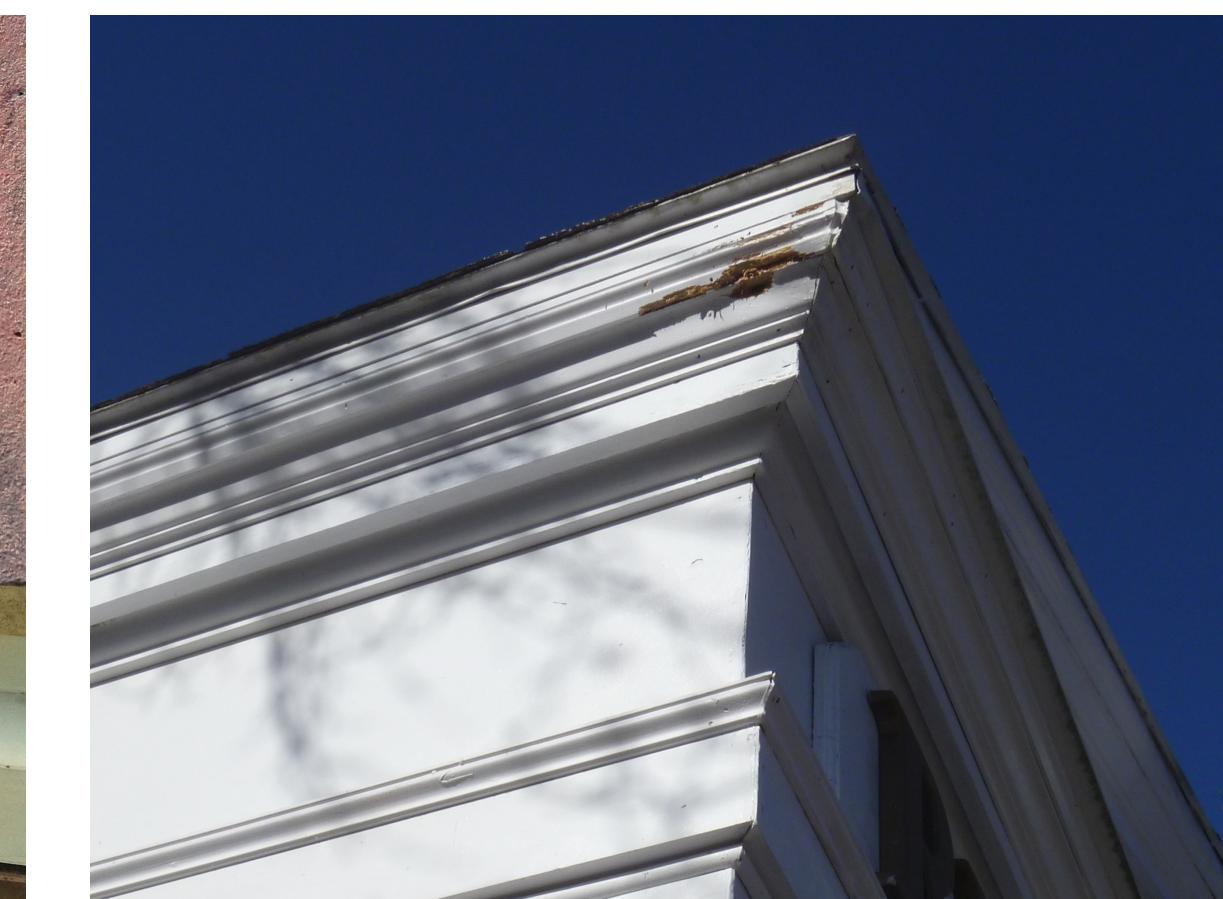
Evidence of cracking/missing wood on column trim. (Library Wing - Parking Lot Side)



Evidence of brick spalling, most likely from uneven compression and/or water damage. (Library Wing - Parking Lot Side)



Evidence of eroded mortar joint near window opening. (Office Wing - Shattuck Street Side)



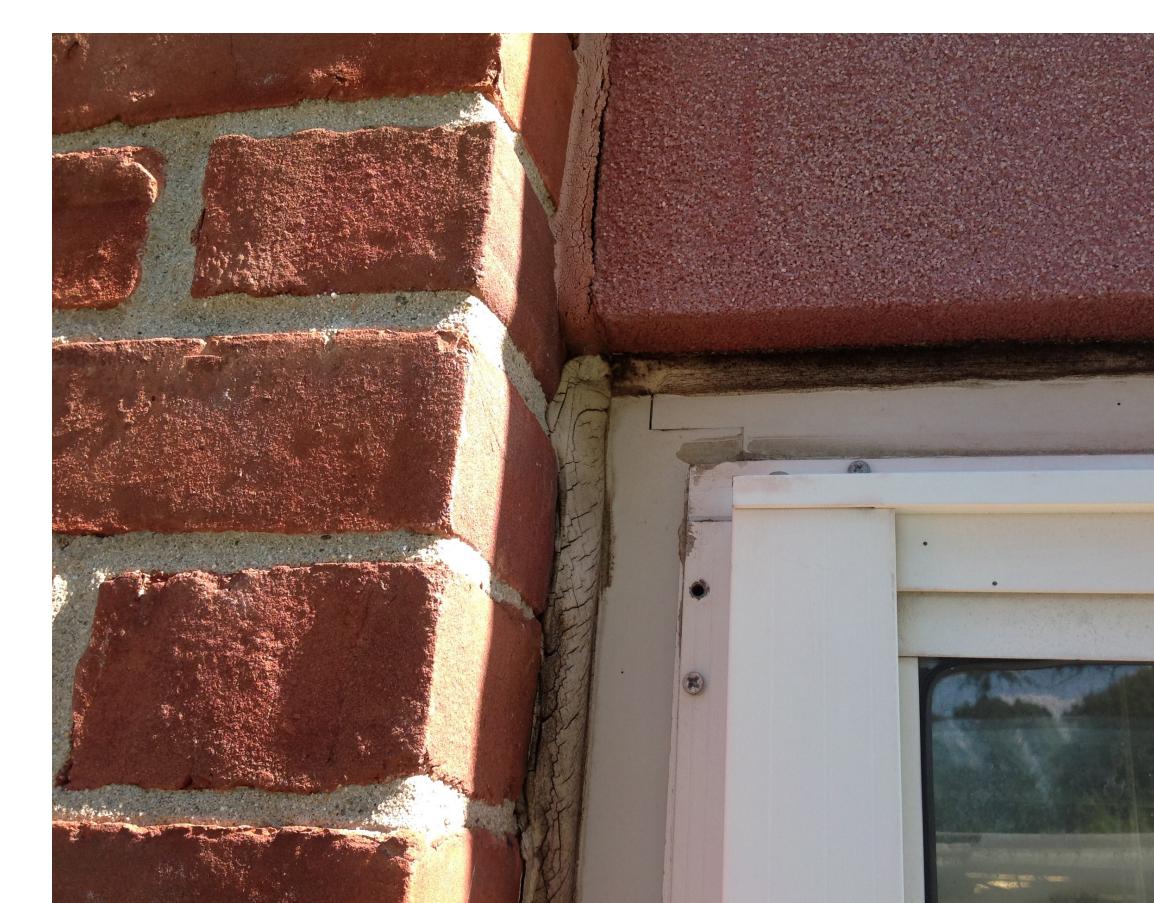
Evidence of damage to trim, most likely from an animal. (Library Wing - Shattuck Street Side)



Observed peeled paint on trim board. (Library Wing - Shattuck Street Side)



Evidence of attempted patch of corner with mortar and areas of missing mortar. (Office Wing - Shattuck Street Side)



Evidence of cracked caulking at window opening. (Library Wing - Parking Lot Side)



Evidence of damaged & deteriorated paint finish, and rotting (loss) of core material. (Library Wing - Parking Lot Side)



Closeup at of aluminum sidelight sill at library main entrance. (Library Wing - Shattuck Street Side)

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SHATTUCK STREET

Exterior Envelope Concerns

ROOF & RAINWATER MANAGEMENT



Evidence of rippling at roof membrane seams. (Library Wing - Roof 1)



Evidence of ponding of water and debris near roof drain. (Library Wing - Roof 2)



Overall discoloration of roof. (Classroom Wing - Roof 5)



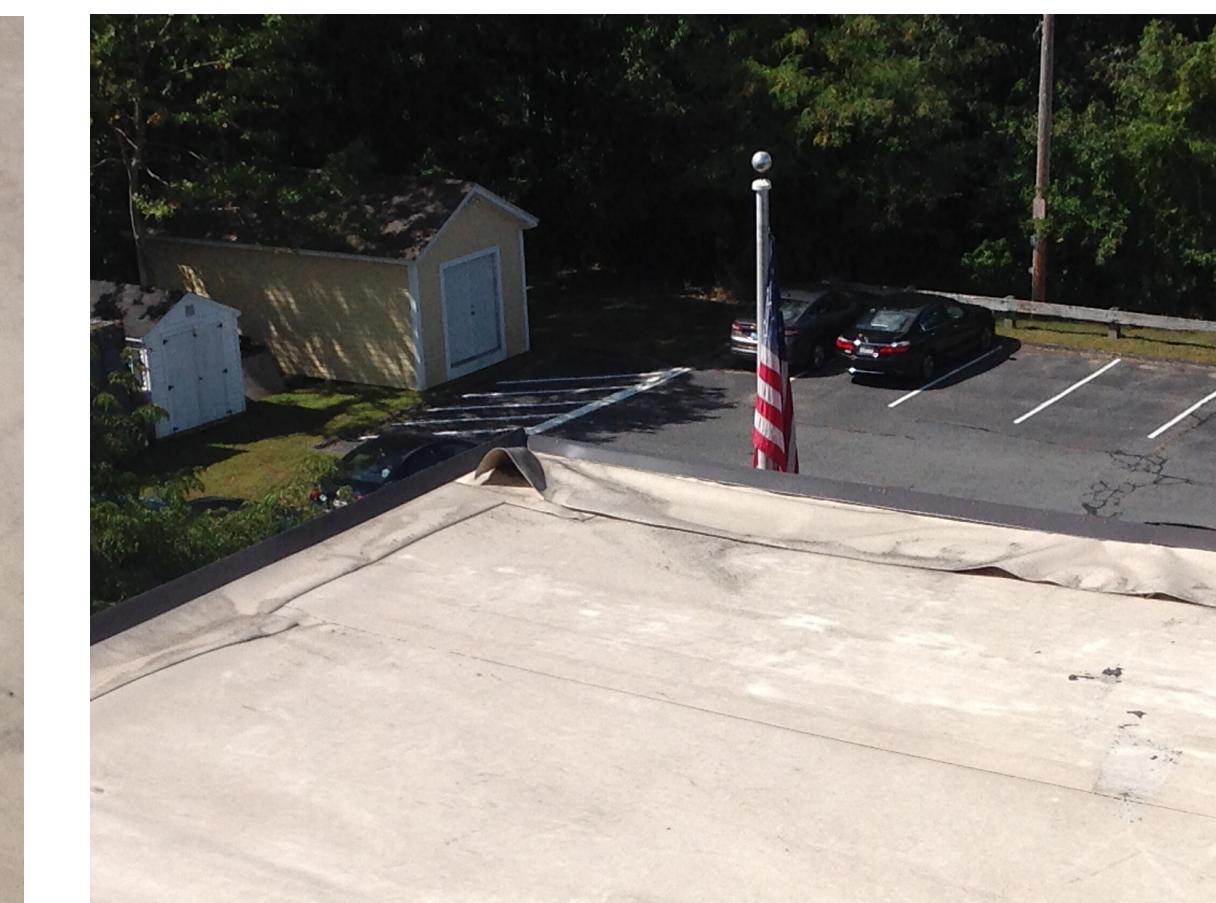
Separation of an already repaired joint (via applied darker coating) occurring in mansard wall. (Classroom Wing - Roof 5)



Evidence of water ponding, signs of aged flashings can be seen where membranes separate, or "pull back". (Multi-Use Wing - Roof 6)



Wrinkled membrane poses a tripping hazard. (Classroom Wing - Roof 5)



Evidence of water ponding, signs of aged flashings can be seen where membranes separate, or "pull back". (Classroom Wing - Roof 5)



Evidence of water ponding, signs of aged flashings can be seen where membranes separate, or "pull back". (Classroom Wing - Roof 5)



Organic growth around base flashing and gap in flashing near Classroom Wing. (Multi-Use Wing - Roof 6)



Evidence of ponding of water near mechanical unit. Gap in base flashing. (Office Wing - Roof 8)



Ponding on roofing at roof drain. (Office Wing - Roof 8)



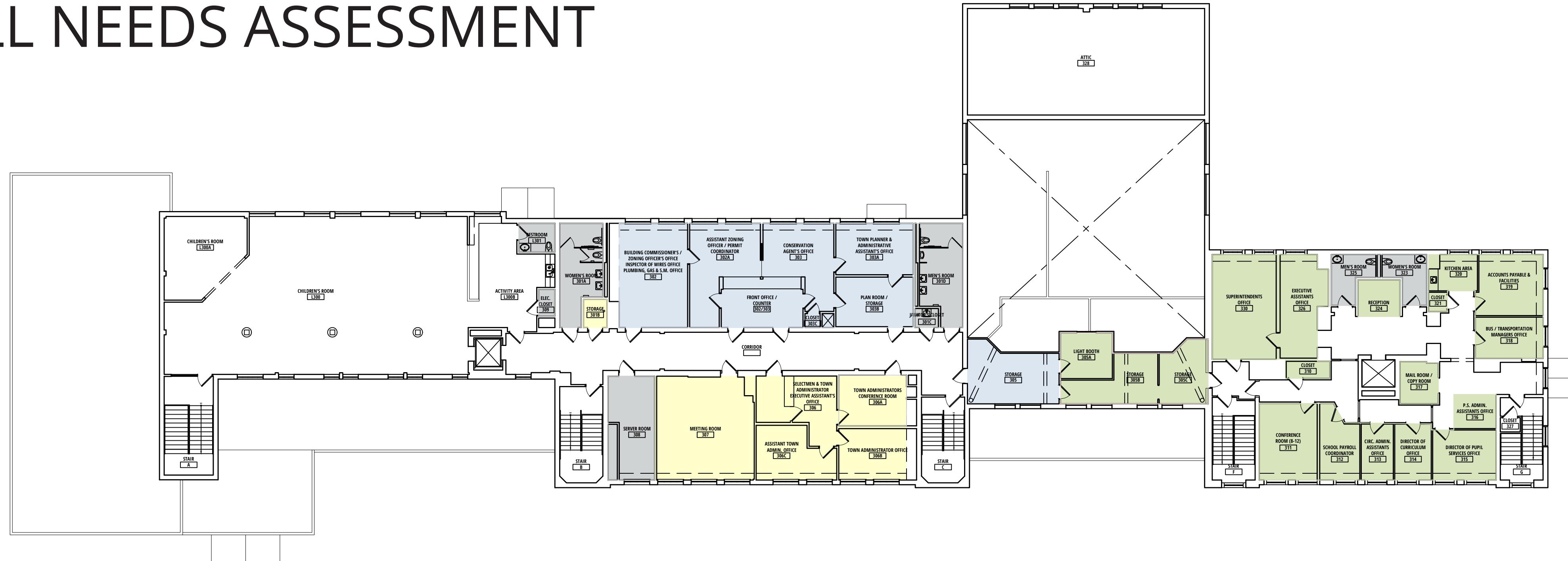
Evidence of cracked roofing membrane, due to moisture damage / ponding of water. (Office Wing - Roof 8)

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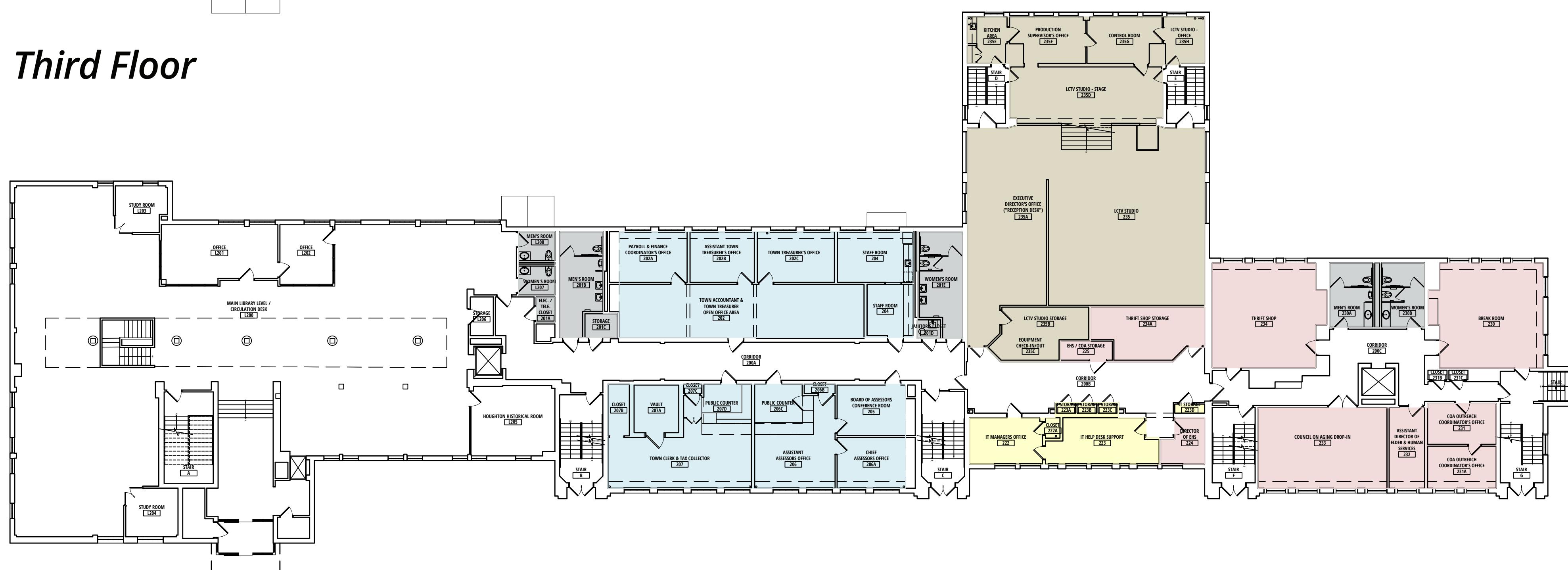
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SHATTUCK STREET

Existing Conditions



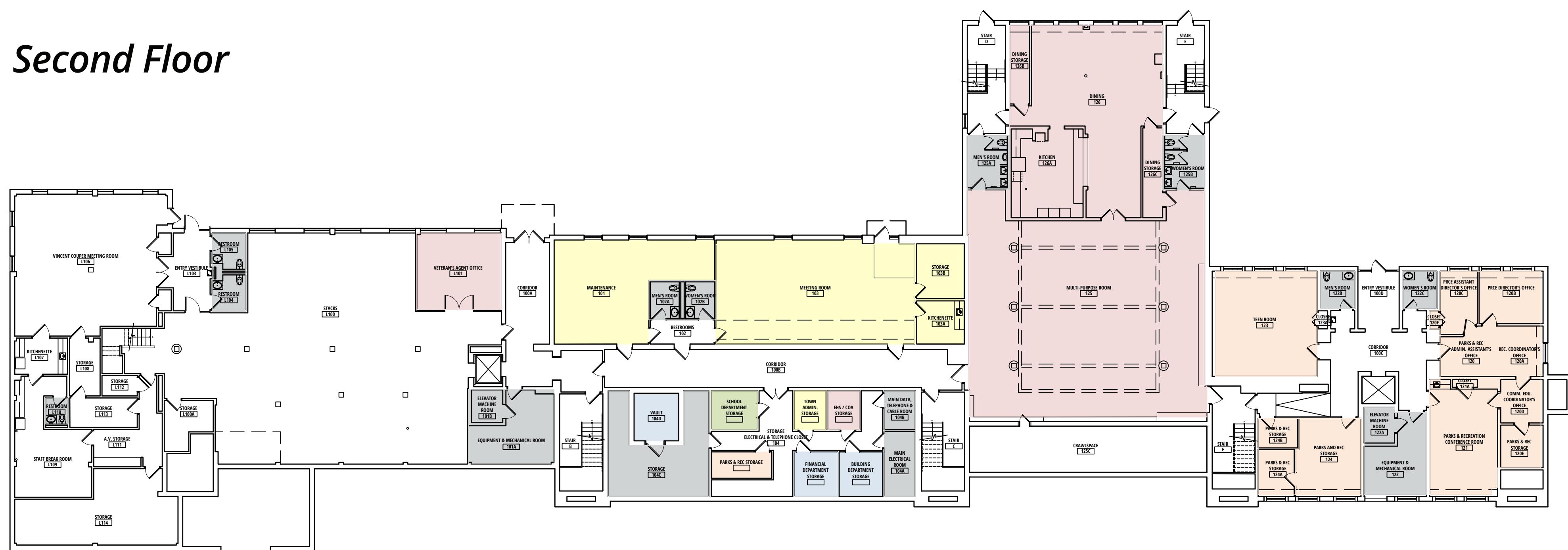
Third Floor



**TOTAL BLDG. AREA
50,594 GSF**

- Town Administration
- Elderly & Human Services
- Parks & Recreation
- Financial Department
- Building Department
- School Department
- LCTV Studio
- Support Space
- Not in Scope
- Circulation
- Addition
- Demolition

Second Floor



First Floor

LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

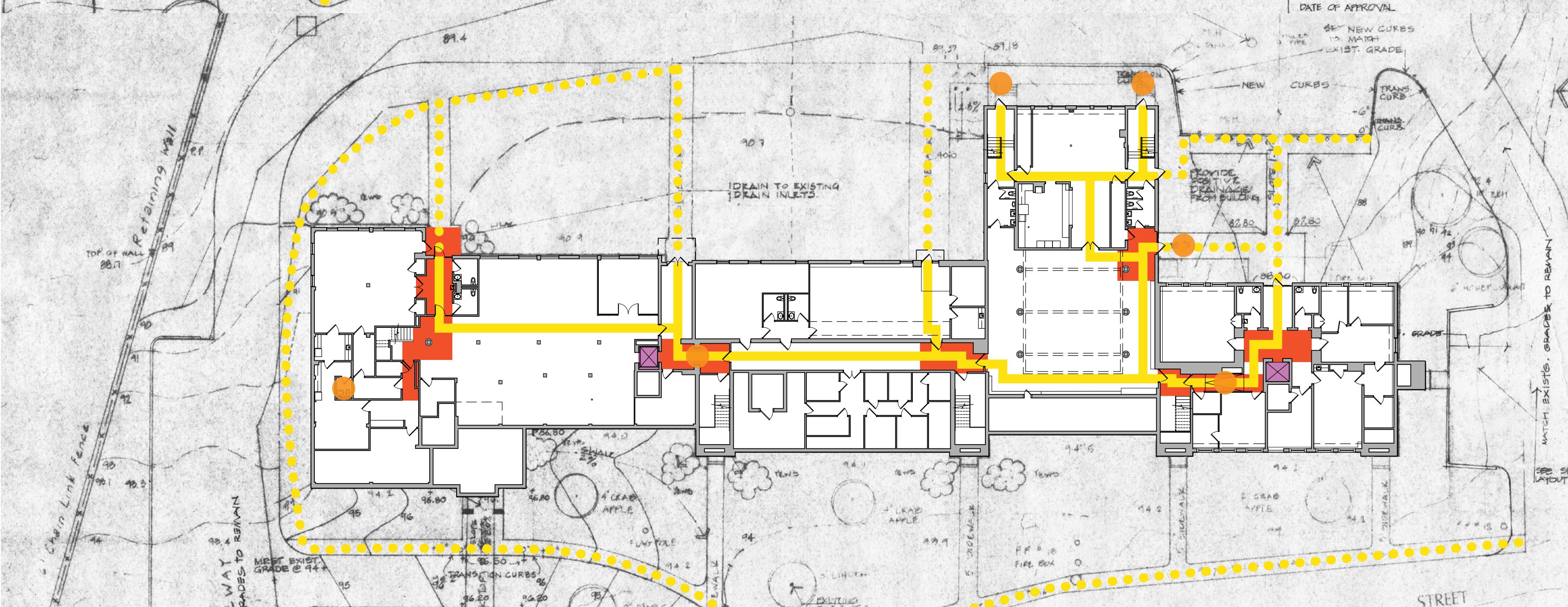
SHATTUCK STREET

Access Diagrams

Third Floor



Second Floor



First Floor

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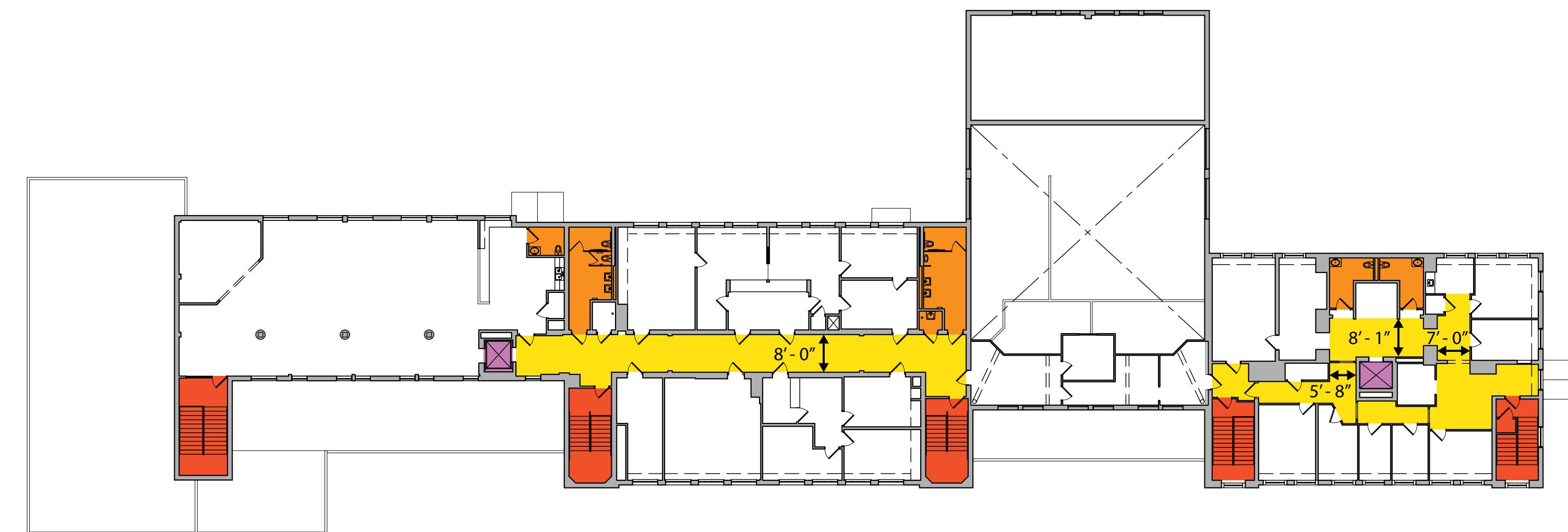
27 January 2020

LITTLETON TOWN HALL NEEDS ASSESSMENT

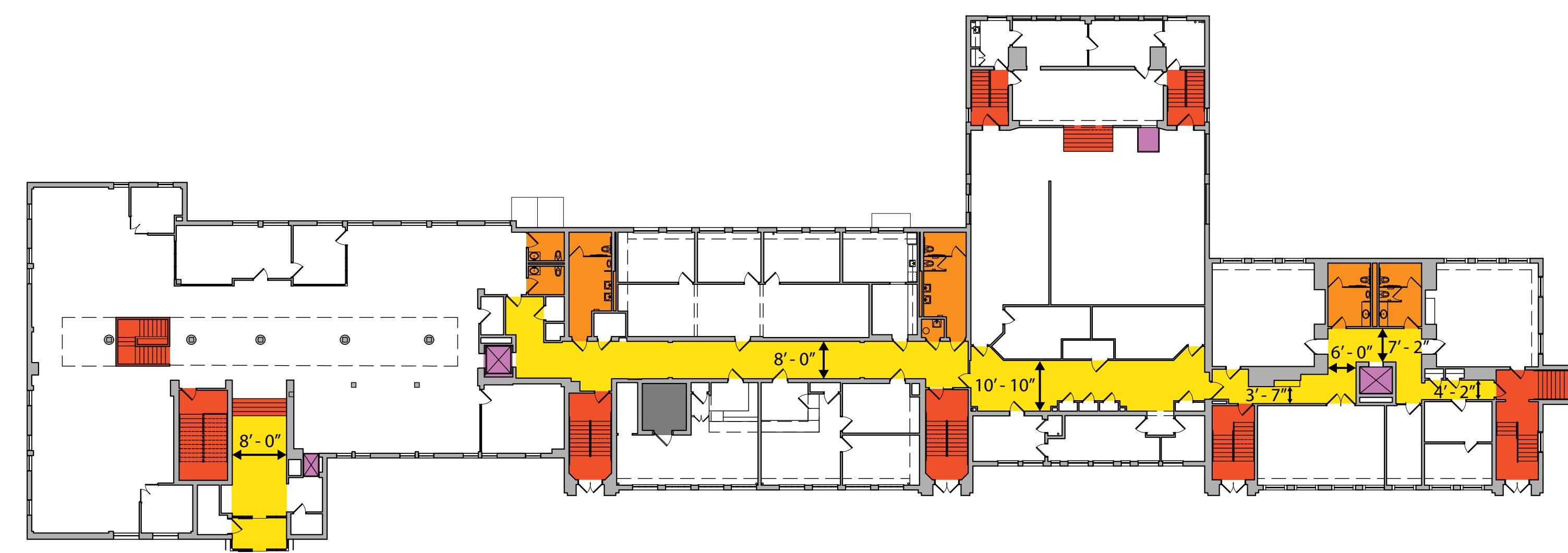
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SHATTUCK STREET

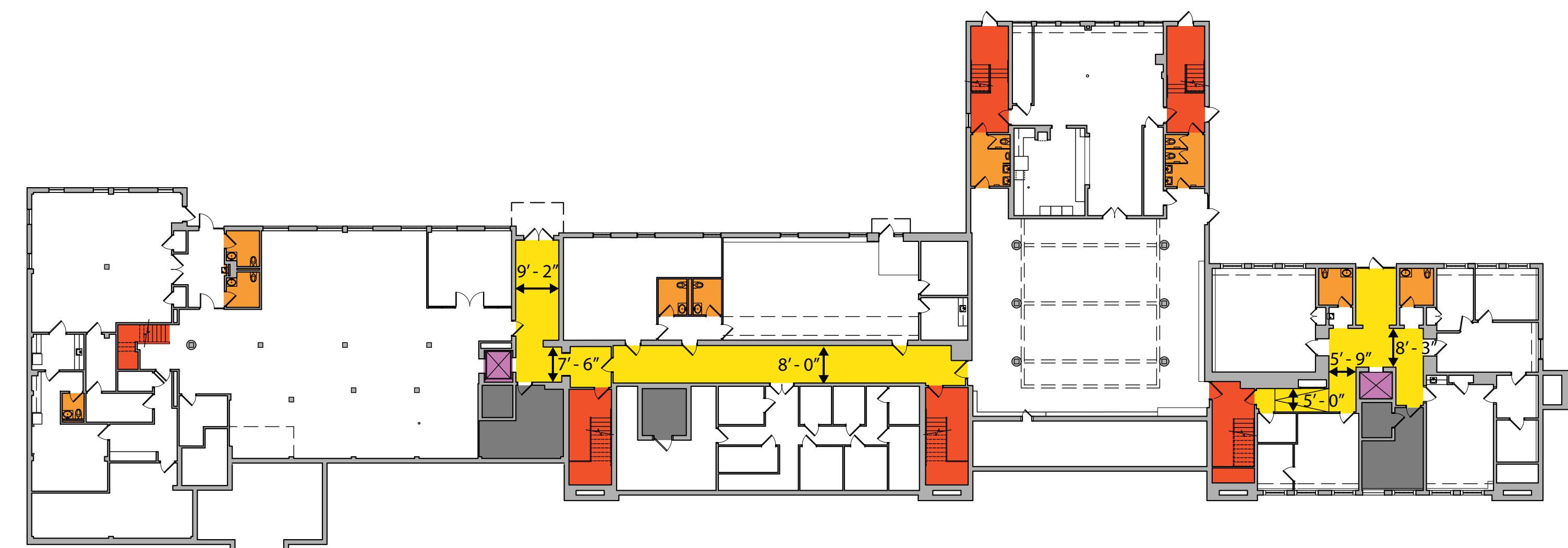
Existing Inefficiency Diagrams



Third Floor



Second Floor



First Floor

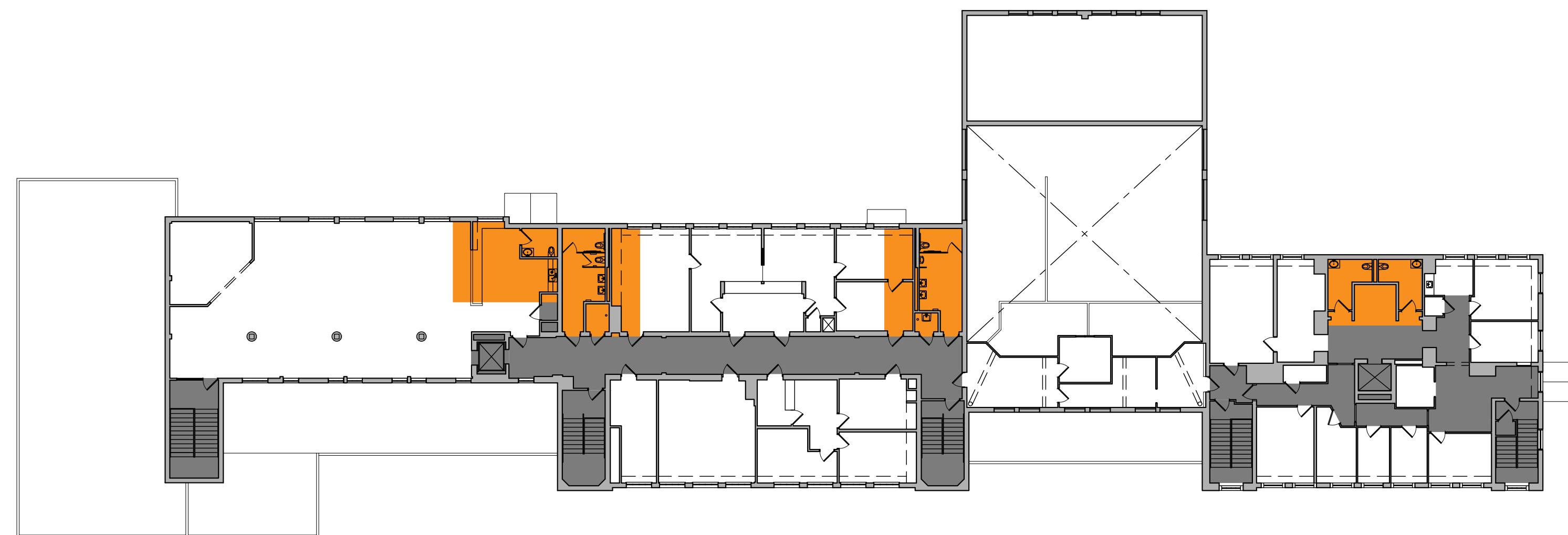
- RESTROOMS
- STAIRS
- ELEVATORS / LIFTS
- UTILITY / VAULT
- CIRCULATION

LITTLETON TOWN HALL NEEDS ASSESSMENT

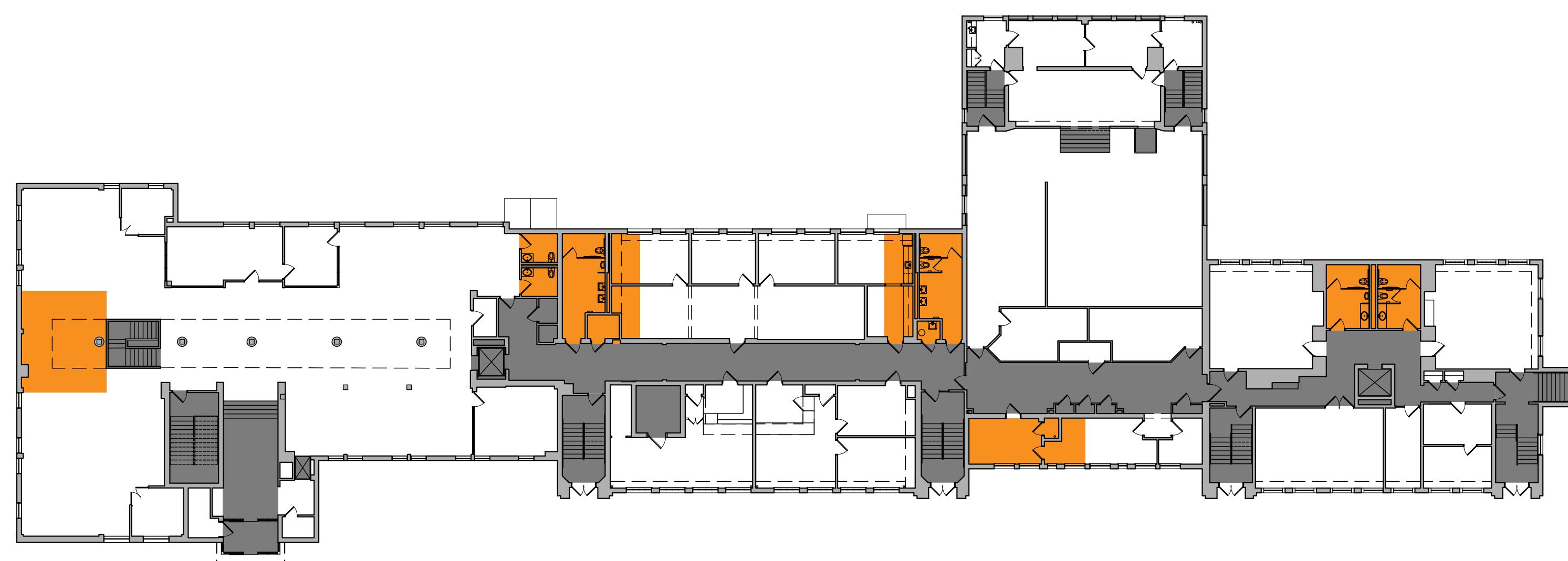
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SHATTUCK STREET

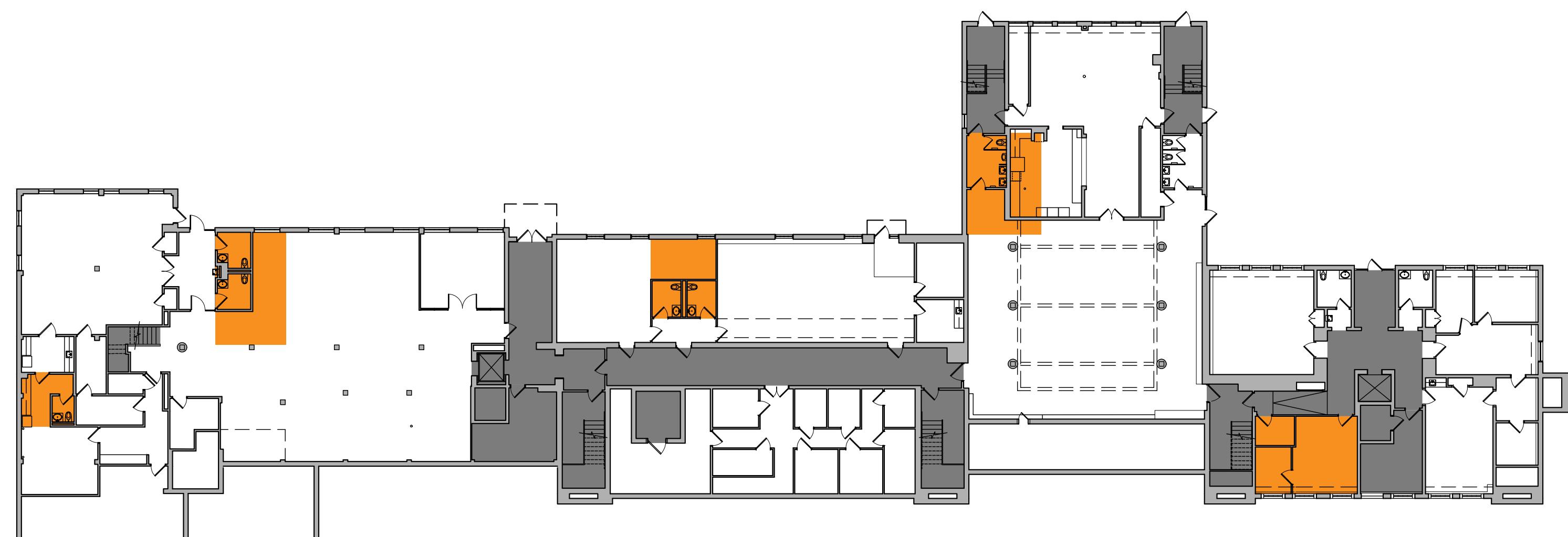
Existing Inefficiency Diagrams



Third Floor



Second Floor



First Floor

■ EXISTING CORE SPACES
■ NEW REQUIRED RESTROOMS

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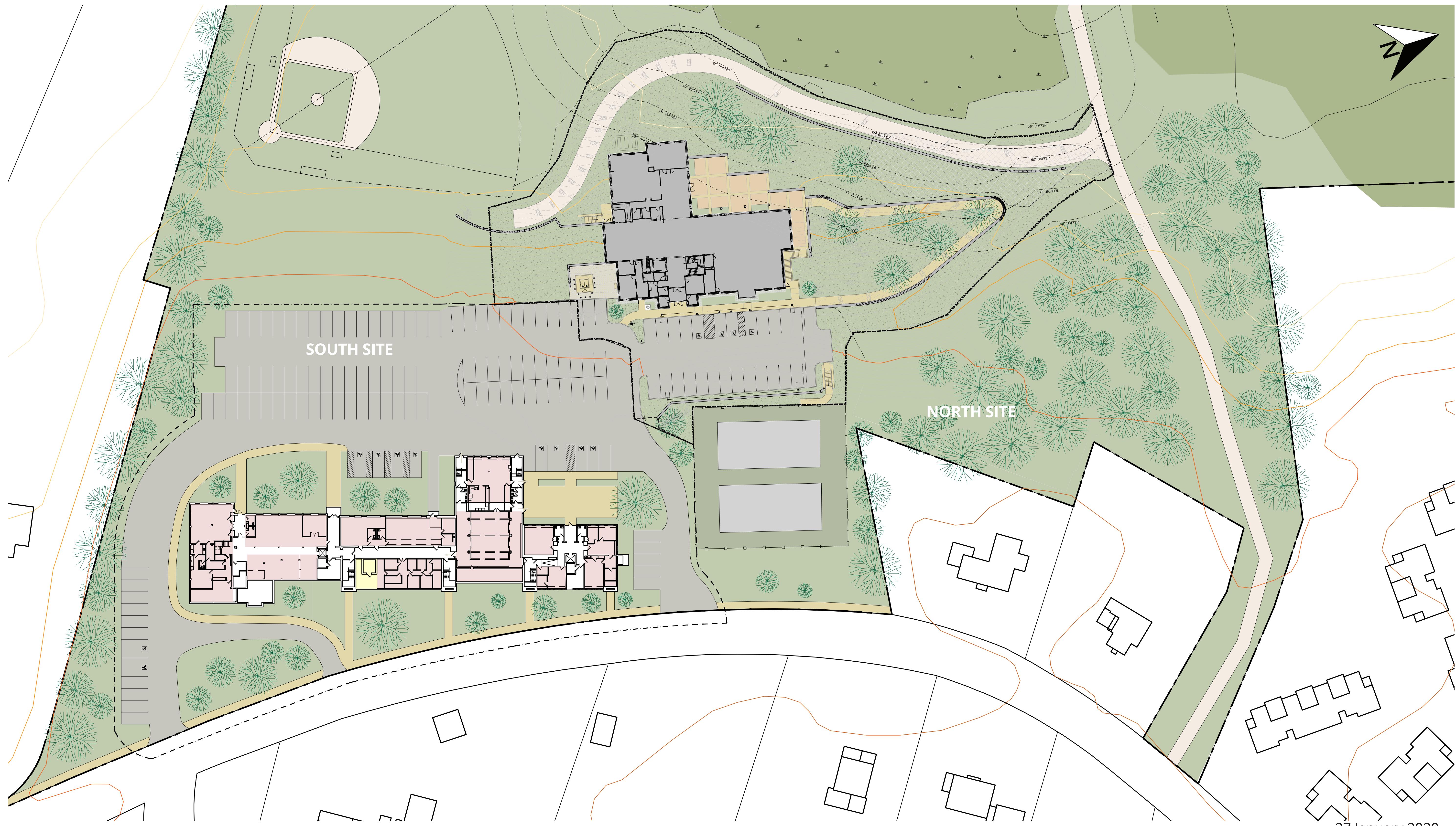
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SHATTUCK STREET

Scheme 1

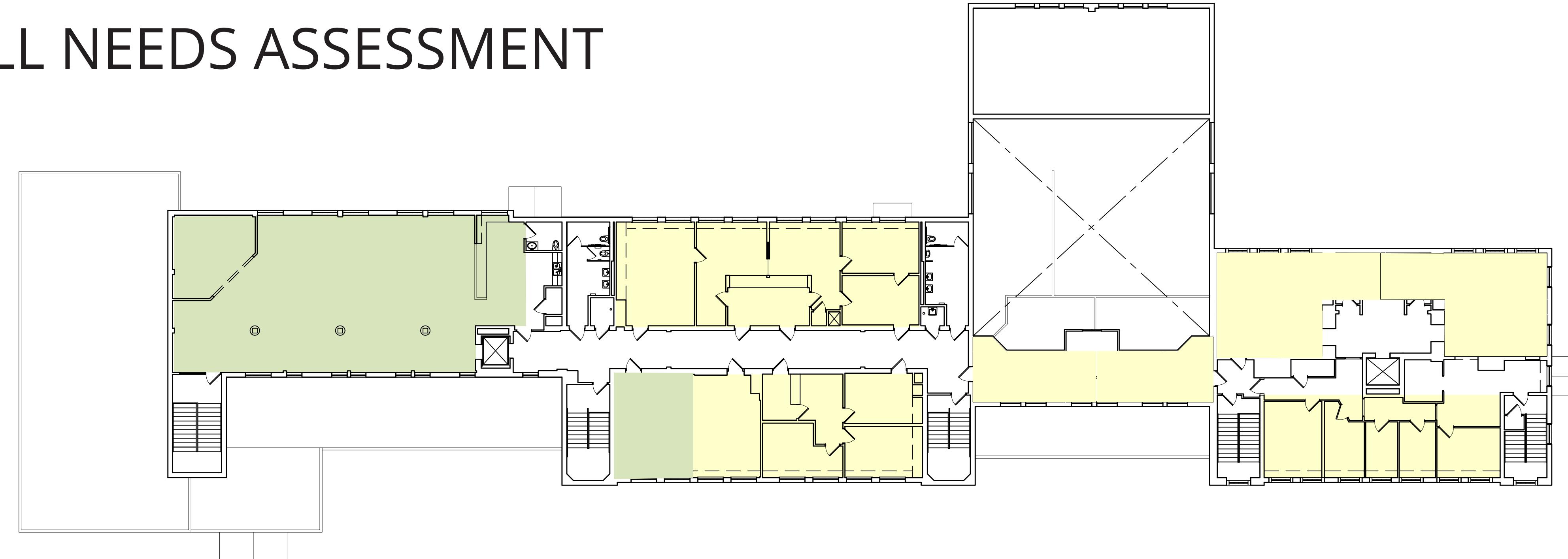
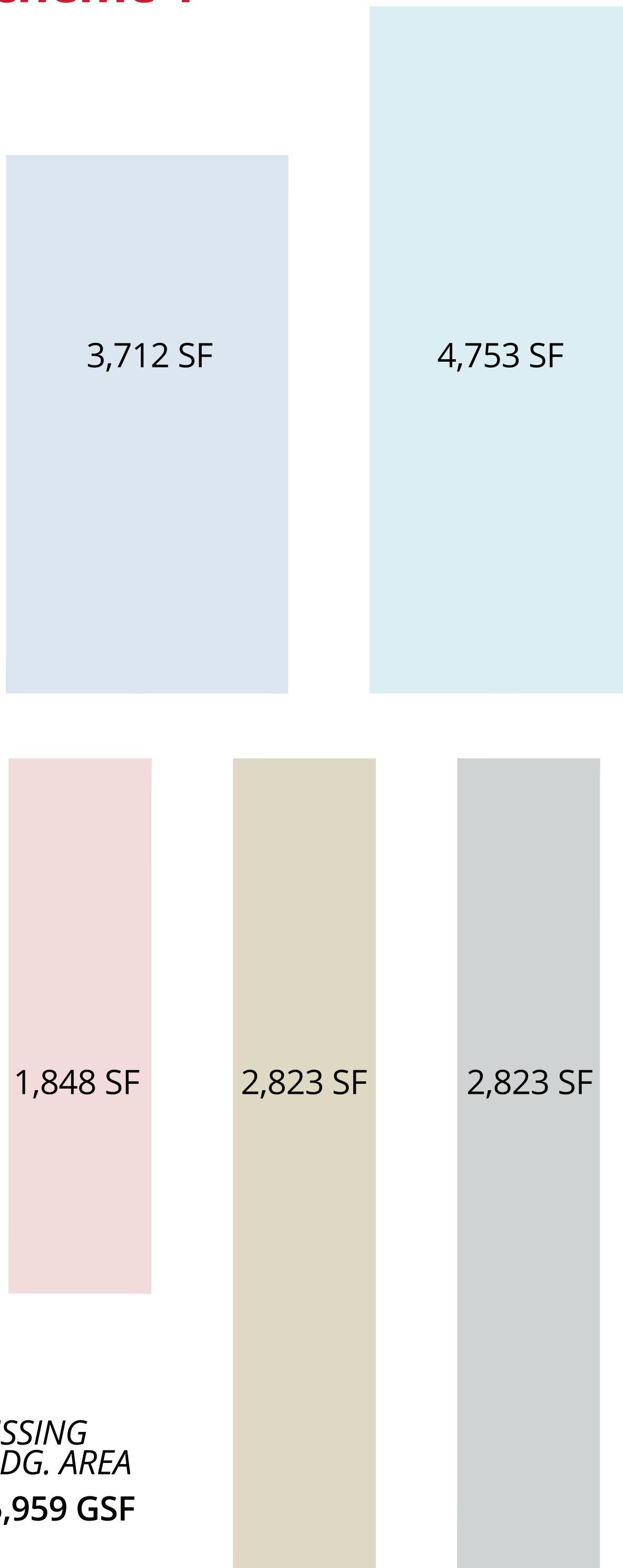


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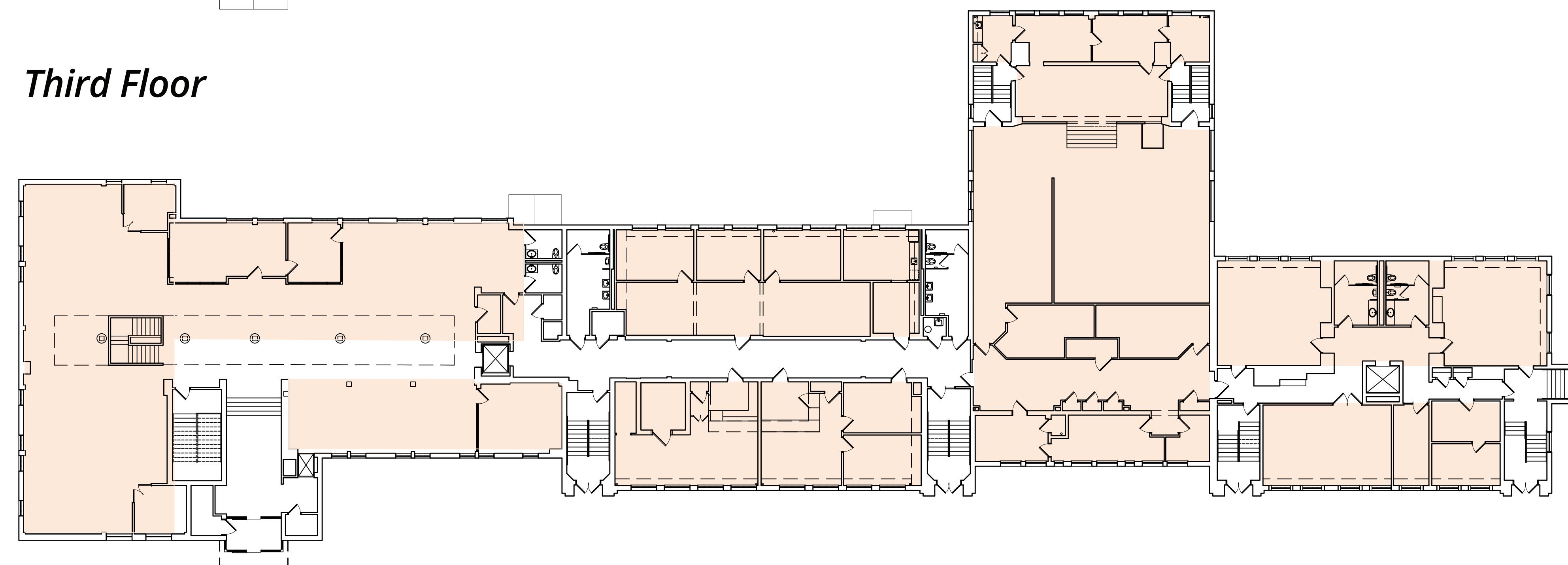
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SHATTUCK STREET

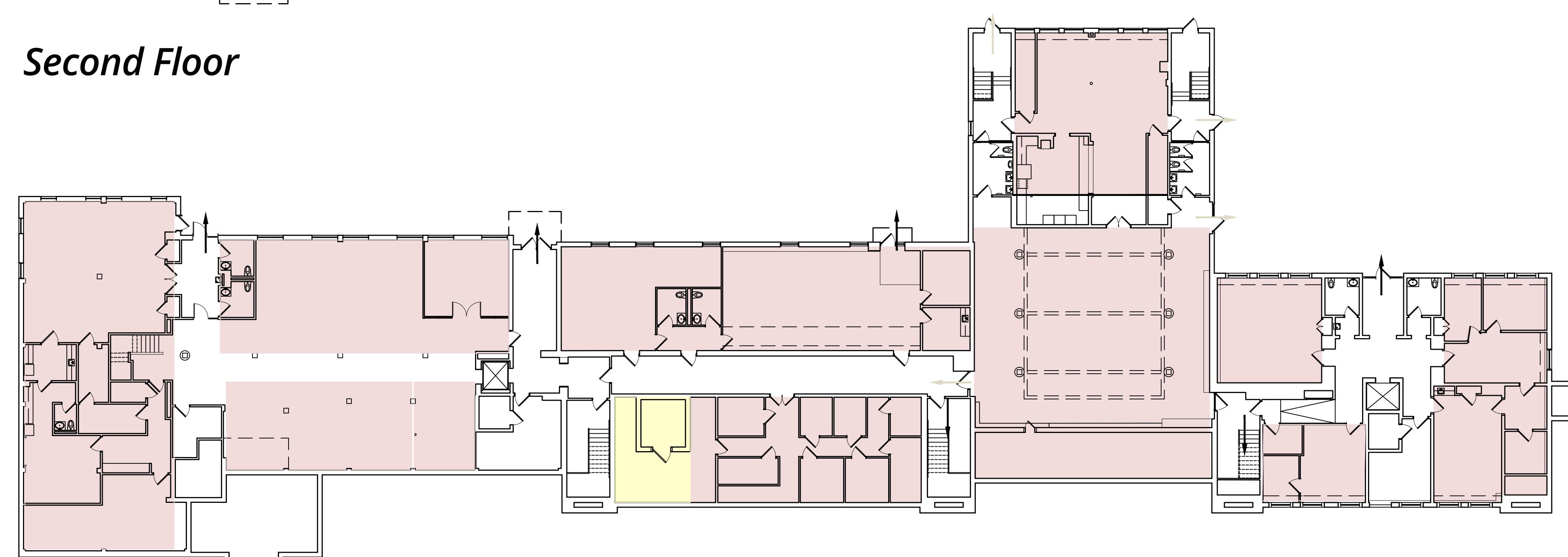
Scheme 1



First Floor



Second Floor



Third Floor

**TOTAL BLDG. AREA
50,594 GSF**

- Town Administration
- Elderly & Human Services
- Parks & Recreation
- Financial Department
- Building Department
- School Department
- LCTV Studio
- Support Space
- Not in Scope
- Circulation
- Addition
- Demolition

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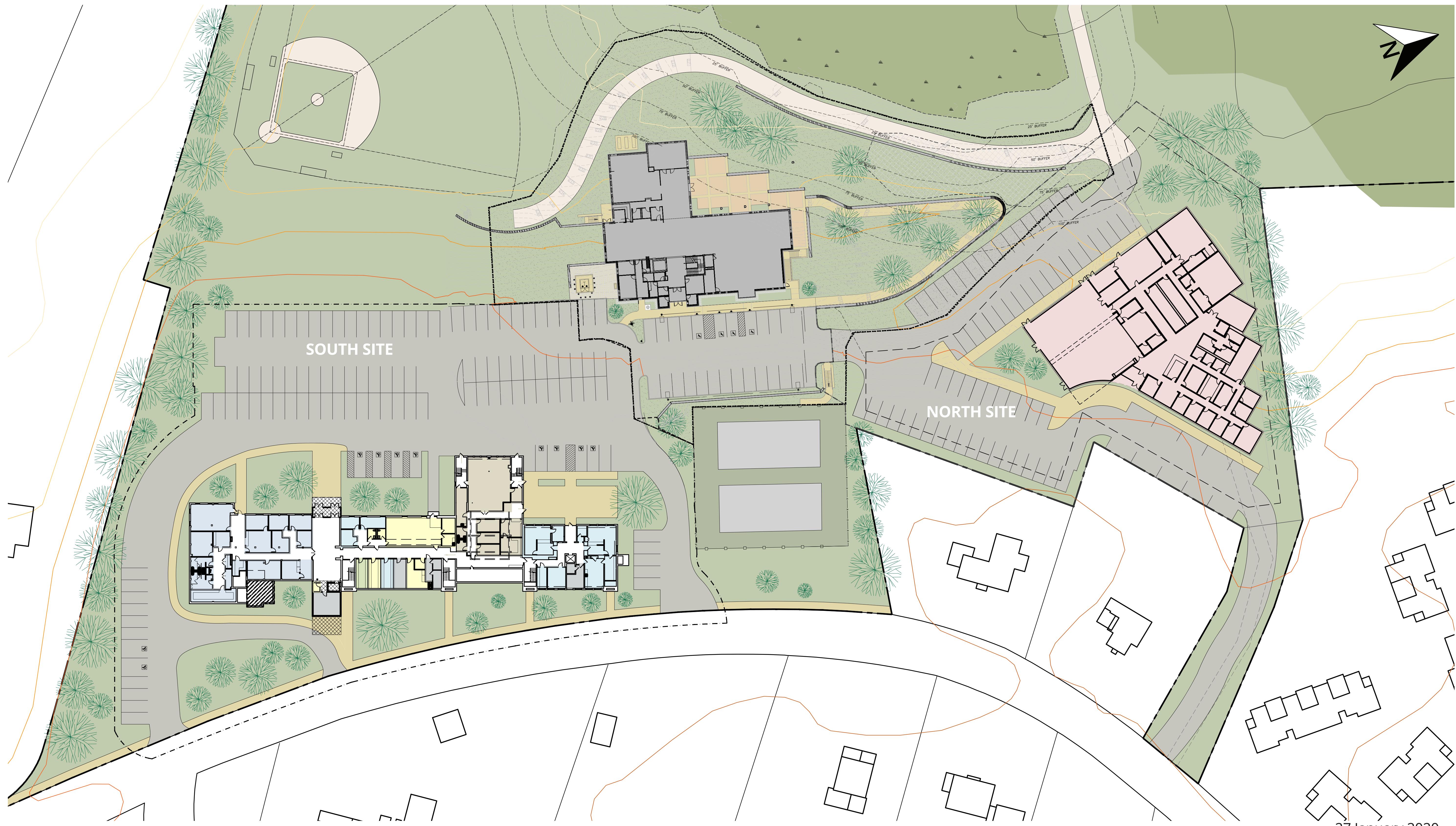
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LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

SHATTUCK STREET

Scheme 2



LITTLETON TOWN HALL NEEDS ASSESSMENT

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SHATTUCK STREET

Scheme 2

176 SF

341 SF

539 SF

MISSING
BLDG. AREA
1,056 GSF

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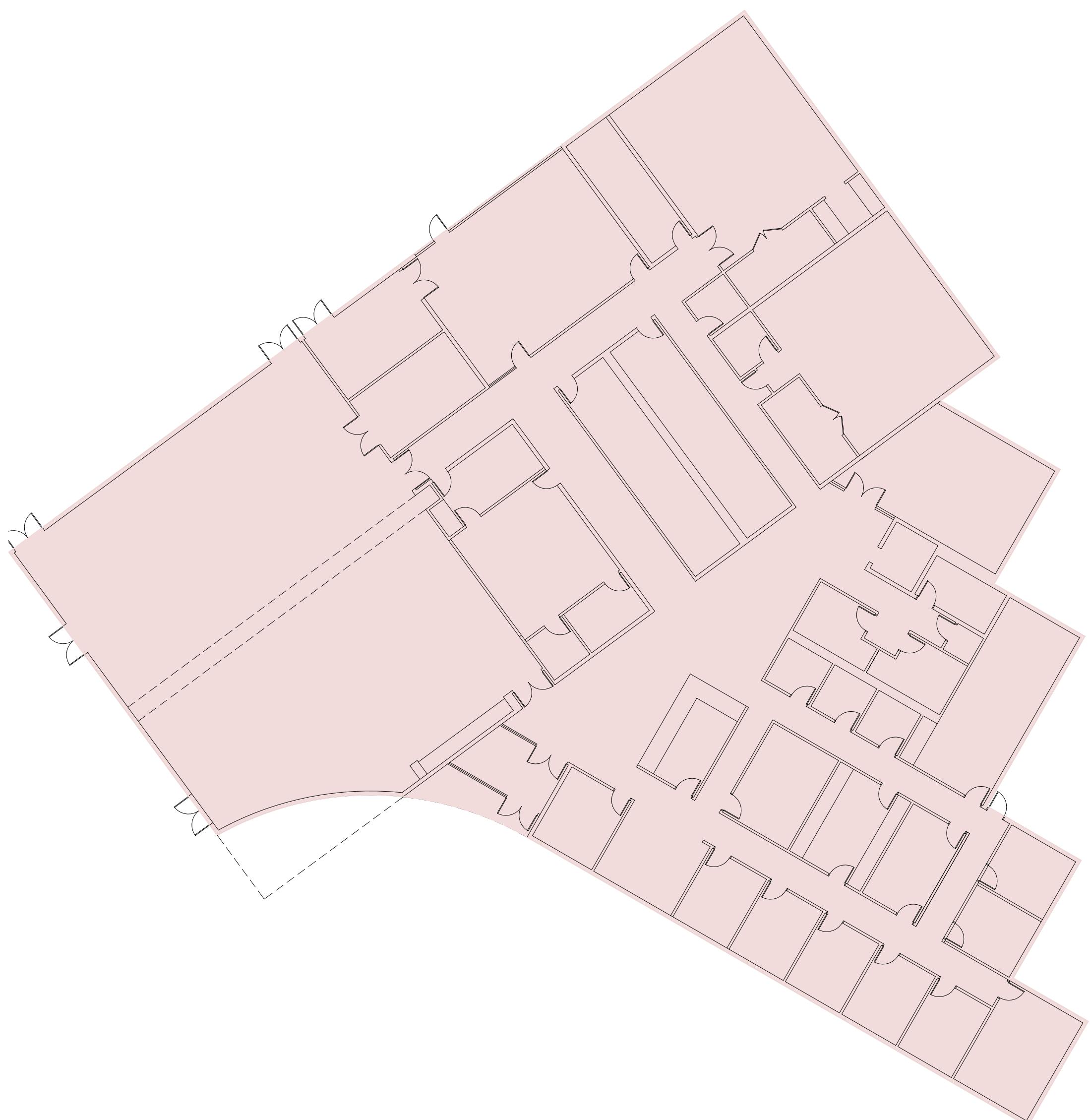


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37 SHATTUCK STREET, LITTLETON MA 01460

SHATTUCK STREET

Scheme 2



First Floor (17,297 GSF)

Basement (+/- 2,000 GSF)

**TOTAL BLDG. AREA
19,297 GSF**

Town Administration	
Elderly & Human Services	
Parks & Recreation	
Financial Department	
Building Department	
School Department	
LCTV Studio	
Support Space	
Not in Scope	
Circulation	
Addition	
Demolition	

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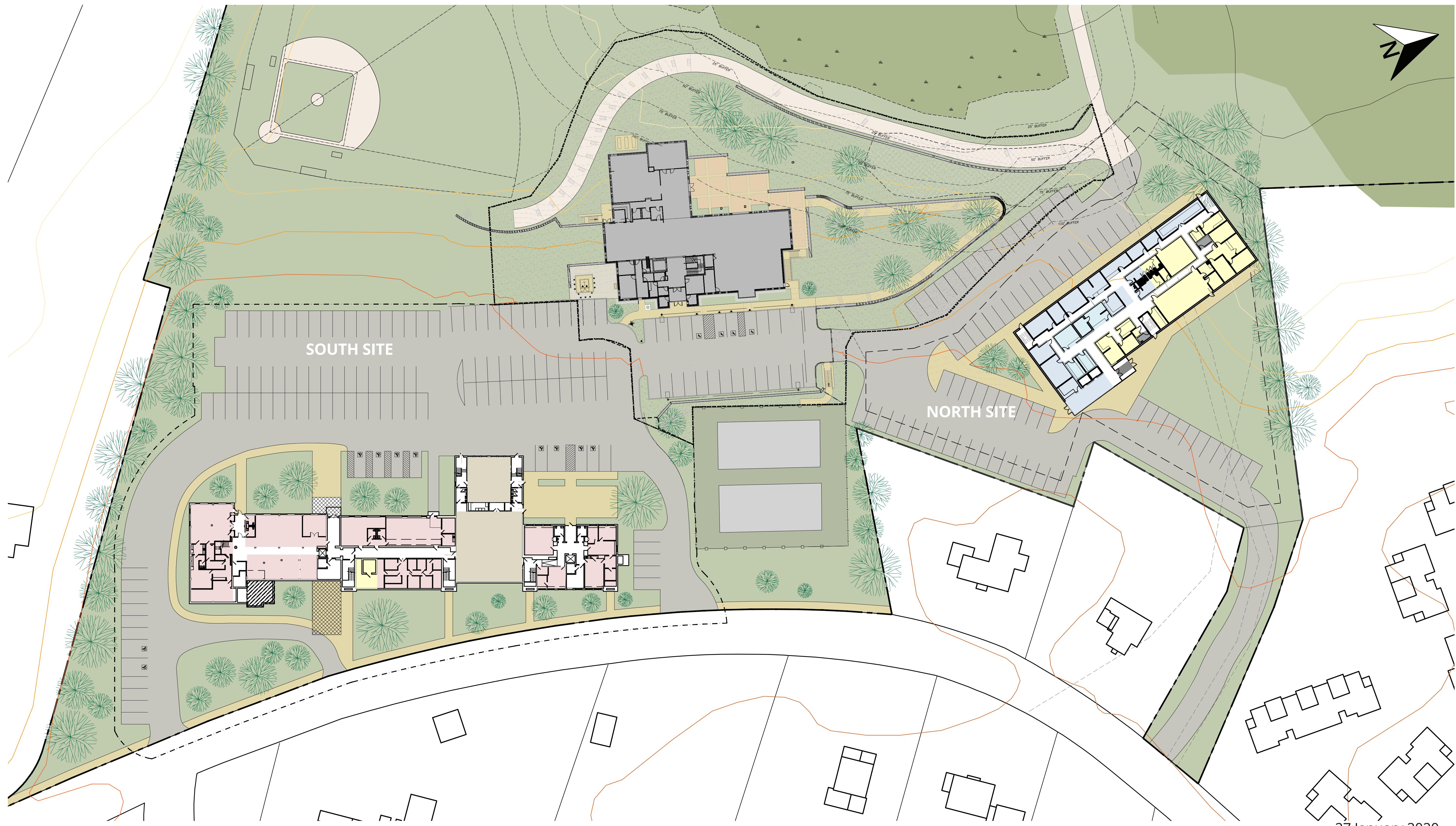
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LITTLETON TOWN HALL NEEDS ASSESSMENT

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SHATTUCK STREET

Scheme 3



LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

SHATTUCK STREET

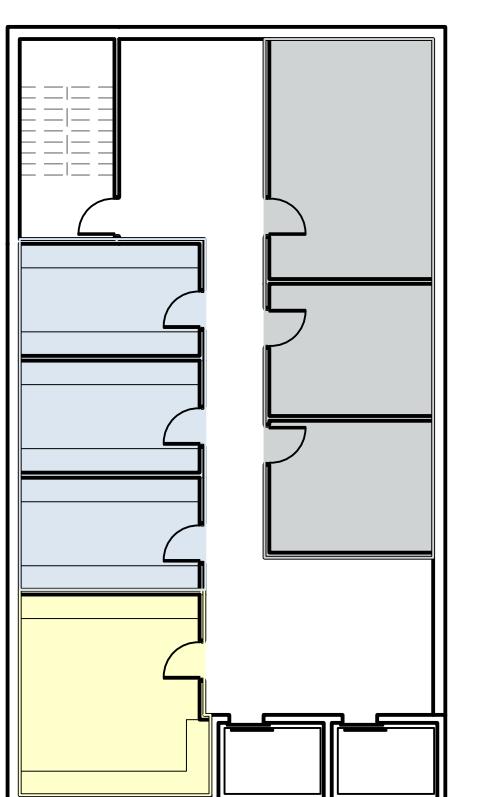
Scheme 3



Second Floor

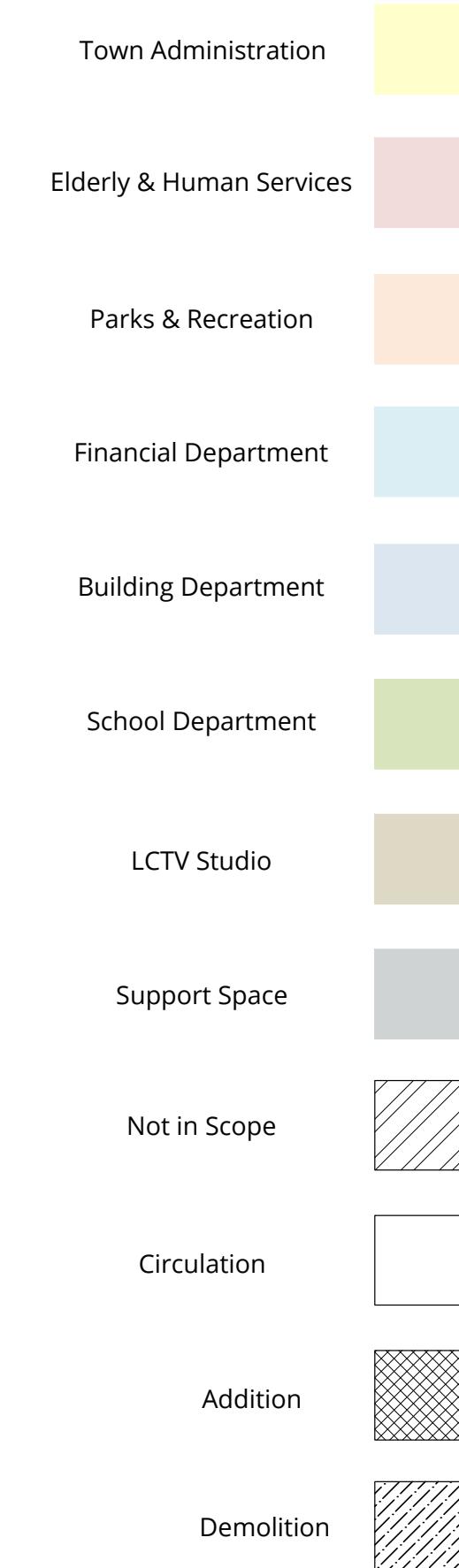


First Floor



Basement Floor

**TOTAL BLDG. AREA
26,319 GSF**



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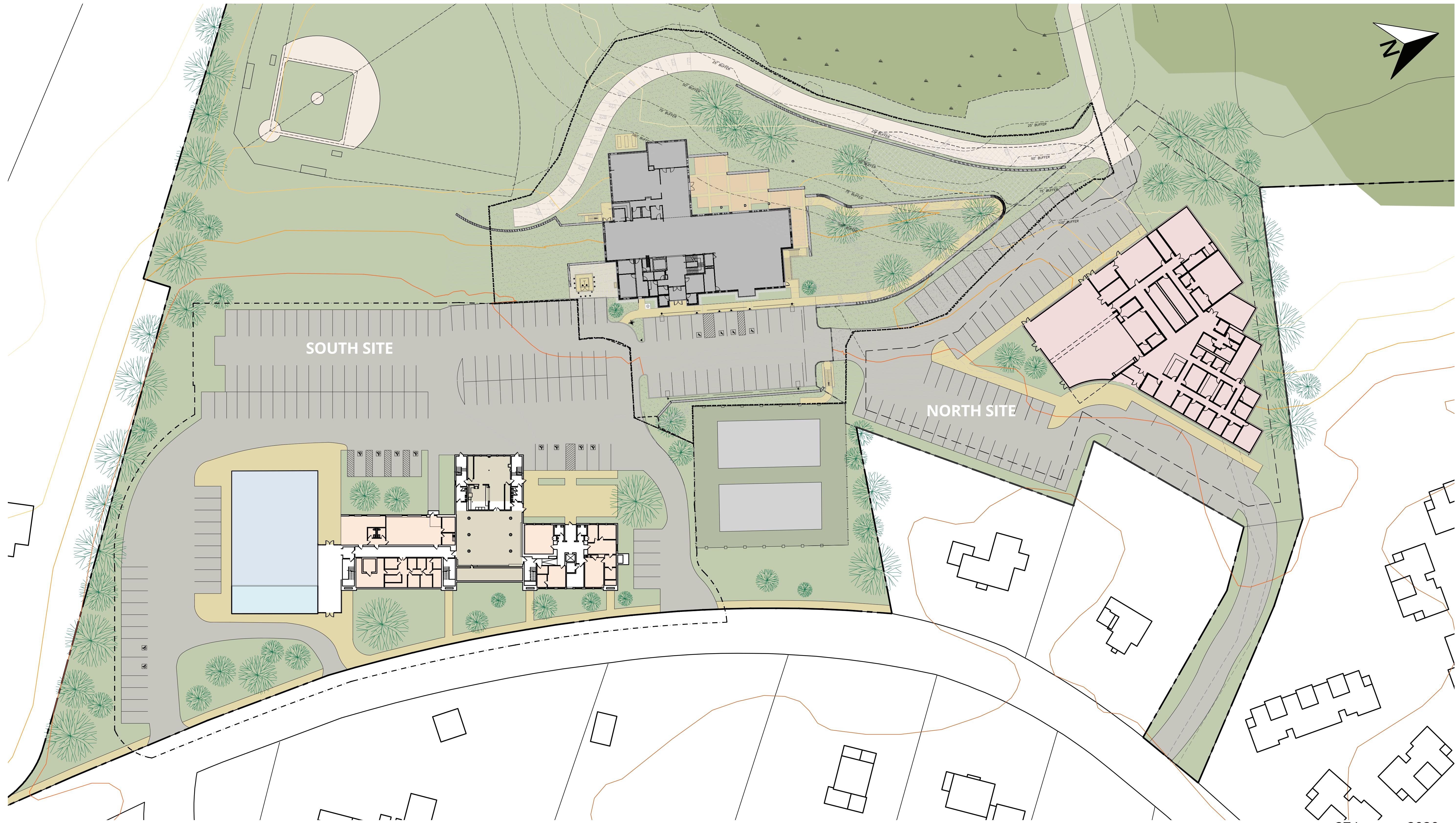
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SHATTUCK STREET

Scheme 4

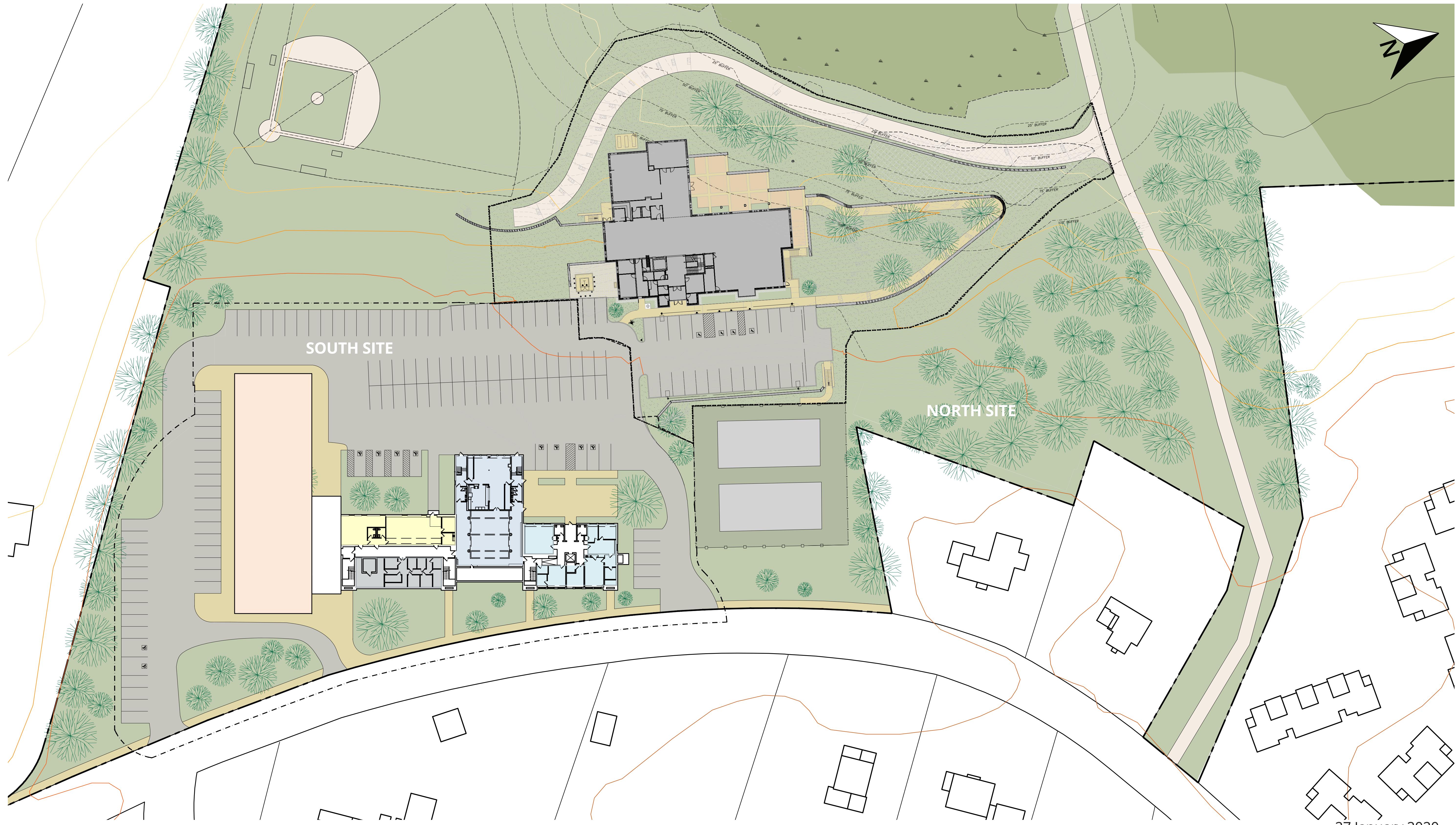


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SHATTUCK STREET

Scheme 5

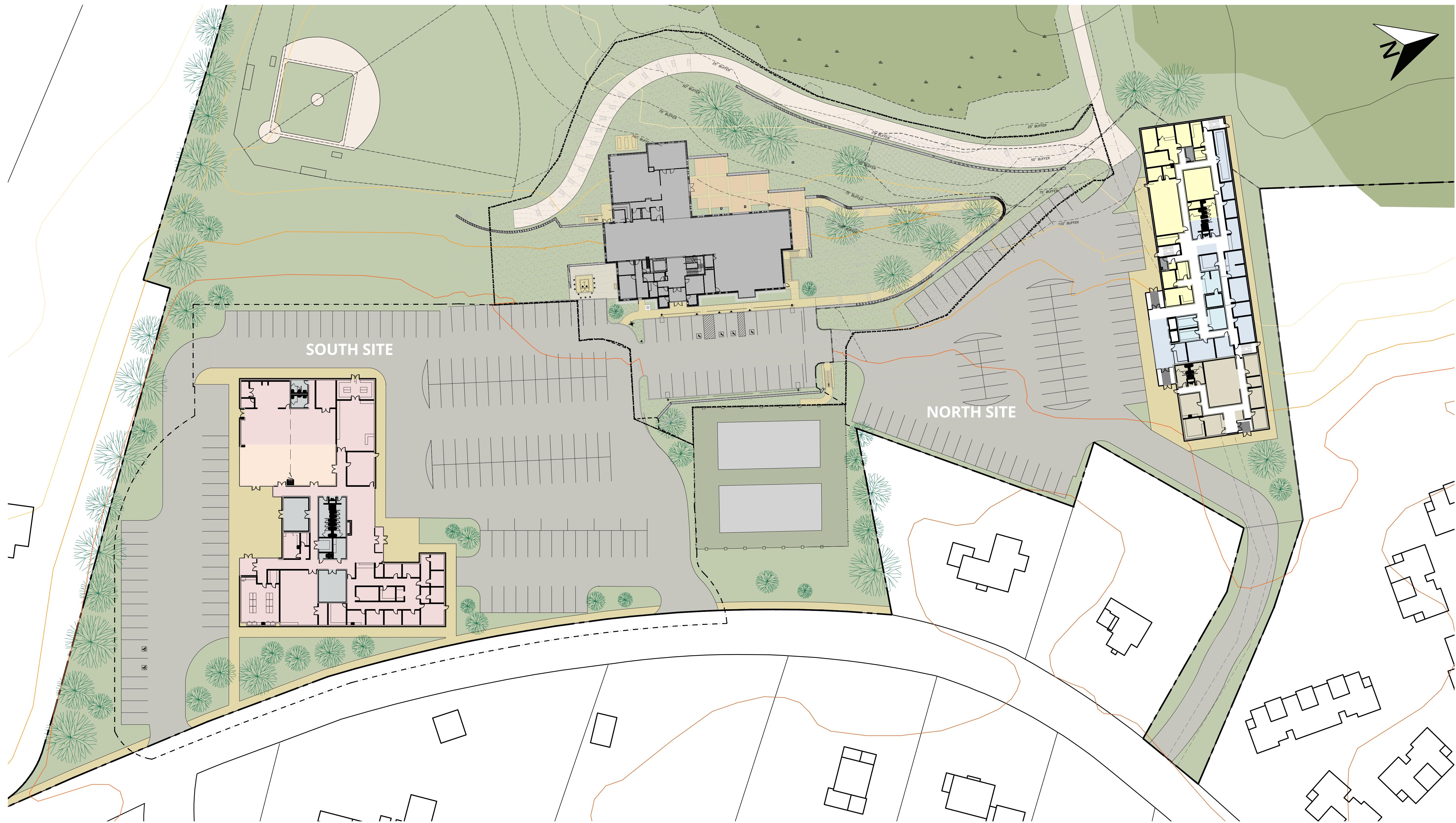


LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

SHATTUCK STREET

Scheme 6



LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

SHATTUCK STREET

Scheme 6



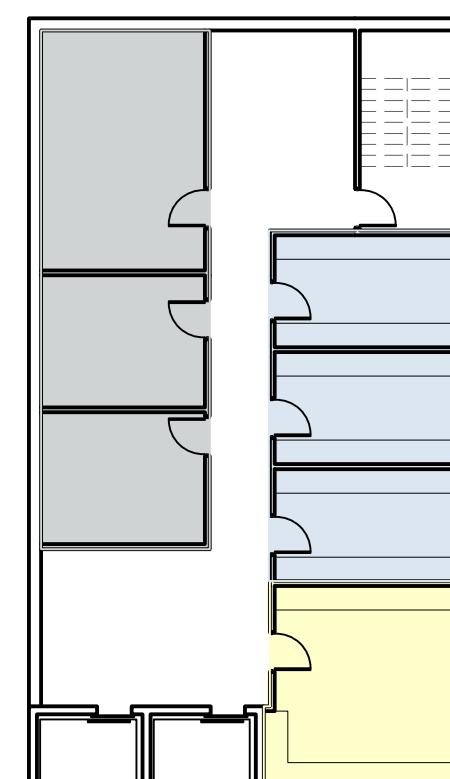
Second Floor



First Floor

**TOTAL BLDG. AREA
30,298 GSF**

- Town Administration
- Elderly & Human Services
- Parks & Recreation
- Financial Department
- Building Department
- School Department
- LCTV Studio
- Support Space
- Not in Scope
- Circulation
- Addition
- Demolition



Basement Floor

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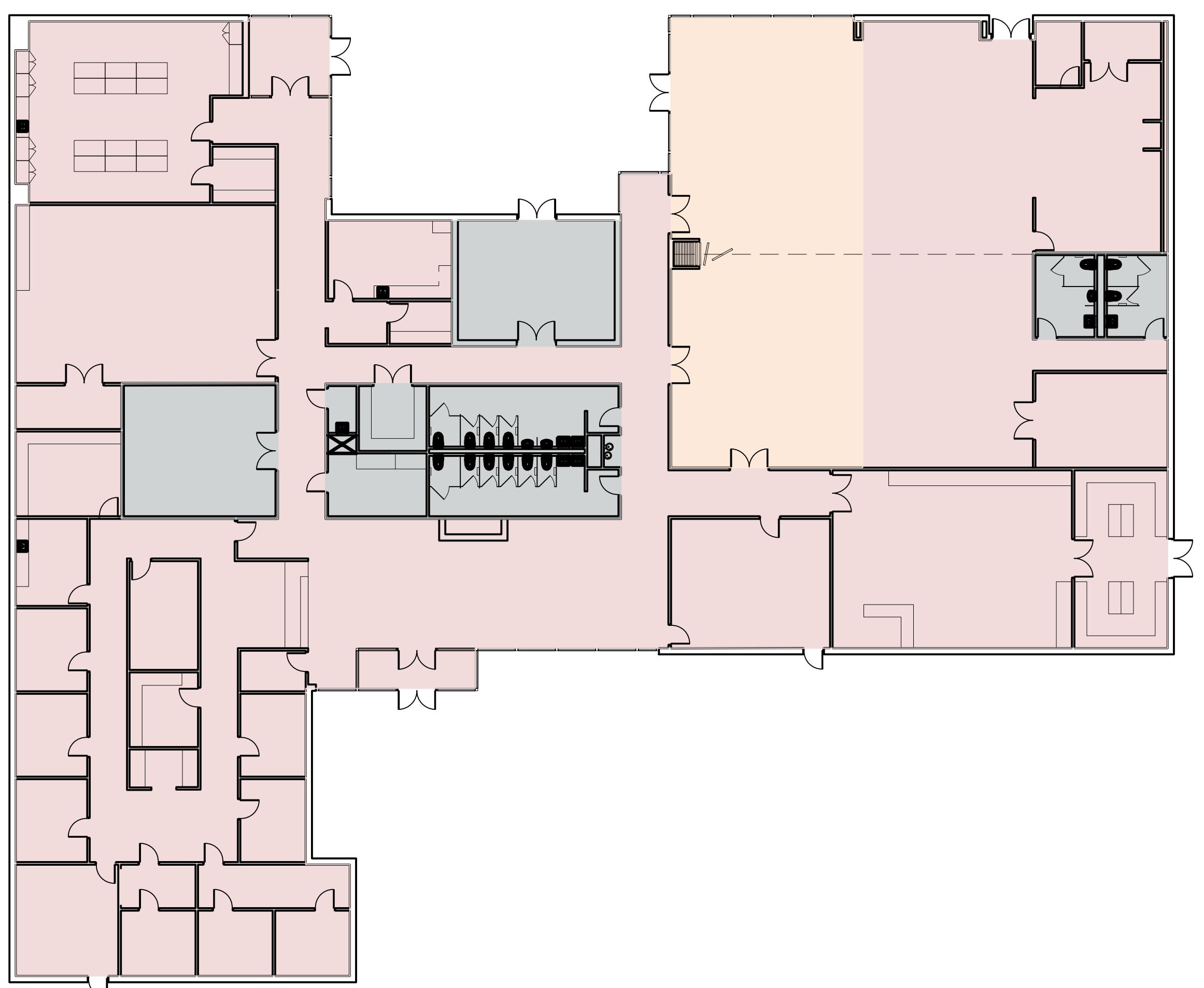
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LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

SHATTUCK STREET

Scheme 6



First Floor (19,736 GSF)

Second Floor (12,264 GSF)

**TOTAL BLDG. AREA
+/- 32,000 GSF**

Town Administration	
Elderly & Human Services	
Parks & Recreation	
Financial Department	
Building Department	
School Department	
LCTV Studio	
Support Space	
Not in Scope	
Circulation	
Addition	
Demolition	

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27 January 2020

THANK YOU!



Design. Live. Thrive.