

SECTION 3 Existing Conditions/Code Review

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SECTION 3.1 Existing Conditions Summary

Graham Meus Architects in conjunction with DMC Engineering and GZA Geo Environmental have compiled a Unifomat report outlining the existing conditions of 29 Church Street. The following pages summarize the complete report found in Section 3.3.

General Conditions

The building totaling approximately 8,400 gross square feet excluding the belvedere is situated on a $\frac{3}{4}$ acre site. It is located at 29 Church Street, neighboring such buildings as the Hudson Post Office and the local Boys & Girls Club.

Though care has been taken to upgrade for public use and preserve the many historic elements throughout, many aspects do not meet current codes. Due to a lack of accessibility, the third floor is no longer occupied.

Building

Original construction completed:	late 1850's
Additional Construction completed:	1979
Building Square footage:	8,400 (approximate)
Current Assessed Value total:	\$558,800
Land	\$252,400
Building w/ contents	\$306,400
Current Usage:	Senior Community Center

Summary

Site

Existing parking lot requirements are sufficient; however additional parking is required per program increases. The site is relatively flat with free flowing drainage. The rear of the building faces Bruce's pond and has a 4' to 5' granite block retaining wall. In some areas the retaining wall requires repair, however it is in good general condition. The water service runs from the basement kiln room to a water gate on Church Street. The sewer line exits the building under the lounge and a sewer manhole is located in front of the building on Church Street. The gas service runs parallel to the water service to a gas gate in the sidewalk.

Architectural/ Structural (Refer to Section 3.2 for additional information)

The original house, built in the 1800's, is constructed mainly of 2x4 framing at approximately 18" on center. Most of the existing windows can remain however may require sanding and new paint. The pitched roof is approximately 8/12 in most instances. The original building has no signs of structural disrepair; very few areas may need replacement asphalt shingles. Further investigation of interior leakage shall be made to determine proper flashing requirements.

The interior partitions are painted however appear to be constructed of plaster and lathe base on the era of the building. Much of the ornamental wood work is in good condition. The majority of the floors are hardwood and the appearance is good. Further investigation of areas below carpeting shall be made to determine the state of the wood floor beneath.

The addition, built in 1979, appears to be wood framed and the interior partitions are primarily painted drywall with wood paneling in some areas. In most areas the floors are carpeted and the ceilings are hung with acoustical ceiling tile. The shell of the building was recently sided with aluminum. Further investigation shall be conducted to determine the state of any wood clapboards and ornamental woodwork beneath.

Plumbing

Most of the plumbing fixtures are in good shape, however do not comply with current accessibility requirements. Minor leaks were noted under the sink fittings. The water heater appears to be installed in 1999 and is in good working condition. The sanitary waste system appears to be functional however a thorough inspection shall be performed to address problems that are not visible at this time. A natural gas line servicing the building and is used for boiler, unit heater and cooking range.

HVAC

The heating system is comprised of a gas fired steam boiler located in the basement. The boiler was installed in 2000 and is 83% efficient and appears to be in good condition. The basement is also heated with a gas fired unit heater. Some areas of the building are air conditioned with electric ductless split AC system. They also appear to be in good condition. The steam is distributed to the steam radiators. This type of system lacks proper thermal control making it inefficient. Presently the steam piping is not insulated in the basement and does not comply with Massachusetts State Building Code Chapter-13.

Electrical

The current electrical system is 102/240V, 1-phase, 3-wire and originates from an overhead utility power line located on Church Street. The panel appears to be 30-40 years old in poor condition. *(Since this report was written, a fire erupted and the panel had been replaced in early 2007, however building still does not have sufficient electrical systems.)*

The interior lighting is fed from the basement panels at 120V. The lighting levels in the basement appear to be inadequate. Emergency lighting is provided by battery packs with dual lamp heads. Exit signs were all operational and used incandescent lamps. Most interior lighting fixtures are in poor condition and exterior lighting is in fair working condition. All fire alarm devices appear to be in good working condition and adequate coverage. The fire alarm master box is a radio type with a roof mounted antenna.

SECTION 3.2 DMC Existing Conditions Report

Original Building

The basement has stone exterior foundation walls with two 10" by 10" granite columns and two 8" diameter timber columns in the Ceramics Room and one granite column in the Kiln Storage Room. In the remaining basement there are three 3 1/2" by 5 1/2" wood columns around the stairs and four masonry piers. The basement floor is a concrete slab on grade. There is a crawl space under the Lounge. There were no signs of any structural disrepair.

Although most of the basement ceiling was covered in drywall, small areas of the first floor structure were visible. The floor joists were confirmed in several areas to be actual size 2"x 9"s of most likely a douglas fir species, based upon their appearance. The joists predominantly run in a north-south direction (parallel with Church Street) with a span of up to 14'-6". The joists are connected to a sill header at the foundation walls and to 7" x 9" timber beams. These beams are supported by the foundation walls and by the basement columns. The joists are connected to the header and beams with 5" deep notches. There were no signs of any structural disrepair.

The second floor structure could not be seen due to the first floor ceiling. However, the bearing walls of the first floor match the beams of the first floor. Therefore, it can be assumed that the framing of the second floor is similar to the first. The one noticeable exception is the main carrying beam running north-south that is visible on the Dining Hall ceiling. There were no signs of any structural disrepair.

The third floor like the second floor could not be viewed because of the second floor ceiling. However, the bearing walls of the second floor match the bearing walls of the first floor. Therefore, it can be assumed that the framing of the third floor is similar to the first. There were no signs of any structural disrepair.

The roof structure was visible from the non-occupied attic areas. The roof rafters in these locations were actual size 2"x 6" at 24" on center spanning approximately 8'-6". The pitch of the roof is approximately 8/12. At locations where the pitched roofs intersect there is a 5 1/2" x 5 1/2" timber beam. The roof sheathing is wood boards. There were no signs of any structural disrepair.

The exterior wall was visible in the non-occupied attics. The wall framing was actual size 2"x 4" at approximately 18" on center with wood board sheathing. There were no signs of any structural disrepair.

Additions

The structure of the one story additions (card room and offices) was not visible. In general the structure appears to be wood framed with a crawl space. The exterior crawl space walls appear to be a combination of granite and concrete. There was no indication that the bottoms of these foundations were below the frost line. There were no signs of any structural disrepair.

Site

The site is relatively flat with free flowing drainage. At the back of the building (east), there is an approximate 40' width of bituminous pavement then a drop in elevation at a 4' to 5' high granite block retaining wall. The ground then slopes down sharply then flattens out before reaching a pond. The difference in grade is approximately 10'. The distance from the pond to the building is approximately 100'. The retaining wall is rotating in some areas and should be repaired.

The gas service runs out from the Kiln Storage Room to a gas gate in the sidewalk of Church Street. The water service runs approximately 4' north and parallel to the gas service to a water gate in Church Street. The sewer line leaves the building from the north under the Lounge. There is a sewer manhole in front of the building in Church Street.

SECTION 3.3**Hudson Senior Center Existing Conditions**

UNIFORMAT II Elements		Existing Conditions
A SUBSTRUCTURE		
A10 Foundations		
A1010	Standard Foundations	<p><u>Original Building</u> - The basement has stone exterior foundation walls with granite and timber columns and masonry piers. There were no signs of any structural disrepair. (BEHIND BACK STAIR (IMG 8424) THERE APPEARS TO BE BRICK BENEATH PORCH)</p> <p><u>Additions</u> - The exterior crawl space walls appear to be a combination of granite and concrete. There was no indication that the bottoms of these foundations were below the frost line. There were no signs of any structural disrepair.</p>
A1020	Special Foundations	
A1030	Slab on Grade	<p><u>Original Building</u> - The basement floor is a concrete slab on grade. There is a crawl space under the Lounge. There were no signs of any structural disrepair.</p>
B SHELL		
B10 Super Structure		
B1010	Floor Construction	<p><u>Original Building</u> - The first floor joists are actual size 2"x 9"s douglas fir running in a north-south direction with a span of up to 14'-6". The joists are connected to a sill header at the foundation walls and to 7" x 9" timber beams. These beams are supported by the foundation walls and by the basement columns. The joists are connected to the header and beams with 5" deep notches. Based upon the bearing wall configuration, the second and third floor joists are similar to the first. The one noticeable exception is the main carrying beam running north-south that is visible on the Dining Hall ceiling. There were no signs of any structural disrepair.</p> <p><u>Additions</u> - Appears to be wood framed.</p>
B1020	Roof Construction	<p><u>Original Building</u> - The roof rafters are actual size 2"x 6" at 24" on center spanning approximately 8'-6". The pitch of the roof is approximately 8/12. At locations where the pitched roofs intersect there is a 5 1/2" x 5 1/2" timber beam. The roof sheathing is wood boards. There were no signs of any structural disrepair.</p> <p><u>Additions</u> - Appears to be wood framed.</p>
B20 Exterior Enclosure		
B2010	Exterior Walls	<p><u>Original Building</u> - The exterior wall framing is actual size 2"x 4" at approximately 18" on center with wood board sheathing. There were no signs of any structural disrepair.</p> <p><u>Additions</u> - Appears to be wood framed.</p>
B2020	Exterior Windows	<p><u>Original Building</u> - The exterior windows are double-hung.</p> <p><u>Additions</u> - Appears to be wood framed.</p>
B2030	Exterior Doors (3 types)	<p><u>Original Building</u> - The exterior doors are wood, metal and aluminum storm doors on some.</p>
B30 Roofing		
B3010	Roof Coverings	<p><u>Original Building</u> - The finish of the roof is asphalt shingles, with asphalt shingle ridge vent. The shingles all appear in good shape without warping or missing parts.</p>
B3020	Roof Openings	<p><u>Original Building</u> - Chimney and vent openings appear properly flashed and sealed. Investigations should be made of any leaking or damage.</p>

Hudson Senior Center Existing Conditions

Hudson Senior Center
Feasibility Study February 2007

UNIFORMAT II Elements		Existing Conditions
C INTERIORS		
C10 Interior Construction		
C1010	Partitions	<u>Original Building</u> - The interior non-load bearing walls appear to be plaster and lathe, based on the era of the building. <u>Additions</u> - Appear to drywall painted, some wood veneer in areas.
C1020	Interior Doors	<u>Original Building</u> - Interior doors are solid wood with thin wood panel insets. Some doors have clear coat finish, while others are painted white.
C1030	Fittings	<u>Original Building</u> - Interior doors appear to have standard residential knobs and locksets.
C20 Stairs		
C2010	Stair Construction	<u>Original Building</u> - The main stair is constructed of entirely wood stringers, treads, and risers. There appears to be no structural disrepair.
C2020	Stair Finishes	<u>Original Building</u> - The main stair of the building from the first to second floor is a dark wood finish with ornate balusters, handrails and newel post. The side of the stair adjoining the wall has a chair-lift along side the wall in lieu of a handrail. The wood finish of the stair risers and treads appears modestly worn.
C30 Interior Finishes		
C3010	Wall Finishes	<u>Original Building</u> - The walls are painted and some instances there is a 42" appx. high decorative wood wainscot with chair-rail. The age of the walls are showing some staining and uneven appearance. A few cracks can be found, but the wall finish is in good shape in general.
C3020	Floor Finishes	<u>Original Building</u> - The majority of existing floors are hardwood, with a portion of parquet pattern. The living area portions are covered with wall-to-wall carpeting. Investigation below carpet should be done to see conditions of existing hardwood floors beneath. The kitchen floor has VCT and appears to be in fair condition.
C3030	Ceiling Finishes	<u>Original Building</u> - Interior ceilings are plaster with wood lathe backing. There are some areas where the ceilings are in need of repair and the substructure will need to be investigated for further damage. (second floor storage above kitchen). The first floor activities area has exposed wood beams on the ceiling with plaster inlaid between members.
D SERVICES		
D10 Conveying		
D1010	Elevators & Lifts	<u>Original Building</u> - The existing main stair has a chair lift, as mentioned in section C2020. The lift is in current operation, however compromising current stair codes. No elevator in the building.
D20 Plumbing		
D2010	Plumbing Fixtures	Most of the plumbing fixtures in the toilets are in good shape. However they do not comply with ADA requirements. The two compartment sink in the kitchen has a grease interceptor but it appears to be smaller in capacity as recommended per Massachusetts Plumbing Code Chapter 248 CMR, 10.09
D2020	Domestic Water Distribution	The 1" domestic cold water service line originates in the west wall of the basement and is provided with shut off valve, pressure reducing valve and water meter. Hot water system originates at the water heater located in the basement. The existing water heater is gas fired, 40 mbh input and 40 gallon in capacity. This is a American standard water heater model and is installed in 1999. The water heater appears to be in good condition. There is no insulation presently installed on the existing domestic water systems
D2030	Sanitary Waste	The sanitary waste, vent piping are original and appears to be in fair condition. Minor water leaks were noted under the sink fittings. The 4" sanitary line exist outside the building through gravity flow. Although drainage system appears to be in functional but through inspection needs to be done to address any apparent problems that are not visible at this time.
D2040	Rain Water Drainage	Rain water is shed from pitched roofs to gutters and downspouts. The downspouts are directed to pervious garden beds/ grass and impervious asphalt. It is then directed to street drains.
D2090	Other Plumbing Systems	There is 3/4" natural gas line coming into the building. The gas is provided by the Nstar utility company. The gas is used to serve boiler, unit heater and cooking range.

Hudson Senior Center Existing Conditions

UNIFORMAT II Elements		Existing Conditions
D30	HVAC	
D3010	Energy Supply	
D3020	Heat Generating Systems	The Heating system is comprised of a gas fired steam boiler which is located in the basement. The boiler was installed in year 2000 and is manufactured by "Burnham" Model # SIN9LNS-LE2, Input 280 MBH and steam output of 231 Lb/Hr. The boiler is 83% efficient and appears to be in good condition. The basement area is also heated with gas fired unit heater.
D3030	Cooling Generating Systems	Some area of the building is air condition with electric ductless split air condition system. They appear to be in good working condition.
D3040	Distribution System	The steam is distributed to the steam radiators through gravity one pipe air vent system. The one pipe vapor system operates near atmospheric pressure and returns its condensate to the boiler by gravity. This kind of steam distribution system lacks proper thermal control and inefficient to operate. . Presently the steam piping are not insulated in the basement and does not comply with Massachusetts State Building Code Chapter-13.
D3050	Terminal & Package Units	Terminal heating is through steam radiator. The heat output from each steam radiator is controlled by manual shut off valve and often cause uneven temperature inside the building.
D3060	Controls & Instrumentation	Wall mounted electronic thermostat start/ stop the boiler to maintain the space temperature
D40	Fire Protection	
D4010	Sprinklers	None
D4020	Standpipes	None
D50	Electrical	
D5010	Electrical Service & Distribution	The electrical service is 102/240V, 1-phase, 3-wire and originates from an overhead utility power line located on Church Street. The building distribution panel is a @00A, 120/240V, MCB with 42 poles and circuit breakers and is located in the basement. The panel is manufactured by Westinghouse. It appears to 30 to 40 years old and is in poor condition. Some of the circuit breakers have been replaced with breakers manufactured by Seimens. Two additional distribution panels were observed: 1. An 125 A, 120/240V, 1-phase, 3-wire, 12 circuit breaker Crouse-Hinds panel is located in the basement. This panel is in poor condition. 2. There is a recessed, fused panel in the first floor corridor that appears to be more than 50 years old. This panel is outdated. At the ceramic shop in the basement there are two kilns wired to the main distribution panel using special 60A/2P outlets. All other circuits in the building are used for lighting and receptacles. There are several baseboard heaters that were recently installed in offices.
D5020	Lighting and Branch Wiring	Interior Lighting: All lighting is fed from the basement panels at 120V. The basement lighting consists of 4ft and 8ft. Fluorescent strip lights with old inefficient T12 lamps. The lighting on the upper floors consists of 2ft by 4ft lenses lighting fixtures with old T12 lamps. The lighting levels observed appear inadequate. Emergency lighting is provided by battery packs with dual lamp heads. Exit signs were all operational and used incandescent lamps. All interior lighting fixtures are in poor condition. Exterior Lighting: There are wall mounted flood lights and wall packs at the entrances and parking areas. All these lights are in fair working condition. All exterior lights are controlled by photocell.
D5030	Communications & Security	The telephone service is in good working condition. The security system is in good working condition. Fire Alarm System: There is a Simplex 4002 analog non-addressable panel installed on the first floor. Initiating and notification devices are installed throughout the building. All fire alarm devices appear to be in good working condition and there appears to be adequate coverage. There are some new smoke detectors. The fire alarm master box is a radio type with a roof mounted antenna

Hudson Senior Center Existing Conditions

Hudson Senior Center
Feasibility Study February 2007

UNIFORMAT II Elements		Existing Conditions
E EQUIPMENT & FURNISHING		
E10 Equipment		
E1010	Commercial Equipment	<u>Original Building</u> - The first floor kitchen has a six-burner commercial range with oven and vent, a residential-grade side-by-side refrigerator/freezer unit, small refrigerator, dishwasher, and large commercial stainless steel two-basin sink. The first floor serving area is equipped with triple-bin stainless steel food prep stand and a commercial size countertop hot-dog cooker.
E1020	Institutional Equipment	The senior center owns approx. eight computers.
E1030	Vehicular Equipment	The senior center owns two buses.
E20 Furnishing		
E2010	Fixed Furnishing	<u>Original Building</u> - A serving area adjacent to the multi-purpose room consists of plastic laminate counter tops/ storage below.
E2020	Movable Furnishing	<u>Original Building</u> - The first floor is where the majority of activities take place, housing many upholstered chairs, sofa's and wooden tables. The basement is used as the ceramics activity space with long tables, chairs and operating kiln. The second floor is mostly storage containing equipment, paper goods and seasonal displays. Offices have metal file cabinets and desks.
F SPECIAL CONSTRUCTION & DEMOLITIONS		
F10	Special Construction	N/A
G BUILDING SITEWORK		
G10	Site Preparation	N/A
G20 Site Improvements		
G2010	Roadways	Existing to remain
G2020	Parking Lots	Additional parking is required per program increases.
G2030	Pedestrian Paving	Existing to remain
G2040	Site Development	N/A
G2050	Landscaping	The site is relatively flat with free flowing drainage. At the back of the building (east), there is a 4' to 5' high granite block retaining wall. The retaining wall is rotating in some areas and should be repaired. The distance from the pond to the building is approximately 100'.
G30 Site Mechanical utilities		
G3010	Water Supply	The water service runs out from the Kiln Storage Room to a water gate in Church Street.
G3020	Sanitary Sewer	The sewer line leaves the building from the north under the Lounge. There is a sewer manhole in front of the building in Church Street.
G3030	Storm Sewer	
G3040	Heating Distribution	
G3050	Cooling Distribution	
G3060	Fuel Distribution	The gas service runs approximately 4' south and parallel to the water service to a gas gate in the sidewalk of Church Street.
G3090	Other Site Mechanical utilities	
G40 Site Electrical utilities		
G4010	Electrical Distribution	N/A
G4020	Site Lighting	RE: Exterior building lighting in section D5020
G4090	Other Site Electrical utilities	N/A

SECTION 3.4 Environmental Evaluation Introduction

Hazardous Materials Summary

Graham and Meus hired GeoEnvironmental, Inc. (GZA) to conduct an initial assessment of potential hazardous materials at the site. However, no preliminary testing of building materials was performed. Based on GZA's visual evaluation, some suspected instances of asbestos containing materials were identified and quantified on page 2 of its report which is attached. Some of those suspected materials include insulation, mastics/ glue, plaster and caulking.

Other suspected hazardous materials observed include lead-based paint, fluorescent lamps and ballasts, smoke detectors, mercury switches and air conditioning/ refrigeration units which could contain chloro-fluorocarbons. Prior to any renovation or demolition, a pre-demolition level survey must be conducted in all areas.

For a complete report please refer to the following pages.

GZA
GeoEnvironmental, Inc.

Engineers and
Scientists

January 8, 2007
File No. 19319.00

Ms. Dena Dearborn
Graham/Meus Inc. Architects
6 Edgerly Place
Boston, Massachusetts 02116



Re: Preliminary Asbestos and Hazardous Materials Evaluation
Hudson Senior Center
29 Church Street
Hudson, Massachusetts

One Edgewater Drive
Norwood
Massachusetts
02062
781-278-3700
FAX 781-278-5701
www.gza.com

Dear Ms. Dearborn:

In accordance with our proposal dated December 1, 2006, GZA GeoEnvironmental, Inc. (GZA) has prepared this report to present the results of a preliminary asbestos and hazardous materials evaluation conducted at the Hudson Senior Center located on 29 Church Street, Hudson, Massachusetts (Site). The purpose of this work was to visually evaluate the presence of suspect asbestos-containing materials (ACMs) and other suspect hazardous materials in the building as part of a feasibility study. This work was performed on behalf of Graham/Meus Inc. Architects (Client).

FACILITY DESCRIPTION

The existing senior center consists of a 3-story wood frame Victorian era residential structure with a partial basement, attic and multiple pitched (asphalt shingle) and flat (rolled roofing) roof sections and vinyl siding. Interior finishes consist of smooth and textured wall/ceiling plasters, wall paneling, vinyl floor tiles and sheet flooring, carpeting, various acoustical ceiling tiles and hardwood and parquet flooring.

PROCEDURES

The preliminary asbestos and hazardous materials evaluation was conducted on December 22, 2006 by John R. Pilling of GZA, a Massachusetts-licensed Asbestos Inspector. Observations were made of the accessible interior and exterior areas of the building, including limited areas of the roof. During the evaluation of the building, ducts, pipes, tanks, and other structures were visually assessed for the presence of friable surface coverings such as corrugated paper, fibrous chalky mixtures, or other plaster-like coatings. Interior and exterior walls, ceilings, and exposed beams were assessed for the presence of suspect surface coverings, such as floor tiles and ceiling panels, as well as suspect coatings which may have been applied for fireproofing, acoustical, waterproofing, or insulating purposes. GZA's evaluation did not include an assessment for the presence of

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underground transite water/sewer lines and subsurface foundation wall damp-proofing, nor did we remove carpeting, wall coverings, or other fixtures to observe the areas hidden behind them.

No sampling of building materials suspected of containing asbestos was conducted during the evaluation.



RESULTS

Asbestos-Containing Materials

The following suspect ACMs most likely to contain asbestos were identified and quantified during the walkthrough of the facility:

- Pipe/fitting insulation in basement (100 LF);
- Chimney packing in basement (4 SF);
- Parquet flooring mastic at 1st floor (250 SF);
- Wall panel glue at 1st floor (500 SF);
- Textured ceiling plaster at 1st floor (600 SF);
- Acoustical ceiling tiles at 1st floor (950 SF);
- Textured wall plaster at 1st floor (300 SF);
- Linoleum flooring/backing at 1st floor (160 SF);
- Vinyl floor tiles and mastics at 2nd floor (300 SF);
- Parquet flooring mastic at 2nd floor (250 SF);
- Linoleum flooring/backing at 2nd floor (80 SF);
- Linoleum flooring/backing at 3rd floor (170 SF);
- Exterior basement window caulking (6 windows);
- Rolled roofing/flashing materials (400 SF); and,
- Silver coat rolled roofing/flashing materials (700 SF).

SF = square feet; LF = linear feet

Other suspect ACMs that were observed during GZA's limited assessment, but were not considered as likely to contain asbestos included:

- Smooth wall and ceiling plaster throughout;
- Stucco on stone foundation walls in basement;
- Sheetrock panels in basement;
- Paper under hardwood flooring throughout;
- Attic insulation;
- Asphalt shingles and associated tar papers; and,
- Papers under exterior siding.

Although the suspect ACMs considered not as likely to contain asbestos are not included in the abatement cost estimates provided below, laboratory testing of these materials may confirm them as ACMs. This could add additional cost to the estimate provided below.

Other Hazardous Materials



GZA conducted visual observations of the facility to obtain information on the presence of hazardous materials that require removal and disposal prior to renovation or demolition. Suspect hazardous materials observed include lead-based paint, fluorescent lamp tubes, fluorescent lamp ballasts, smoke detectors, mercury switches, and air conditioning/refrigeration units which may contain chloro-fluorocarbons (CFCs).

Asbestos/Hazardous Materials Abatement Cost Estimates

Based on the results of GZA's visual walkthrough of the facility during the asbestos and hazardous materials evaluation, GZA estimates that the cost to conduct removal and disposal of the suspect ACMs most likely to contain asbestos, and building-related suspect hazardous materials identified in the report may range from \$45,000 to \$55,000. This estimate also includes costs for abatement design, monitoring and management of abatement activities.

The cost estimates for asbestos and hazardous materials abatement are inclusive of labor, materials, and disposal costs for the abatement of the materials in accordance with applicable federal and state regulations. These estimates were prepared using unit prices from recent projects of similar size and scope. Labor costs, material costs, schedule, multiple phasing, unidentified materials/conditions, etc. are factors that may significantly affect the actual abatement costs for the materials identified at the Site.

CONCLUSIONS/RECOMMENDATIONS

Based on the results of our visual evaluation, GZA provides the following recommendations:

- The identified suspect ACM and hazardous materials appeared to be in generally good condition at the time of GZA's walkthrough of the facility. Prior to undertaking any renovation or demolition activities, a pre-demolition level survey must be conducted in all areas of the building to be impacted by these activities. GZA estimates that the cost to provide this level of survey should be approximately \$7,500;
- Prior to selecting an asbestos abatement contractor, GZA recommends that a work plan be prepared and a bid walkthrough be administered by licensed GZA personnel familiar with the on-site asbestos conditions;
- Prior to conducting renovation or demolition activities that will impact confirmed or

assumed ACM, a Massachusetts-licensed asbestos abatement contractor must be retained to remove the ACM anticipated to be impacted by such activities; and,

- Prior to conducting renovation or demolition activities that will impact the identified building-related hazardous materials, retain a qualified contractor to properly remove and dispose of the materials. In many cases, an asbestos abatement contractor is also qualified to remove and properly dispose of other building-related hazardous materials.



LIMITATIONS

1. GZA's preliminary asbestos/hazardous materials evaluation was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area, and GZA observed the degree of care and skill generally exercised by other consultants under similar circumstances and conditions. GZA's findings and conclusions must be considered not as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the preliminary asbestos/hazardous materials evaluation. No other warranty, expressed or implied, is made. Specifically, GZA does not and cannot represent that the Site contains no asbestos-containing materials, hazardous materials, or other latent conditions beyond those observed by GZA during its preliminary asbestos/hazardous materials evaluation. No sampling was conducted during this preliminary evaluation.
2. This survey report, which presents our findings, is not to be used as a bid document/work plan, or in place of a work plan, for conducting asbestos abatement. When an asbestos abatement work plan is prepared, the Commonwealth of Massachusetts requires that the plan be prepared by an EPA-certified and Massachusetts-licensed Asbestos Project Designer.
3. The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the proposed Scope of Services.
4. The conclusions and recommendations contained in this report are based on visual observations only, and were arrived at in accordance with generally accepted standards of industrial hygiene practice. No other warranty, expressed or implied, is made.
5. The purpose of this report was to assess the physical characteristics of the subject Site with respect to the presence of the specified hazardous materials in the Site building. No specific attempt was made to check on the compliance by any party with federal, state, or local laws and regulations.
6. Since GZA has no control over labor and material costs and design, the estimates of

abatement costs have been made on the basis of prior experience and discussions with contractors. The actual costs for various items will depend on actual market conditions when the project is bid. GZA does not guarantee the accuracy of cost estimates to contractor's bids for abatement costs.



Thank you for this opportunity to be of service to you. Please contact any of the undersigned at (781) 278-3700 with any questions you may have pertaining to the information in this report.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to read "Richard K. Bowen".

Richard K. Bowen
Project Manager

A handwritten signature in black ink, appearing to read "Sean E. Cassidy".

Sean E. Cassidy
Consultant/Reviewer

A handwritten signature in black ink, appearing to read "John R. Pilling".

John R. Pilling
Associate Principal

SECTION 3.5 Existing Building Code Review

Code Review

The following pages outline the current code requirements per 780 CMR Massachusetts State Building Code. Other applicable codes are 248 CMR Fuel Gas & Plumbing, 527 CMR Fire prevention regulations, 524 CMR Elevator regulations and 521 CMR Massachusetts Access Board.

Much of the building is compliant to current building codes; however highlighted in bold on the following chart are areas that require updating. Many of the non-compliant issue arise in the egress section. Please refer to Section C “Means of Egress” for a complete review.

SECTION 3.5

Existing Building Code Review

Code Review Prepared by:	Graham Meus, Inc.
Date Prepared:	January 2007
Project:	Hudson Senior Center Existing Conditions Study
Sections Reviewed:	
<input checked="" type="checkbox"/> 1.	Project Description
<input checked="" type="checkbox"/> 2.	Base Building Information
<input checked="" type="checkbox"/> 3.	Code Requirements

#		Code Section	Requirements	Provided
1.	Project Description			

A.	Building Location:	Actual	HUDSON, MA	N/A
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B.	Building Height	Proposed	Assembly A-3= 2 story, 30';	Compliant
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C.	Building Area	Proposed	Code: 8,400 exist. 6,600 sf occ. 9,900 sf (incl. non-occupiable space)	Compliant
----	---------------	----------	--	-----------

D.	Applicable Building Codes	780 CMR	MA State Building Code	11/27/98, revised 6/8/01
		248 CMR	Fuel Gas & Plumbing Codes	08/22/97
		527 CMR	Fire Prevention Regulations	09/01/97
		524 CMR	Elevator Regulations	12/04/92
		521 CMR	Mass Architectural Access Bd. (MAAB)	03/06/98

2. Base Building Information

A.	Building Owner	Town of Hudson	
B.	Building Location	29 Church Street Hudson MA 01749	
C.	Base Building Construction Documents		N/A
D.	Special Bldg Permit Conditions		N/A

3. Code Requirements

A. General Description

1.	Use Group	300	
a	Primary Use Group	303.4	Assembly A-3
b	Special Occupancy Areas	302.1.1	

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	Storage Rooms, Boilers, etc.	T302.1.1	> 100sf= Auto Fire Spr. Sys. Req./1 hr walls-smoke part.	Not Compliant
c	Open Parking Structure	406, 408.3, T313.1.2, T503, T602, 406, 503		N/A
2.	Number of Floors	ACTUAL	2 Floors (Attic not included)	
3.	Area (each floor)	ACTUAL	3,300 SF	
4.	Number of Occupants (to be calculated for each floor)	T1008.1.2	1st Fl: 111 occupants; 2 nd Fl: 5 occupants	Compliant
a	Exits	1010.2, T1010.2	2 req'd; 4 provided	Compliant
5.	Toilet Rooms (Number of Fixtures)	248 CMR 10.10 T1	A-3 Hall, Museums, Libraries, etc.	
a	Number of Occupants (per sex)		58 women; 58 men= 116 total	
b	Number of Water Closets (per sex)	248: 210 (19) T.		
	Female		Req: 1 per 50 occupants/ exist 2	Compliant
	Male		Req.:1 per 100 occupants/ exist 1	Compliant
c	Number of Urinals (max number)		50%	None Req.
d	Number of Lavatories (per sex)	248: 210 (19) T.		
	Female		1 per 200	1 Compliant
	Male		1 per 200	1 Compliant
e	Number of Drinking Fountains	248: 210 (19) T.		N/A
f	Number of Service Sinks	248: 210 (19) T.		N/A
6.	Fire Grading of Use Group	T313.1.2, 313.1.2, exception	A-3:B= 2 hr; A-3:E= 2 hr.	

B. Building Limitations and Construction Type

1.	Building Limitations	Desired		
a	Height			
1	Allowable per Table	T503	Req'd 30' max; exist: 24' +/-	Compliant
2	Modifications	504.0	Additions	Compliant
	Automatic Sprinkler System	504.2		N/A
b	Area	T503	exist 3,300 per floor	Compliant
1	Allowable per Table	T503	Allowable: 4,200 per floor	
c	Fire Wall Requirements	707.0, T707.1	2 hrs.	N/A
2.	Construction Type (Fire Ratings)	T602		
a	Exterior Wall – non-load bearing	T602/T705.2	*not less than rating based on fire separation distance. Distance: 0-5 feet= 2 hr	2 hr load bearing; 1 hr load bearing (exist.)
	Walls Adj Exit w/ non-rated walls	1014.11.1	1-hr wall rating; ¾-hr openings	Compliant
b	Fire Wall & Party Walls	T602/T707.1		N/A
c	Fire Separation Assemblies			N/A
d	Smoke Partitions			N/A
e	Dwelling Unit Separation			N/A

Hudson Senior Center
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f	Smoke Barriers	T602, 712	1 hr	1 hr
	Supporting Structural	712.2 (see T602 note g)		N/A
g	Other Non-Loadbearing Partitions	T602	0 hr	0 hr
h	Loadbearing Walls, Columns, Girders	T602, 715	0 hr	0 hr
	Supporting more than one floor		Yes	
	Supporting one floor or roof only			N/A
i	Structural supporting wall	T602, 715	0 hr	0 hr
j	Floor Construction & Beams			
k	Roof Construction & Beams	T602, 714	0 hr	0 hr
	=15' in height		0 hr	0 hr
	20' > height <15'		0 hr	0 hr
	= 20' in height		0 hr	0 hr
l	Parking below Building	313.1.2/313.2		N/A
m	Fire Separation Walls	T602, 709	1 hr	1 hr
m	Fire Separation Floors			N/A
n	Atrium			N/A
o	High Rise			N/A
p	Egress			
	1. Number of Egress Stairs	1010.2	<500=2	2
	2. Width of Egress Stairs	1009.2, 1014.3	44" MIN. exist => 44" exist: 32" wide	Non Compliant
	3. Width of Stair Doors	1017.3	32" MIN. exist => 32" exist: 24"	Non Compliant
	4. Width of Corridor	1009.2, 1011.3.1	See C. 7 Below	

C. Means of Egress

1.	Egress through adjoining spaces	1006.2.1	*adjoining room must have means of egress to direct exit.	1st floor office may not comply
2.	Remote exits (for stairs or drs in rms)	1006.4	4 total exits; meets code (1/2 distance apart of overall diagonal dimension)	Compliant
3.	Length of travel to stairs	1006.5	200 ft. max – Exceeds code: actual appx. 40' max	Compliant
4.	Accessible (HC) Means of Egress	1007.0, 1007.2	Min. 48" b/w handrails	Non Compliant
5.	Occupancy Load	T1008.1.2	Edu-Voc. Kit'n= 50 sf/occ = 4 Assembly= 15 sf/occ. = 100 Bus./Offices= 100 sf/occ. =11 Storage/mech= 300 sf/occ.= 1	Total 116 Occ.
6.	Egress Width - Stairs			
	Width	1014.3	44" minimum	Non Compliant
7.	Egress Width -Drs, Ramps, Corridors	T1009.2 *1011.3	5 occupants (2 nd floor) x .2= 1" *Override: 36" req'd. width	
	Width Doors	1014..8.1	32 in. clr, typical/ accessible 29 ¾ in. clr. Non-accessible	Non Compliant
	Width Corridor	1011.3	36" wide for less than 50 occupants	Existing: All min. 36" wide except kitchen stair exit.

8.	Number of Exits	T1010.2	Minimum 2 exits; Existing Bldg 4	Compliant
	Single Exit Spaces	T1017.2	Max. 50 occ. /Max. 75' distance. 3 rd Fl: Storage exist= 2 occ./35' dist.	Compliant
9.	Dead End corridors	1011.2		N/A
	Dead End Aisles	1011.2		N/A
10.	Common Path of Travel	1011.2.1	Max. 75' long. Exist. Under max.	Compliant
11.	Stairs	1014.0	*Main Stair has chair lift	
	Stair Width		Means of egress: 44" min.	Non Compliant
	Restrictions	1014.3.1		N/A
	Landing Width	1014.3.2		Non Compliant
	Headroom	1014.4	*not less than 80"	Compliant
	Vertical rise	1014.5	* 12' b/w landings	Non Compliant
	Risers Height	1014.6	Riser max=7" min=4"	Non Compliant
	Treads Width	1014.6	Tread min= 11"	Non Compliant
	Profile Riser/Tread	1014.6.1	1/2" max projection	Compliant
	Dimensional Uniformity	1014.6.2	3/8" overall diff.; 3/16" adj. diff.	Non Compliant
	Exterior Stairs			Non Compliant
	Number of Handrails	1014.7		Non Compliant
	Stairway Construction	1014.9		Compliant
	Door swing	1014.8.1	*central stair doors do not swing in direction of travel; doors only 24" wide.	Non Compliant
	Exit Sign at Stair Door	1014.11.4		Compliant
	Floor Numbering	1014.11.5		N/A
	Smokeproof Enclosure to Stair	1015.0		N/A
	Roof Access	1027.1, 1027.1.1	2 stories + attic	Compliant
12.	Ramps	1016.0/521-24.0	Exterior Ramps	
	Width	1016.2.1/24.3	Min. 48" b/w handrails	Compliant
	Headroom	1016.2.2		N/A
	Slope	1016.3/24.2.2	1:12 (exist appears steeper)	Non Compliant
	Rise	24.2.2	30" max	Non Compliant
	Landings	24.4	Direction Change	Non Compliant
	Doors	24.4	Opens Onto Landing	Non Compliant
	Rails	24.5	38" max height	Non Compliant
13.	Revolving Doors	1018.0		N/A
14.	Horizontal Exits	1019.0		
	Door Swing	1019.2.1	Basement Bulk Head	Compliant
15.	Level of Exit Discharge	1020.0		N/A
	Thru Vestibule	1020.2		N/A
	Thru Lobbies	1020.3 1020.5		N/A
16.	Guards(@ Balconies and Stairs)	1021.0		N/A
	Height	1021.2	3' max height	Non Compliant
	Openings	1021.3	4" max openings	Non Compliant

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17.	Handrails	1022.0		
	Clearance to wall	1021.2	1 ½" min clearance	Non Compliant @ Kitchen Only
	Projections	1021.2.1	3 ½" max. projection	Non Compliant
	Height	1021.2.2	34" to 38"	Non Compliant
	Ends	1021.2.4/27.4.3	Extend 12" past stair	Non Compliant
	Grip	521-27.4.4-7		Non Compliant @ Kitchen only
18.	Exit Signs	1023.1		
	Main Bldg Exit Door (Lobby)	1023.1 Exc #2		Compliant
D. High Rise		N/A		
E. Atriums		N/A		
F. Open Parking Structures		N/A		
G. Public Garages		N/A		
H. Day Care Centers		N/A		
I. Floor Openings		713.3	Rated Shaft Req'd	
J. Interior Finishes		800.00		
1.	Flame Spread Classifications	803.2	Class I Flame Spread 0-25 Class II Flame Spread 26-75 Class III Flame Spread 76-200	
2.	Smoke Development (Walls & Clgs)	803.3.2	Rating ≤ 450	
3.	Interior Finish Requirements	T803.4		
	Stairs/Lobby		A3 – Class I	TBD
	Corridors		A3 – Class I	TBD
	Rooms or Enclosed Spaces		A3 – Class II	TBD
	Class Upgrade w/ Sprinklers	803.4.3		N/A
	Interior Trim	803.5	10% max of Clg+Walls area – seems OK- only dining, kitchen + office have wainscot.	OK, TBD
4.	Interior Floor Finish Requirements	805.0		
	Wall carpet or textiles	803.6	Class II	TBD
	Critical Radiant Flux Limitations	805.2	Class I 0.45 watts/sq cm Class II 0.22 watts/sq cm DOC FF-1 pill test 0.04 watts/sq cm	TBD
	Vert Exits, Passages, Ex Acc Cor	805.3	A3: Class II Min.	TBD
	Class Upgrade w/ Sprinklers	805.3, Exc		N/A
	Rooms or Enclosed Spaces	805.4	Match Corridor Req'm	
	Combustible Material (Wd Fl'g)	806.0	Permitted w/ Firestopping	TBD
5.	Interior Hangings & Decorations	807.0		
	Decorative material	807.2	Curtains, draperies shall be non combustible or flame resistant	TBD
K. Fire Protection Systems		900.00		

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1.	Construction Document Requirements	903.1	Complete set of Fire Protection Construction Drawings must be reviewed prior to issuance of Permit	
2.	When Required	904.0	See Code for Use Groups	
	A-1, A-3, A-4, B, E, M, S-1, F-1	904.2	Bldgs \geq 12,000 sf	N/A
3.	Requirements for Existing Buildings	904.2 Exc	Use change \geq 12,000 sf OR Substantial Alt/Reno \geq 12,000 sf	
4.	Fire Sprinkler System	906.2.1	NFPA 13 – System Design Requirement	N/A
	Sprinkler Alarms	906.5	Audible/visual type required inside the building	N/A
5.	Dry Chemical System	910.6	Required for range hood	N/A
6.	Standpipe Systems	914.2.1	Class III Standpipe system, Use group A: 1. Two or more stories in height and having an occupant load of more than 300.	N/A
7.	Fire Hydrant	916.1	Appvd. by F.D. without obstruction and visible from the street	Across Street

8.	Fire Alarm System	917.4.1	Use Group A – maintained in all occupancies	Compliant
		917.5	Location – manual fire alarm boxes 5' from entrance to each exit, each story	Compliant
		917.5.1	Manual Fire Alarm boxes – height min. 42"/max. 54"	TBD
9.	Fire Extinguishers (Where Req'd)	920.2	NFPA 10: A-3, all levels, 6	TBD
10	Fire Pump Room	924.2	2 hrs, Direct access or 2-hr corridor	N/A

L. Construction Documents 1003.0

1.	Number of Occupants	1003.2	Show occupant load on each floor, determined by 1008.0	Compliant 1 st Flr: 111 occ. 2 nd Flr: 5 occ.
----	---------------------	--------	--	--

M. Interior Environment 1200.00

1.	Room Dimensions	1204.0		
	Ceiling Height - Habitable Rms	1204.1	7'-6" min	Compliant
	Kitchen, Hall, Bathrooms, Laundry, Bsmnt Recreation	1204.1	7'-0" min	Compliant
	Use Groups A, B, E, M	1204.1.1	7'-6" min Exits Access & Occ Rms	Compliant
	Sloping Ceilings	1204.1.2	50% Clg at Req'd Ht. Min Areas <5' not par of FI Area Calc	Only in Attic
	Floor Area (Habitable Rooms)	1204.2	70 sq ft min (Except Kitchens)	Compliant
	Width (Habitable Rooms)	1204.3	7'-0" min (Except Kitchens)	Compliant
2.	Lighting & Ventilation	1205.0	Every Room Natural or Artificial	Compliant
	Bathrooms	1205.1.1/2.2	Artificial, 50 cfm (20 cfm if constant)	TBD
3.	Lighting Levels	1206.0/7.0	6 fc at 30" AFF	TBD
	Natural		Window 8% of floor area	Compliant
4.	Ventilation Levels	1208.0/9.0		

Hudson Senior Center
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	Natural	1208.2	4% of Floor Area 8% (25 sf min) opn'g to Adj Rm	Compliant
5.	Ratproofing	1215.0		TBD
N. Exterior Walls		1400.00		
1.	Backing Surface for Veneers	1405.2.1	Wood sheathing not allowed	N/A
2.	Brick Relieving Angle Supports	1405.5.1	1st 30' on foundation, Every Floor over 30'. Exception: w/Engin. analysis	N/A
3.	Masonry Ties	1405.5.5	2" Air Space min, Tie Spacing 16" Vert, 32" Horiz Tie supports 3 sf area max,	N/A
O. Roofs		1500.00		
1.	Covering Class (Const 2, 3, 4, 5A)	1506.1.3	Class C min – Const Type 3	
2.	Steep Slopes Req'm for Coverings	1507.2	**MAY REQ. ICE SHIELD	TBD
	Low Slopes Req'm for Coverings	1507.3	1/4":12" Slope min 1/8":12" Slope min for BUR	
P. Glass		2400.00		
1.	Glass Thickness (Interior Glazing)	2402.3	Deflection <thickness when 50# load applied at 42" AFF	TBD
2.	Exterior Glass Load Calculations	2403.0		TBD
3.	Hazardous Locations for Glass	2405.0	Wire Glass, Tempered, Laminated Doors	N/A

SECTION 3.6 Existing Conditions Floor Plans

29 Church Street Existing Floor Plans

The existing senior center consists of a 3 story wood framed residential structure built in the late 1800's plus an addition that was constructed in the late 1970's.

Graham Meus Architects conducted a thorough investigation, taking measurements of the structure inside and out as well as photographed the building in its entirety. From this research Graham Meus generated a set of existing conditions floor plans using computer aided drafting.

The first plan, A01 (shown on the following page), consists of the existing basement, which is comprised of a stone foundation walls with granite and timber columns. Much of the existing basement is currently being used to host pottery classes. A01 also contains a brief description of the project. The complete code analysis can be found in the prior Section 3.5, Code Review.

The second plan, A1.0, contains the existing conditions of the first floor. The rear of the building (the addition) contains mostly offices. The kitchen is believed to be part of the original house, however is located in the rear of the main floor. Adjacent is the Library, which the seniors also use as a multi-media room with a TV. The only toilet room on this floor is located in the Library. There are two main entrances both leading to an open area, which the seniors use as a multi-purpose room.

The third plan, A1.2, contains the existing conditions of the second floor. This floor is used mainly for classrooms, the thrift shop and storage. There are two toilet rooms on this floor, one in the corridor at the top of the stairs and another off the computer/ art room. The main stair that leads to this floor does not comply with current building code requirements.

The fourth plan, A1.3, contains the third floor as well as the belvedere space above. Much of the third floor is non occupiable and is used for storage by default. There is no handicapped lift or vertical transportation to this floor making it unusable for programming.

Photographs of the existing building follow these floor plans in the report.

HUDSON SENIOR CENTER

HUDSON, MA

GRAHAM/MEUS

ARCHITECTURE

300 E. 10th Street
Boston, MA 02116
(617) 423 8388

EXISTING
CONDITIONS
BASEMENT
FLOOR PLAN

BASEMENT PLAN
12'-0" x 12'-0"

A01

BUILDING INFORMATION

PROJECT DESCRIPTION
EXISTING 2 STORY, SENIOR CENTER APPROXIMATELY 3,300 SF / FLOOR.
APPLICABLE CODES
780 CMR MASSACHUSETTS STATE BUILDING CODE, 8th EDITION
521 CMR MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS
OCCUPANCY CLASSIFICATION
ASSEMBLY USE GROUP A-3, RECREATION CENTER
MSBC 303.4

CONSTRUCTION CLASSIFICATION
CONSTRUCTION TYPE 3B, MSBC 604.0
INTERIOR WOOD JOIST-FRAME
EXTERIOR WOOD SHINGLE ROOF
BEARING/NON-BEARING WALLS & PARTS, FULL HEIGHTSTONE FOUNDATION WALL
W/ CONCRETE SLAB, MANSARD ROOF WITH OCCUPIED SPACE

BUILDING HEIGHT & AREA LIMITATION

ANALYSIS BASED ON USE GROUP A-3, CONSTRUCTION TYPE 3B
ALLOWABLE ACTUAL
BUILDING HEIGHT:
2 STORY, 30'

TOTAL ALLOWABLE HEIGHT 2 STORY, 30' 2 STORY, 24'-0" / -

BUILDING AREA (PER FLOOR): 4,200 sf 3,300 sf
TOTAL ALLOWABLE AREA 8,400 sf 6,600 sf

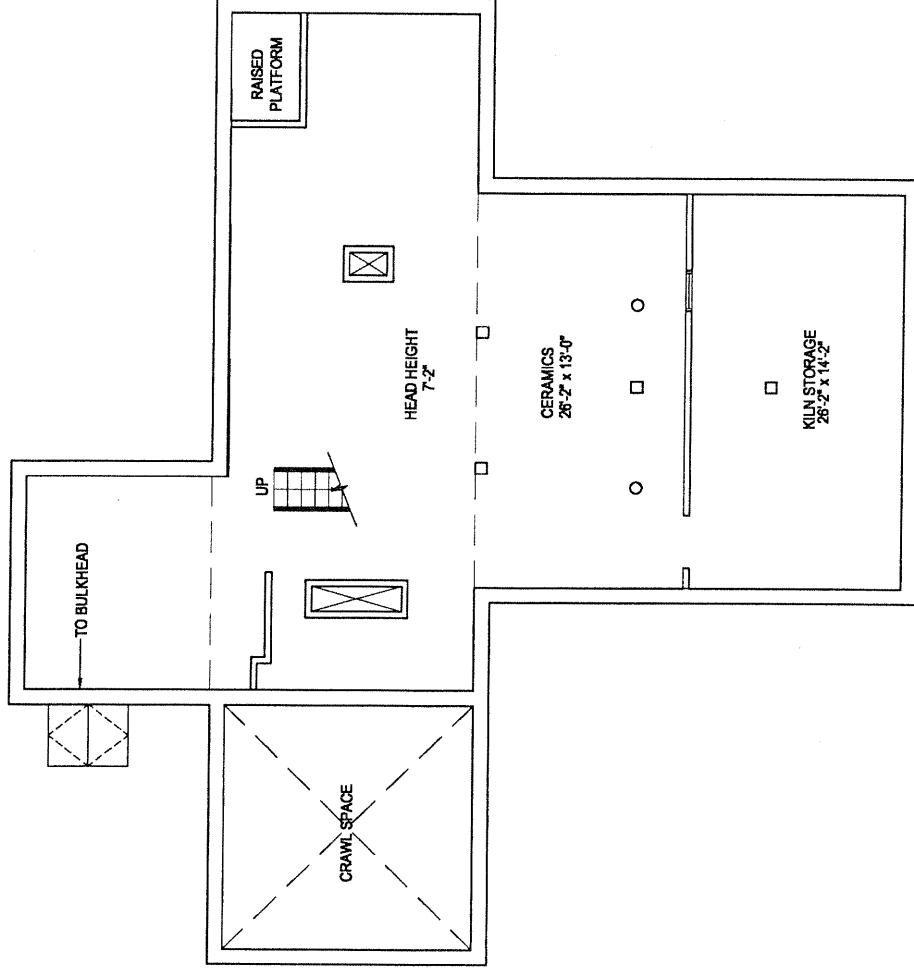
CONSTRUCTION TYPE 3B

MSBC TABLE 602

RATING OF EXTERIOR WALLS* (ITEM 1)= 2
RATING OF PARTY WALLS (ITEM 2)= 2 HRS
RATING OF EXITS (ITEM 3)= 2 HRS
RATING OF SHAFTS (ITEM 3)= 2 HRS
RATING OF OTHER SEPARATION ASSEMBLIES (ITEM 3)= 1 HR
RATING OF EXTERIOR WALLS (ITEM 4)= 0
RATING OF DWELLING UNIT SEPARATIONS (ITEM 5)= 1
RATING OF OTHER NON-LOAD BEARING PARTITIONS (ITEM 7)= 0
RATING OF INTERIOR LOAD BEARING WALLS (ITEM 8)= 0
RATING OF INTERIOR NON-LOAD BEARING WALLS (ITEM 9)= 0
RATING OF FLOOR CONSTRUCTION (ITEM 10)= 0
RATING OF ROOF CONSTRUCTION (ITEM 11)= 0

MEANS OF EGRESS OCCUPANT LOAD: MSBC 1008.12

1ST FLOOR OCCUPANT LOAD	NET AREA	BEFOOD	CALCULATED OCC. LOAD	ACTUAL OCC. LOAD
KITCHEN	220	50	4	-
ASSEMBLY	1500	15	100	-
BUSINESS/OFFICES	170	100	7	-
TOTAL 1ST FLOOR OCCUPANT LOAD =			111	-
2ND FLOOR OCCUPANT LOAD	NET AREA	BEFOOD	CALCULATED OCC. LOAD	ACTUAL OCC. LOAD
MECHANICAL	470	100	4	-
STORAGE/MECHANICAL	250	300	1	-
TOTAL 2ND FLOOR OCCUPANT LOAD =			5	-
TOTAL BUILDING OCCUPANT LOAD =			116	-



HUDSON
SENIOR
CENTER

HUDSON, MA

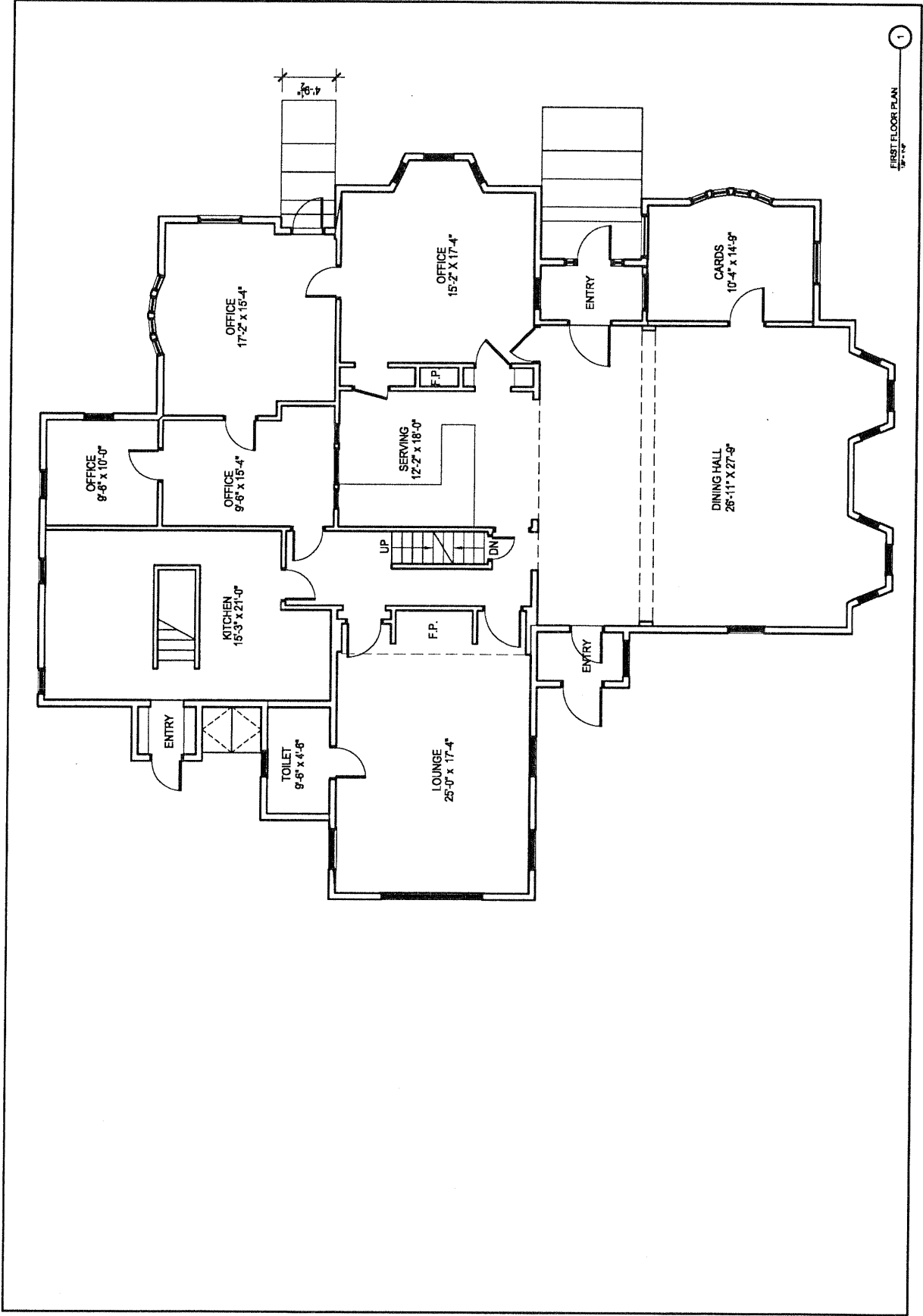
GRAHAM/NEUS

ARCHITECTURE
201 E. Main Street, Suite 100
Hudson, MA 01753
(617) 423-8300

EXISTING
CONDITIONS
FIRST
FLOOR PLAN

DATE	02.18
BY	J.P.
CHKD BY	J.P.
DATE	02.18

A1.0



HUDSON
SENIOR
CENTER

HUDSON, MA

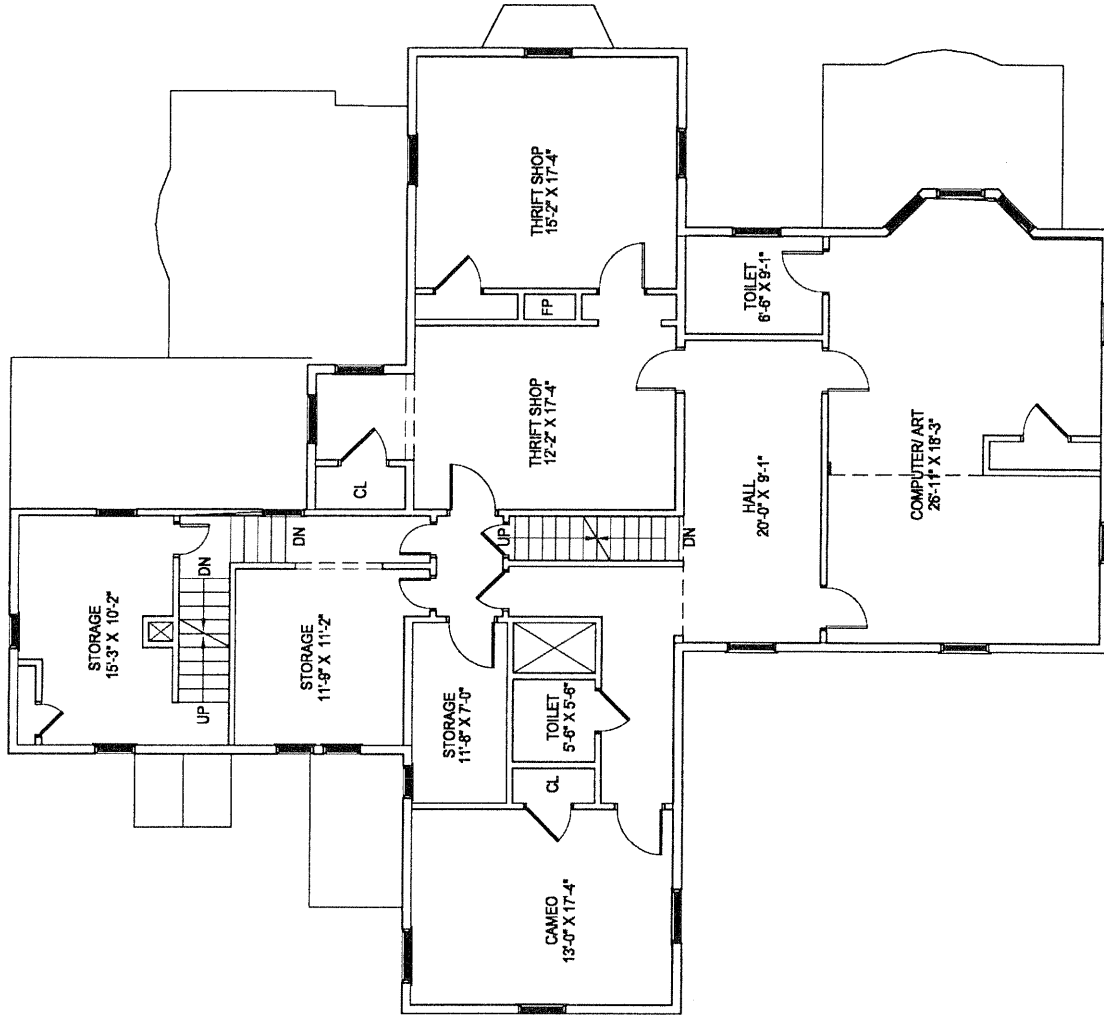
GRAHAM/MEUS

ARCHITECTURE

315 Edgely Place Boston, MA
(617) 423 9399 02116

EXISTING
CONDITIONS
SECOND
FLOOR PLAN

A1.9



SECOND FLOOR PLAN
1/8" = 1'-0"

1

HUDSON SENIOR CENTER

HUDSON, MA

GRAHAM/MEUS

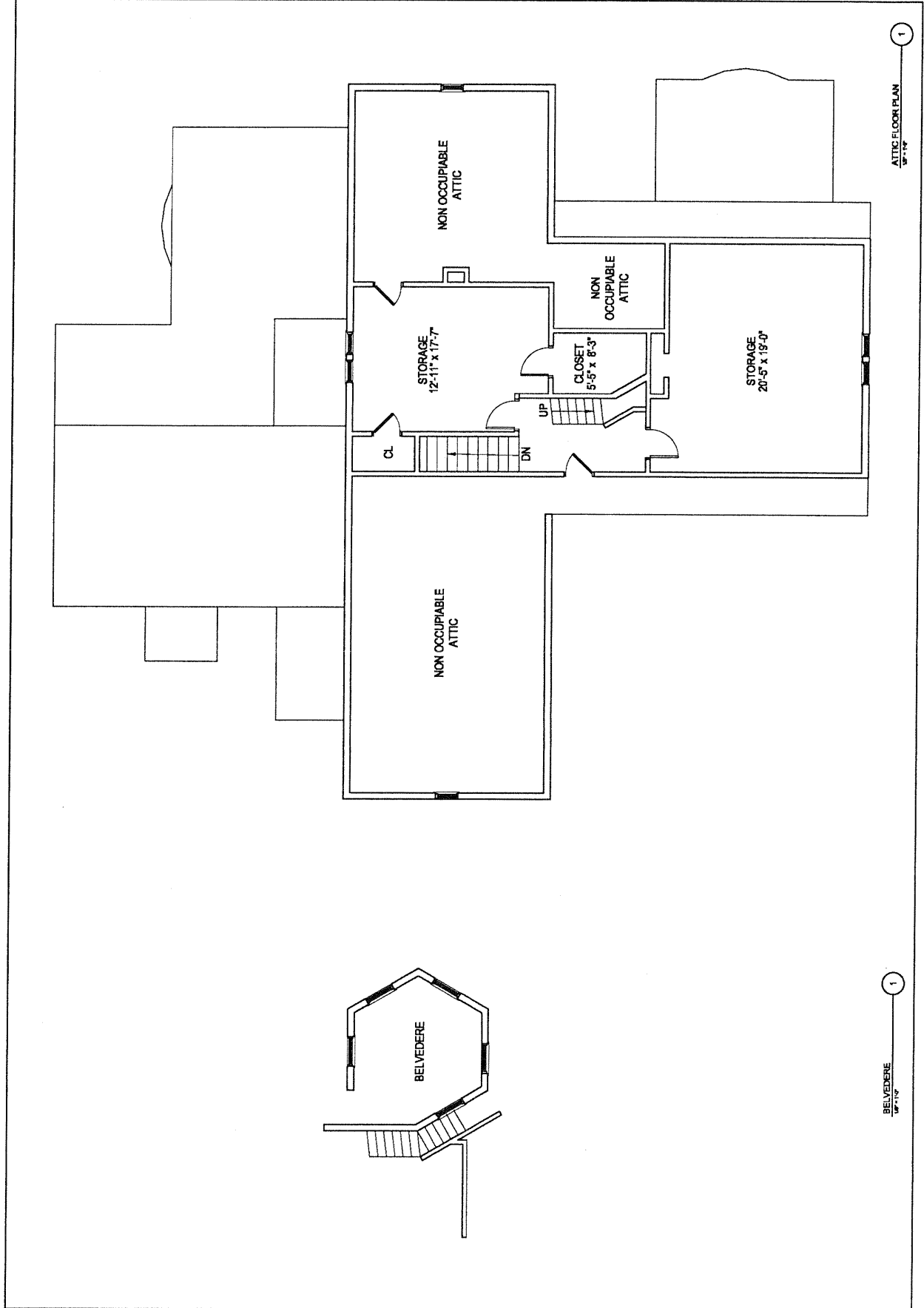
ARCHITECTURE

32c Edgely Place Boston, MA
(617) 423 6399 02116

EXISTING
CONDITIONS
THIRD
FLOOR PLAN

DATE	NOV 1998
BY	MEUS
CHECKED BY	MEUS
DATE	NOV 1998

A1.3



Hudson Senior Center Feasibility Study February 2007

SECTION 3.7 - Existing Photographs



Exterior- North from Parking



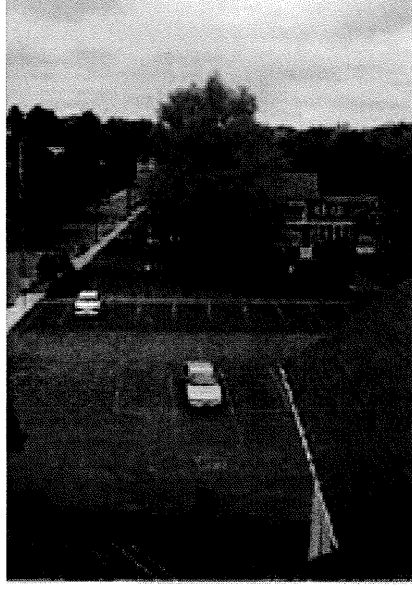
Exterior- Parking facing Pond



Exterior- Facing Street



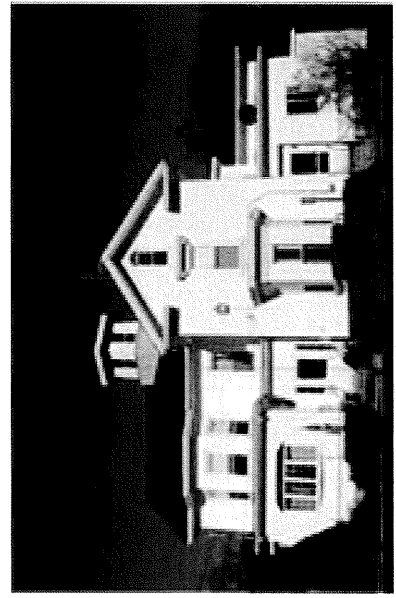
Exterior- North Facade



Exterior- Parking Lot North



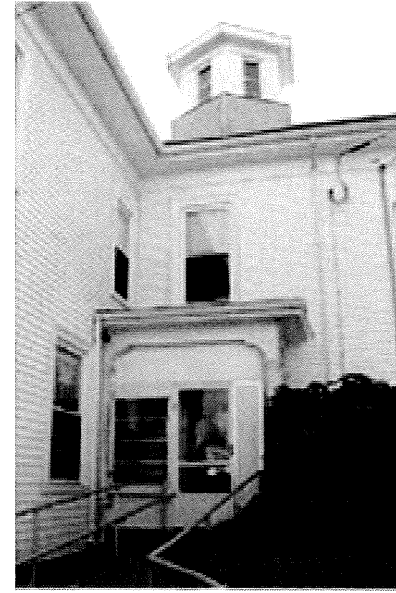
Exterior- Southwest Additions



Exterior- South Facade



Exterior- Northwest Facade



Exterior- North Entrance

Hudson Senior Center Feasibility Study February 2007

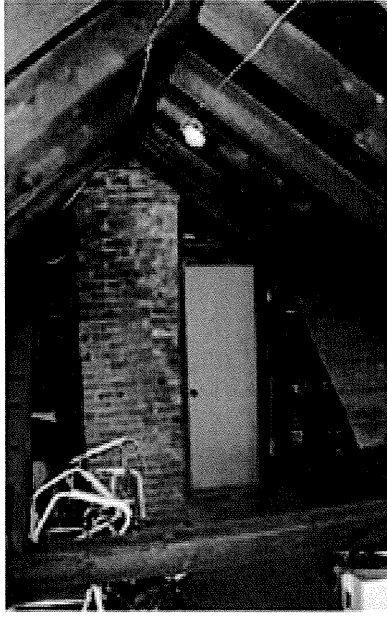
SECTION 3.7 - Existing Photographs



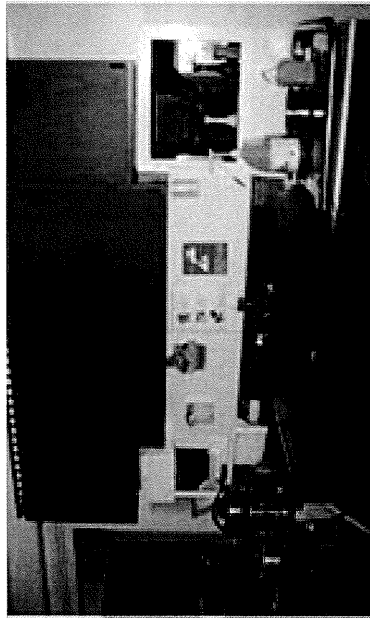
First Floor- Serving



First Floor- Main Stair



Attic- Unoccupied



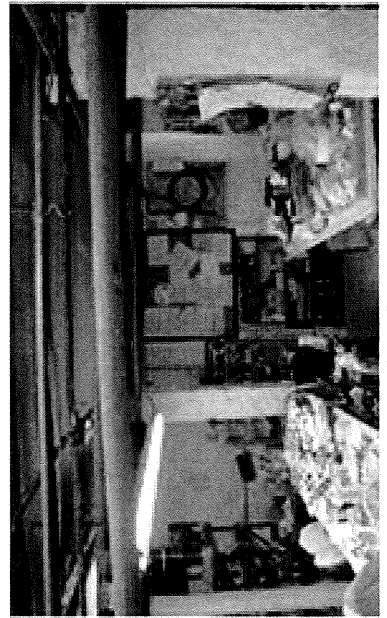
First Floor- Kitchen



First Floor- Stair Detail



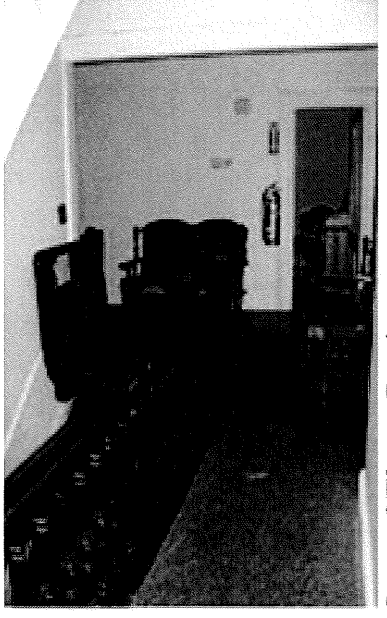
Second Floor- Ceiling Damage



Basement- Ceramics Space



Second Floor- Stair to Attic



Second Floor- Banister