

# LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460



**LLB**

ARCHITECTS  
Lerner Ladds Bartels

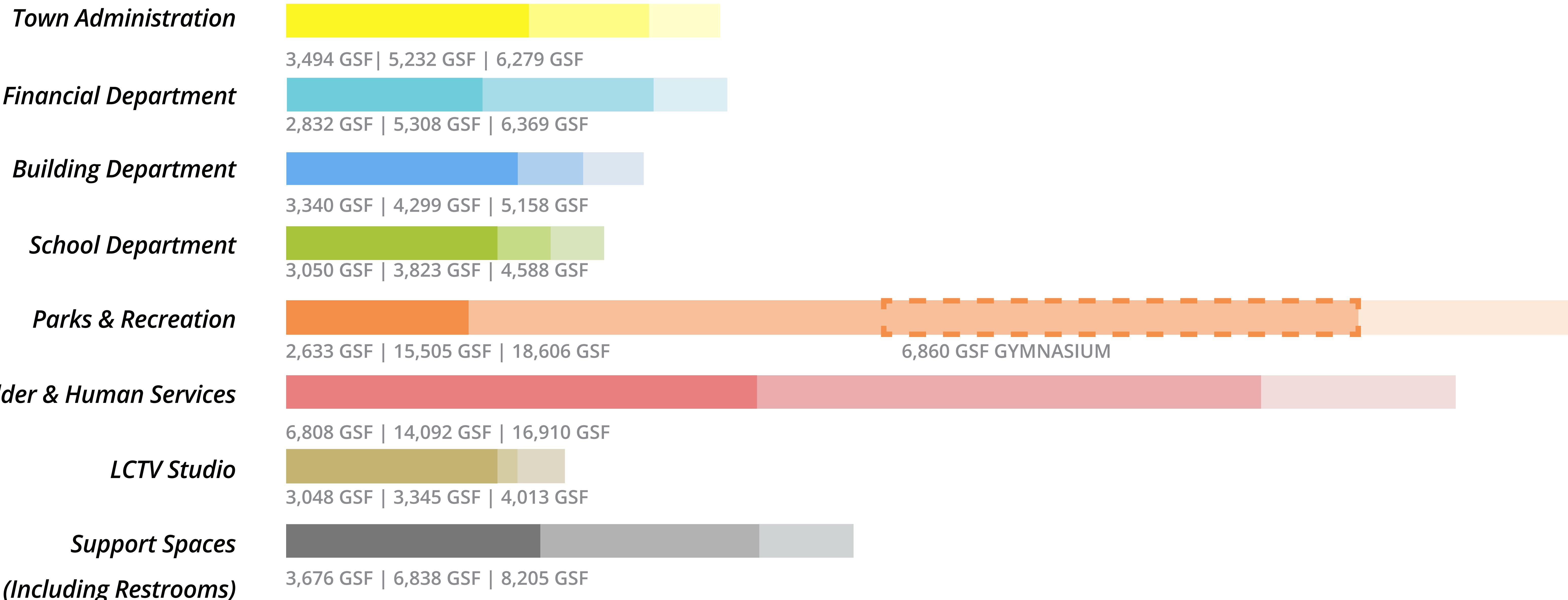
27 January 2020

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## PROGRAM ANALYSIS

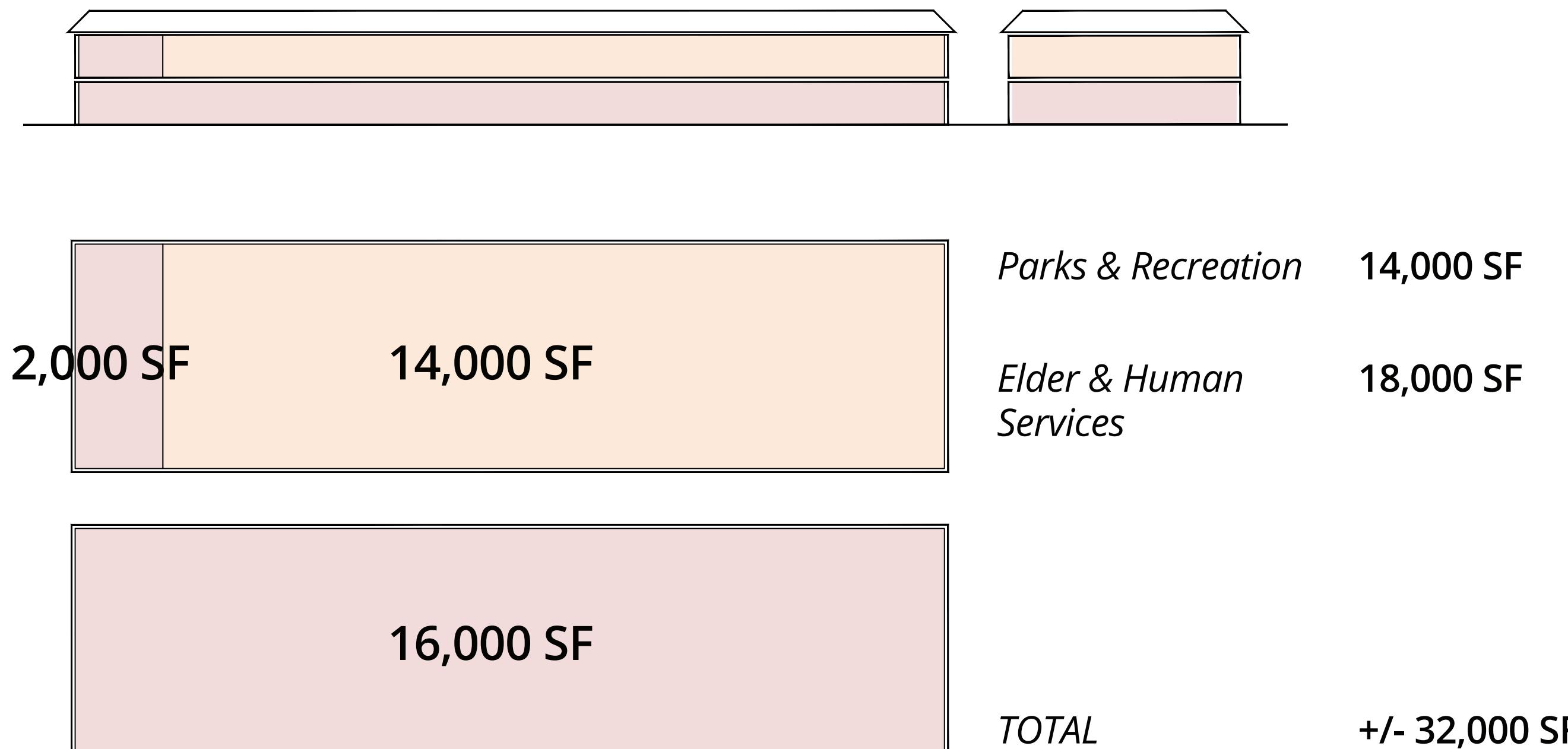
EXISTING | PROPOSED | FUTURE GROWTH



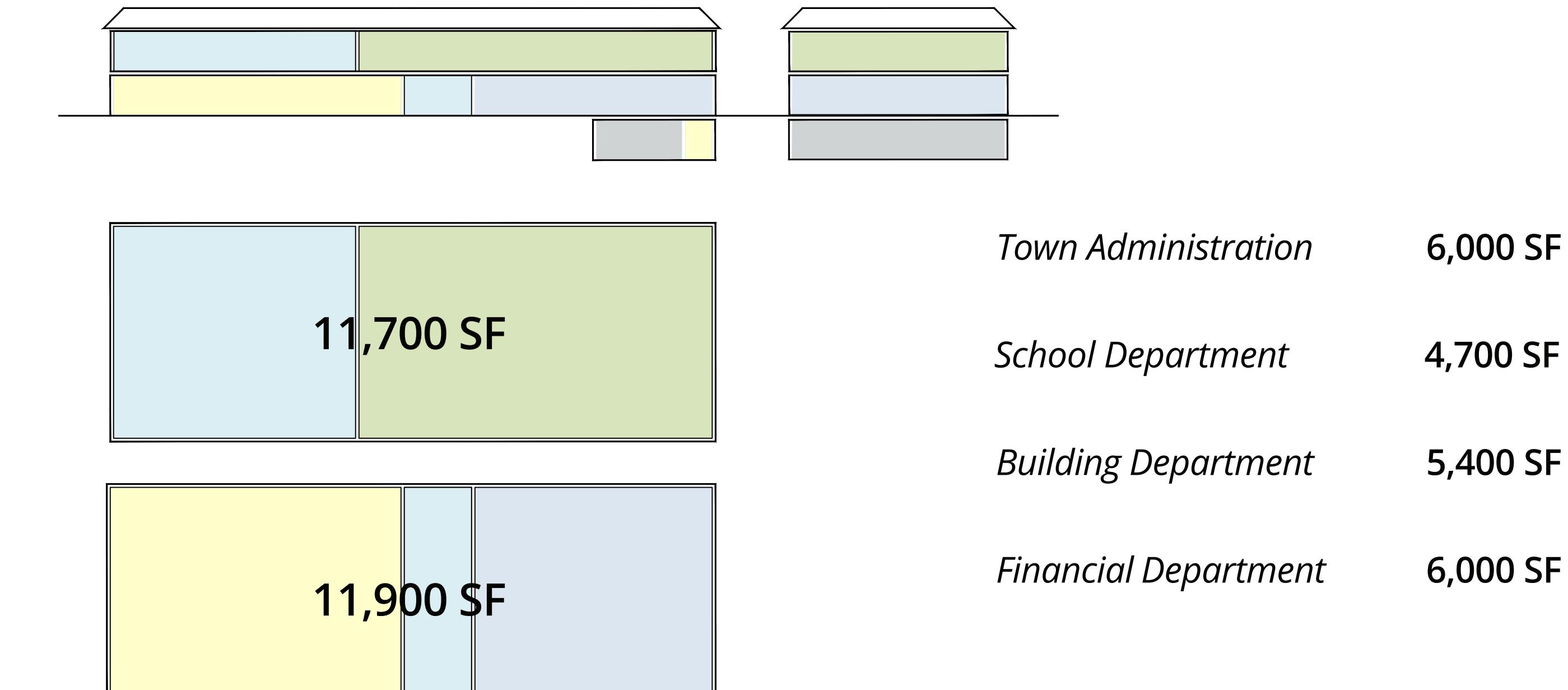
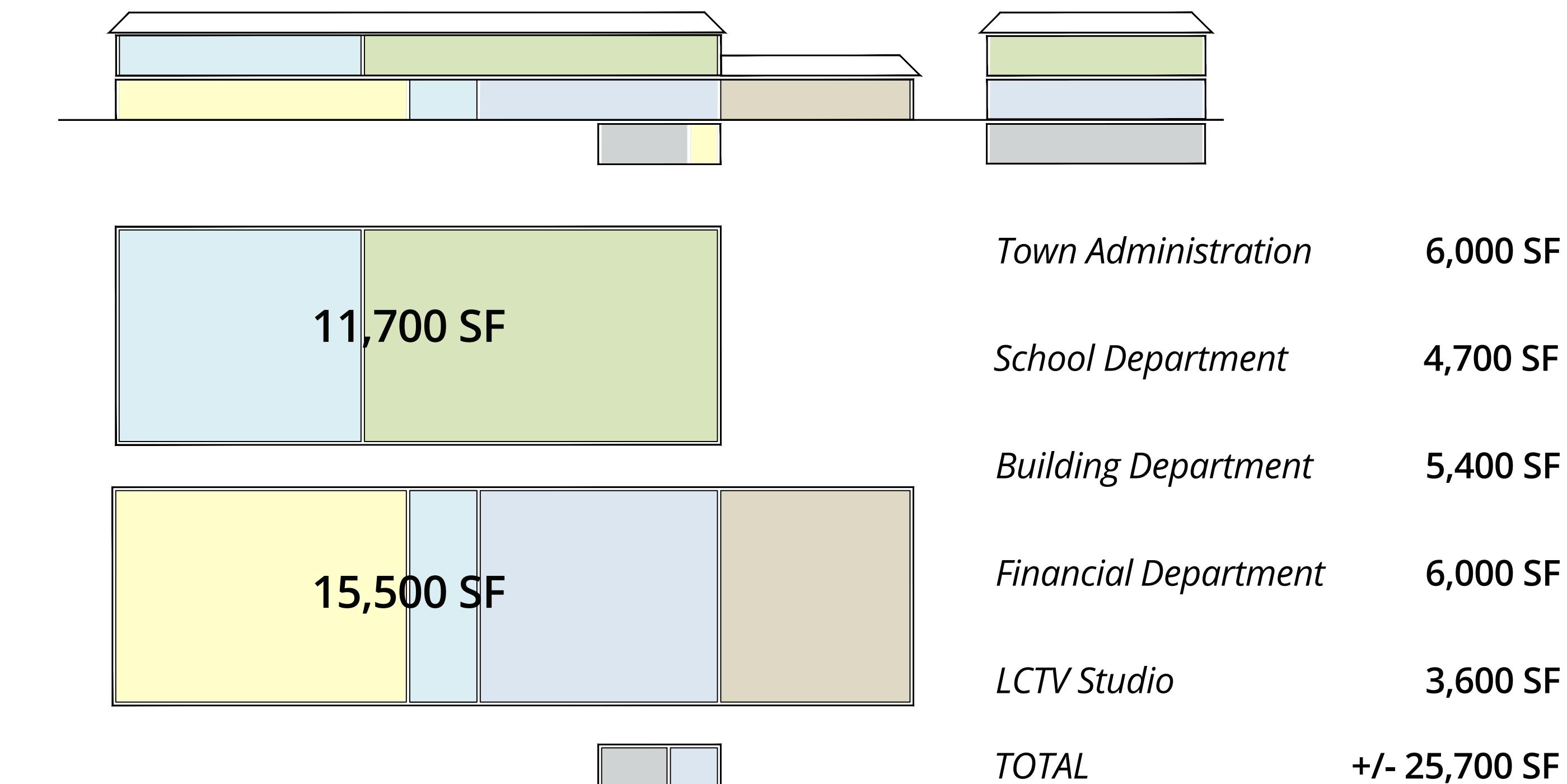
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## NEW PROGRAM DIAGRAM

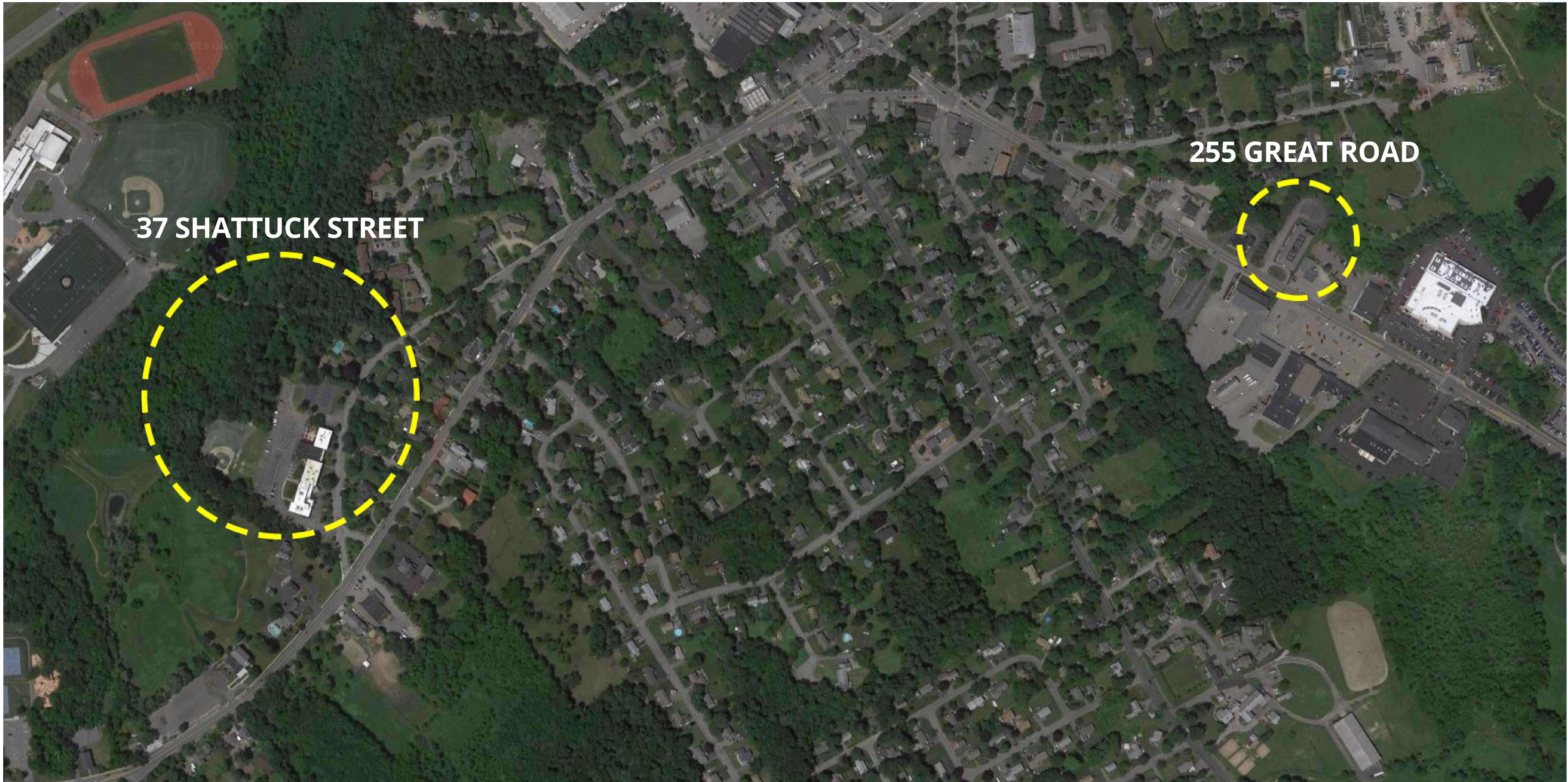


- █ Elder & Human Services
- █ Parks & Recreation
- █ Town Administration
- █ School Department
- █ Building Department
- █ Financial Department
- █ LCTV Studio
- █ Support



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# LITTLETON TOWN HALL NEEDS ASSESSMENT

255 GREAT ROAD, LITTLETON MA 01460

## 255 GREAT ROAD



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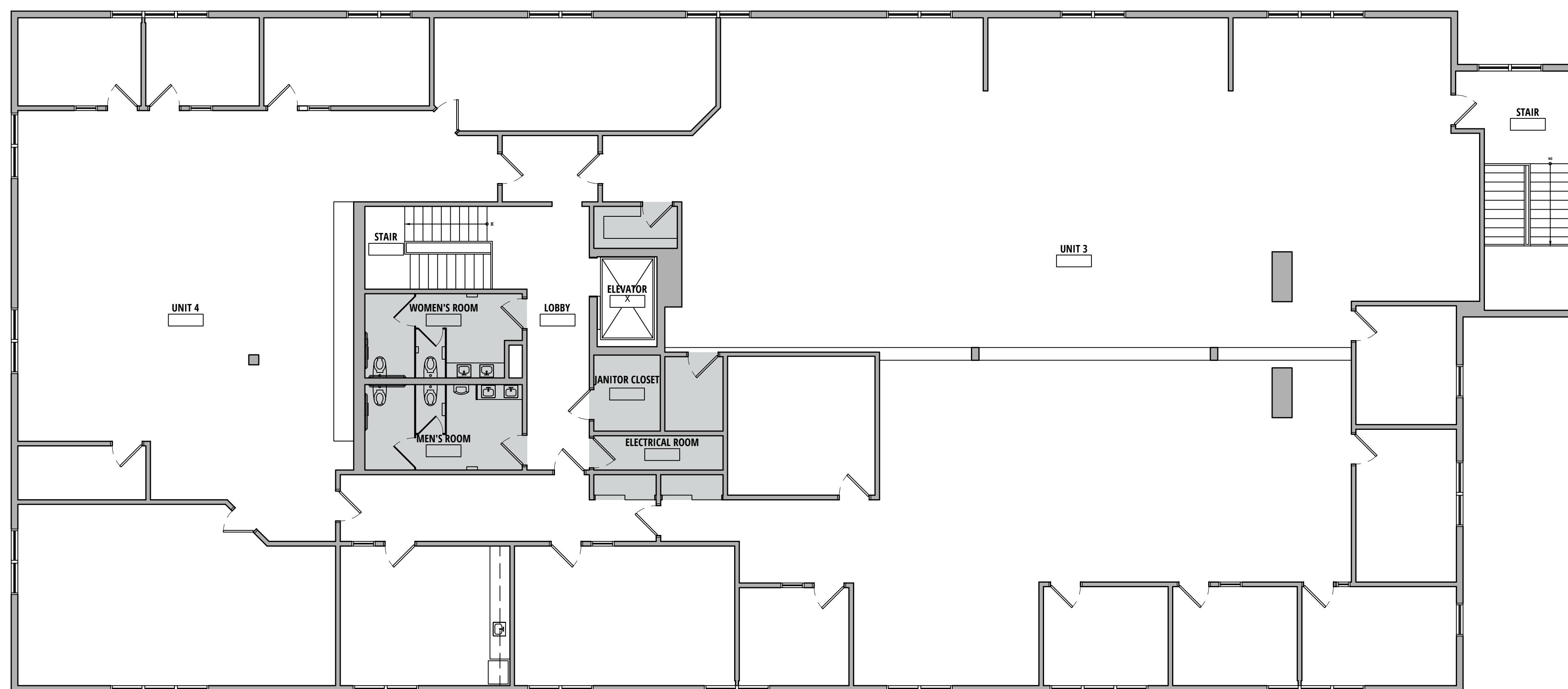
27 January 2020

# LITTLETON TOWN HALL NEEDS ASSESSMENT

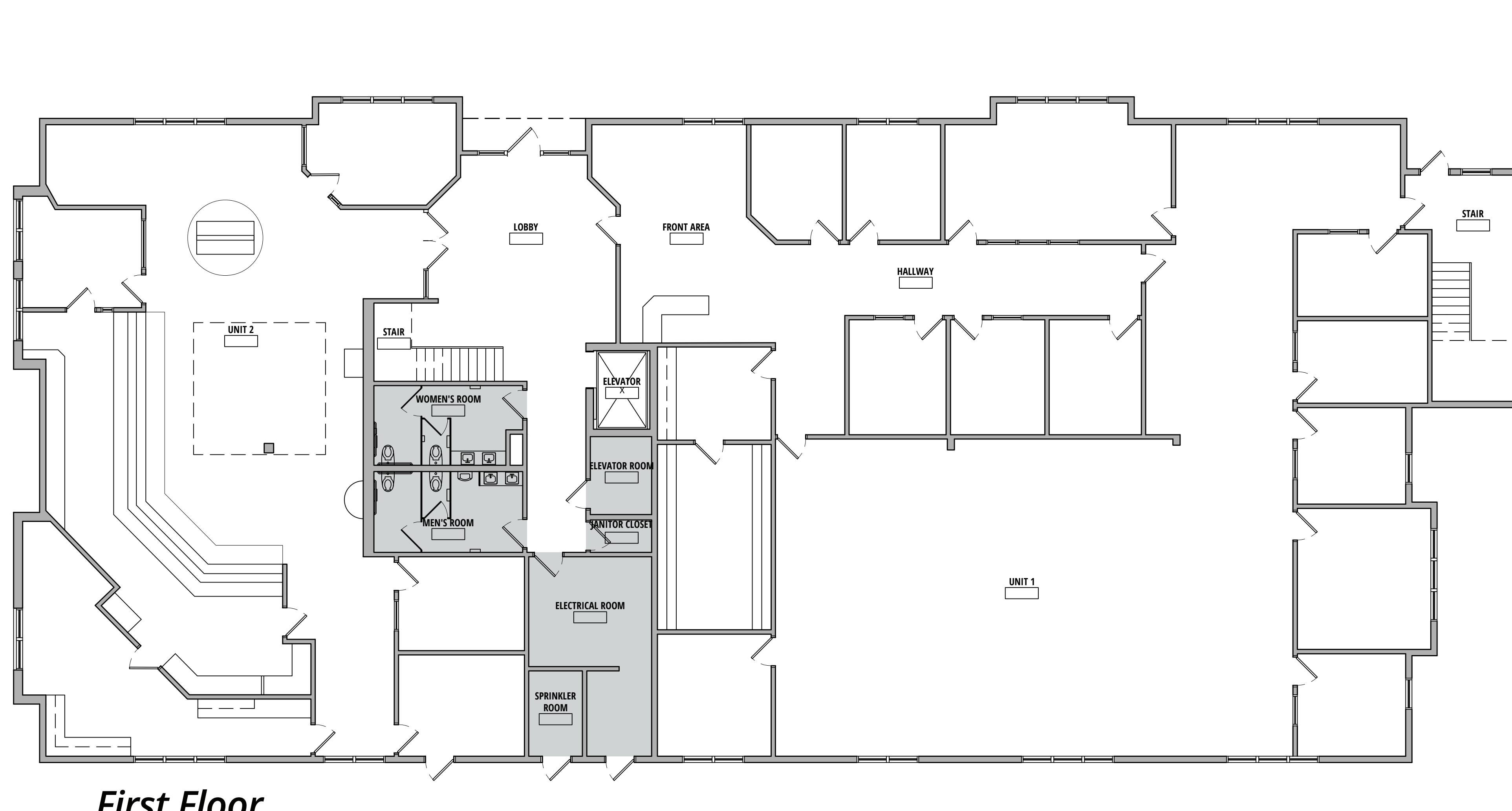
255 GREAT ROAD, LITTLETON MA 01460

## 255 GREAT ROAD

### Existing Conditions



*Second Floor*



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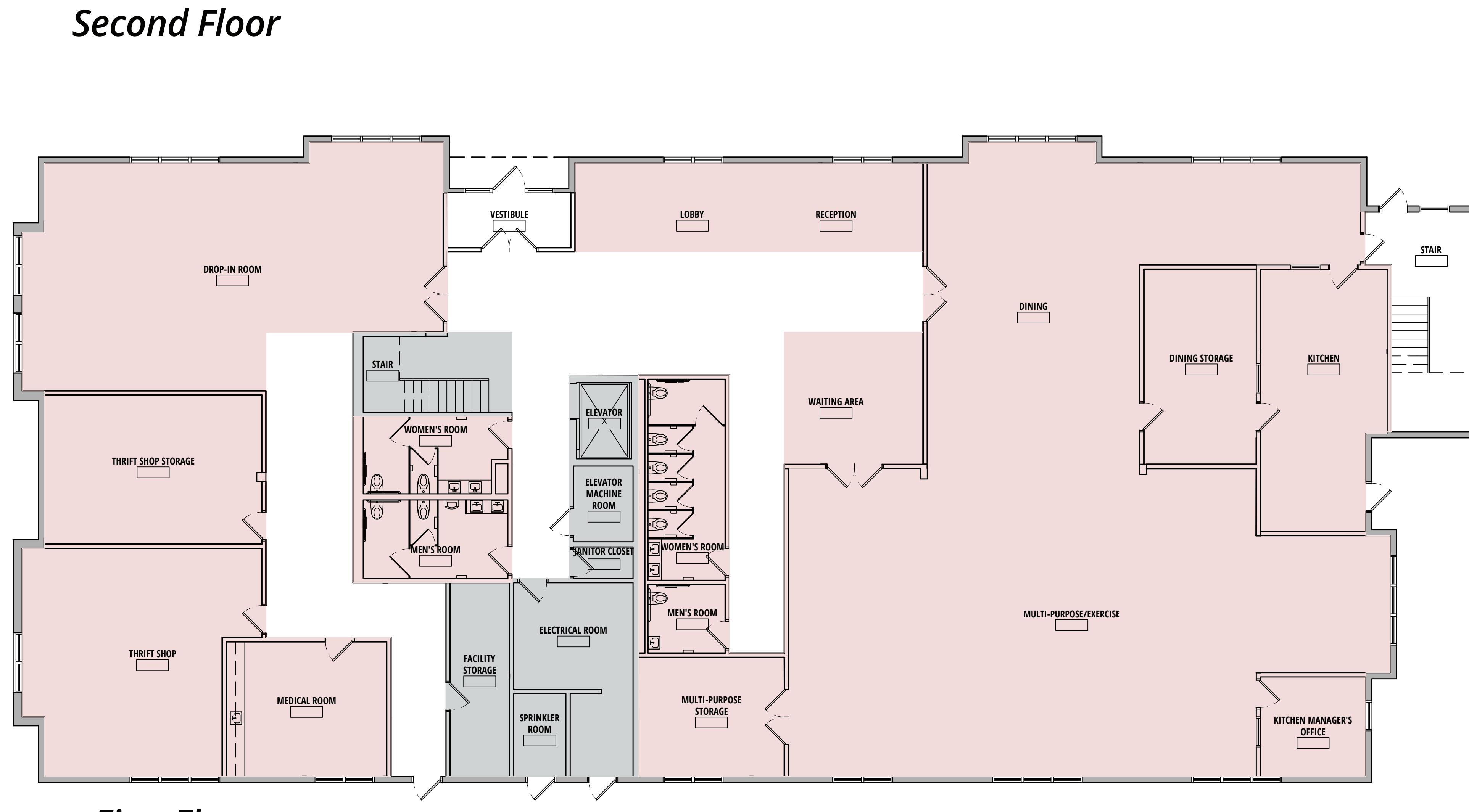
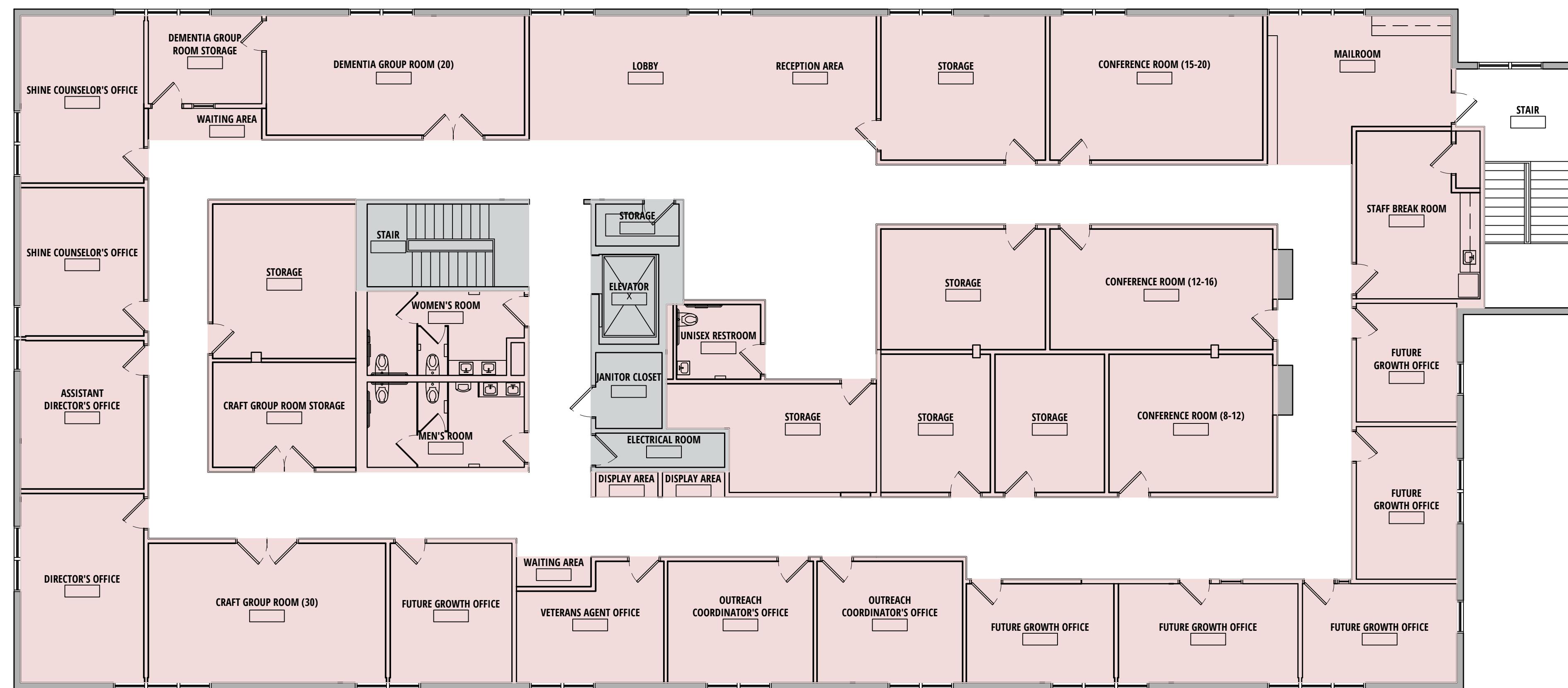
# LITTLETON TOWN HALL NEEDS ASSESSMENT

255 GREAT ROAD, LITTLETON MA 01460

## 255 GREAT ROAD

Program Study -

EHS / COA



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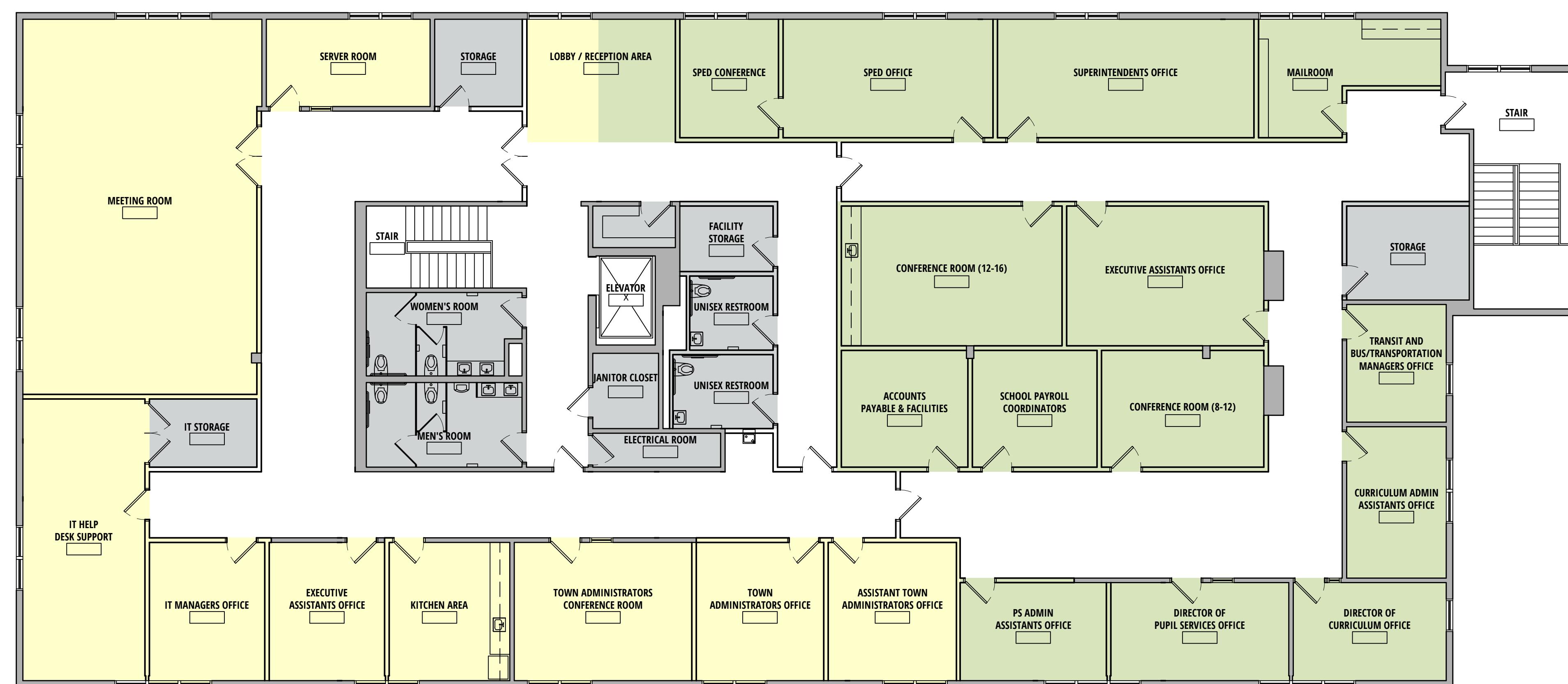
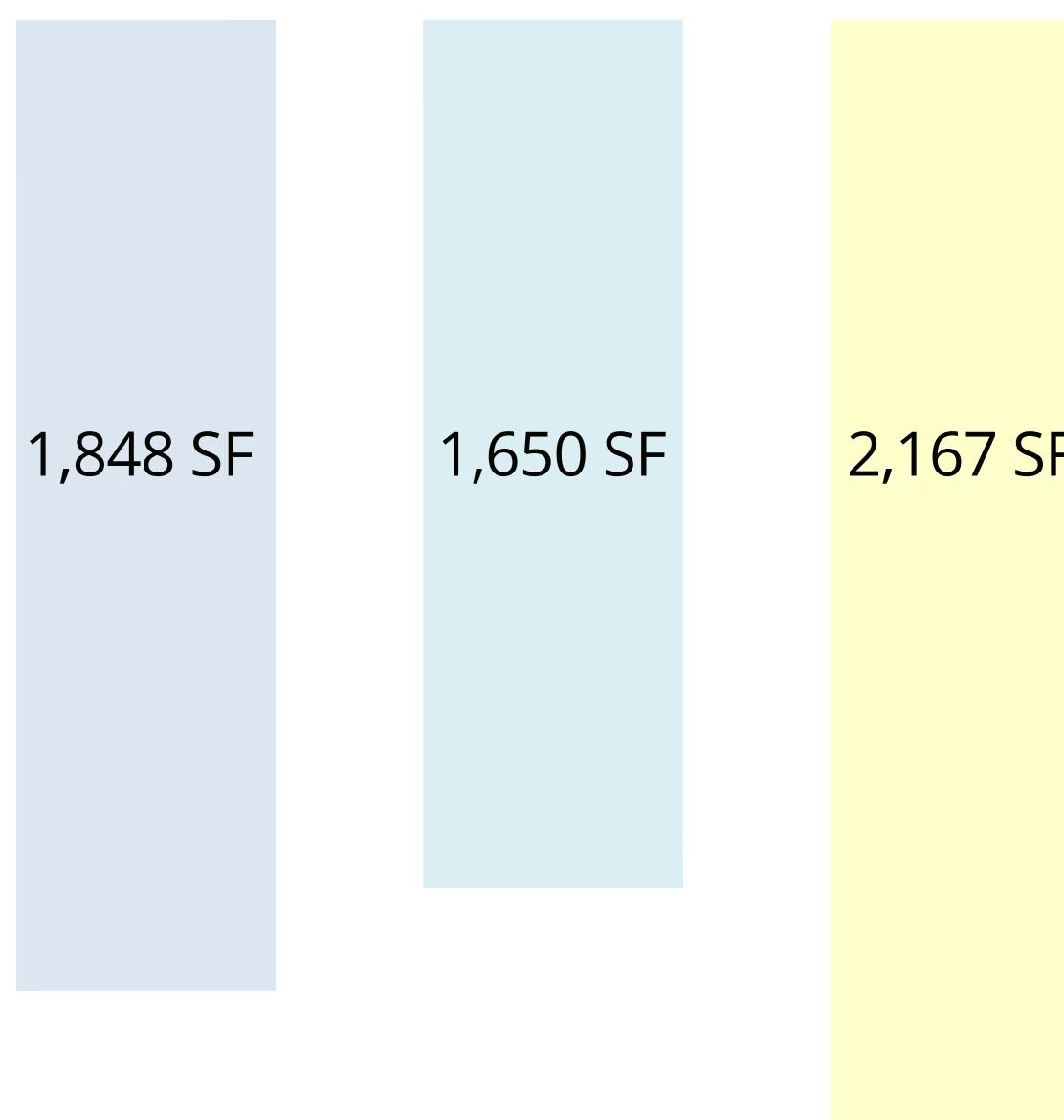
27 January 2020

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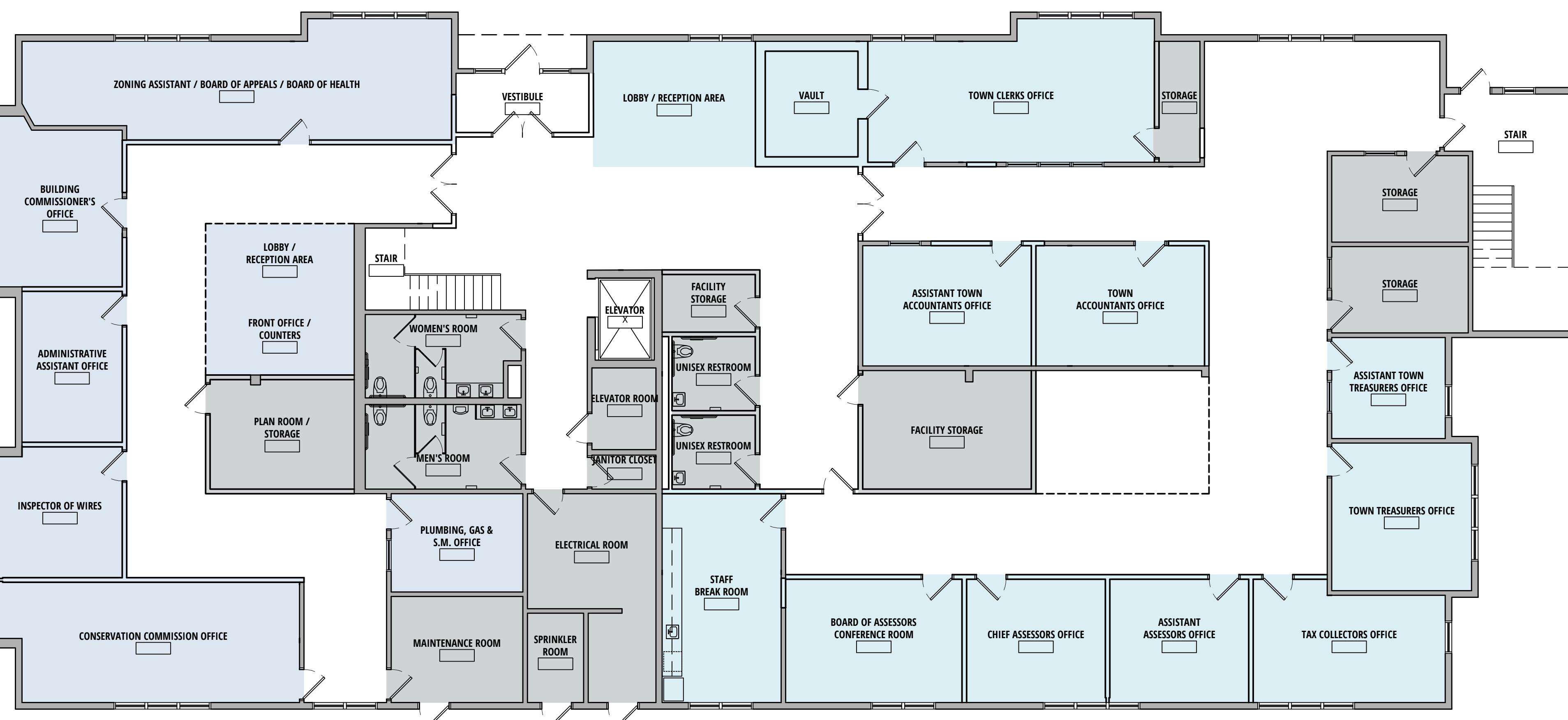
255 GREAT ROAD, LITTLETON MA 01460

## 255 GREAT ROAD

Program Study -  
Town Hall & School  
Department



MISSING  
BLDG. AREA  
5,665 GSF



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27 January 2020

# 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)



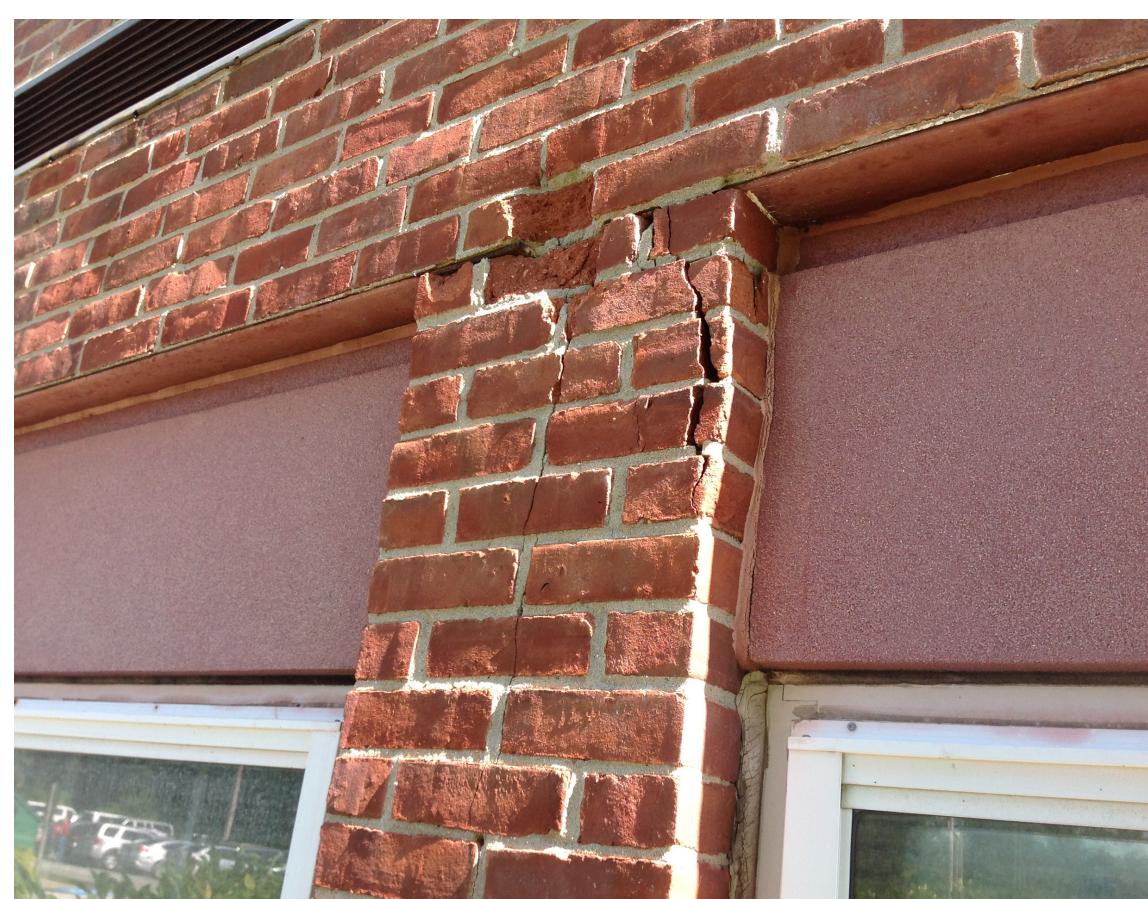
Evidence of efflorescence near window opening. (Library Wing - Shattuck Street Side)



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



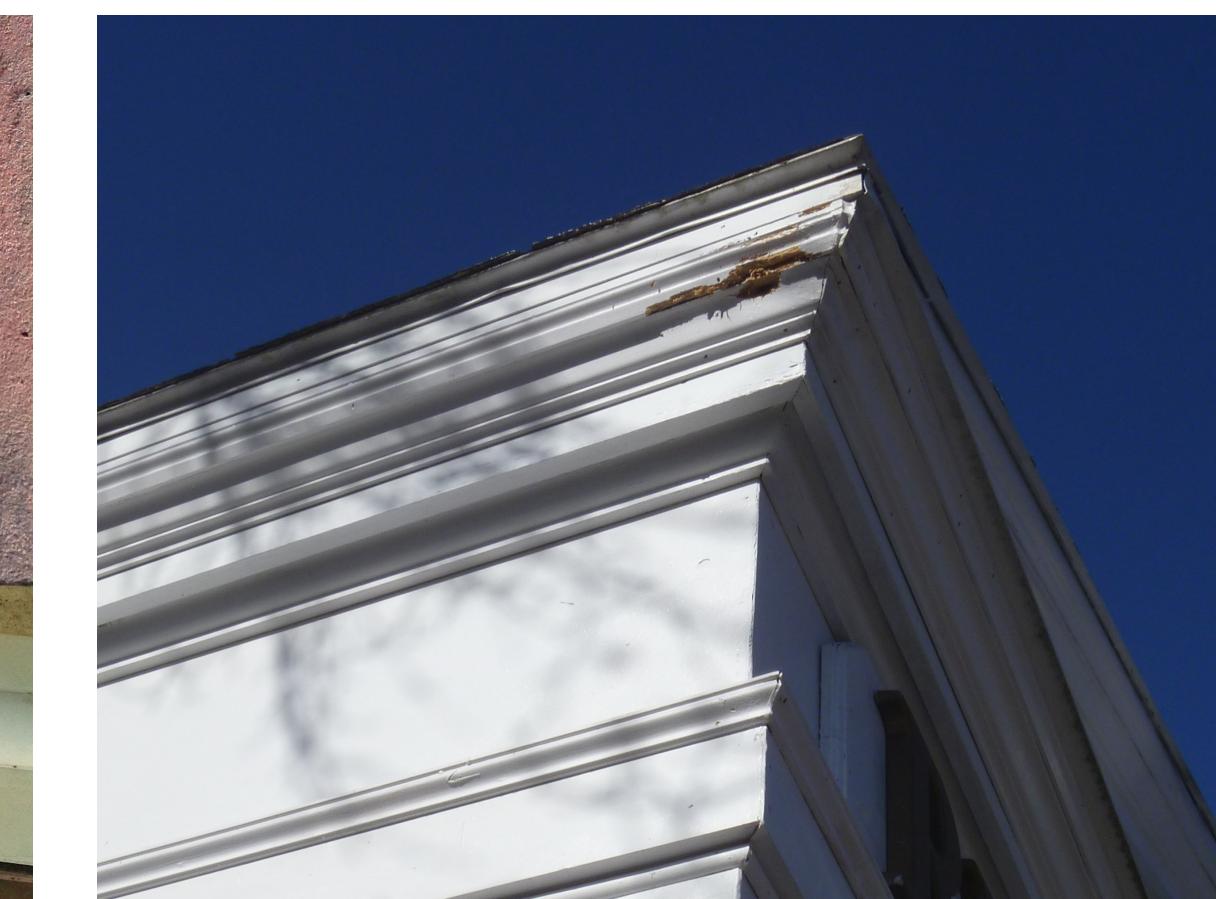
Evidence of cracking/missing wood on column trim. (Library Wing - Parking Lot Side)



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)



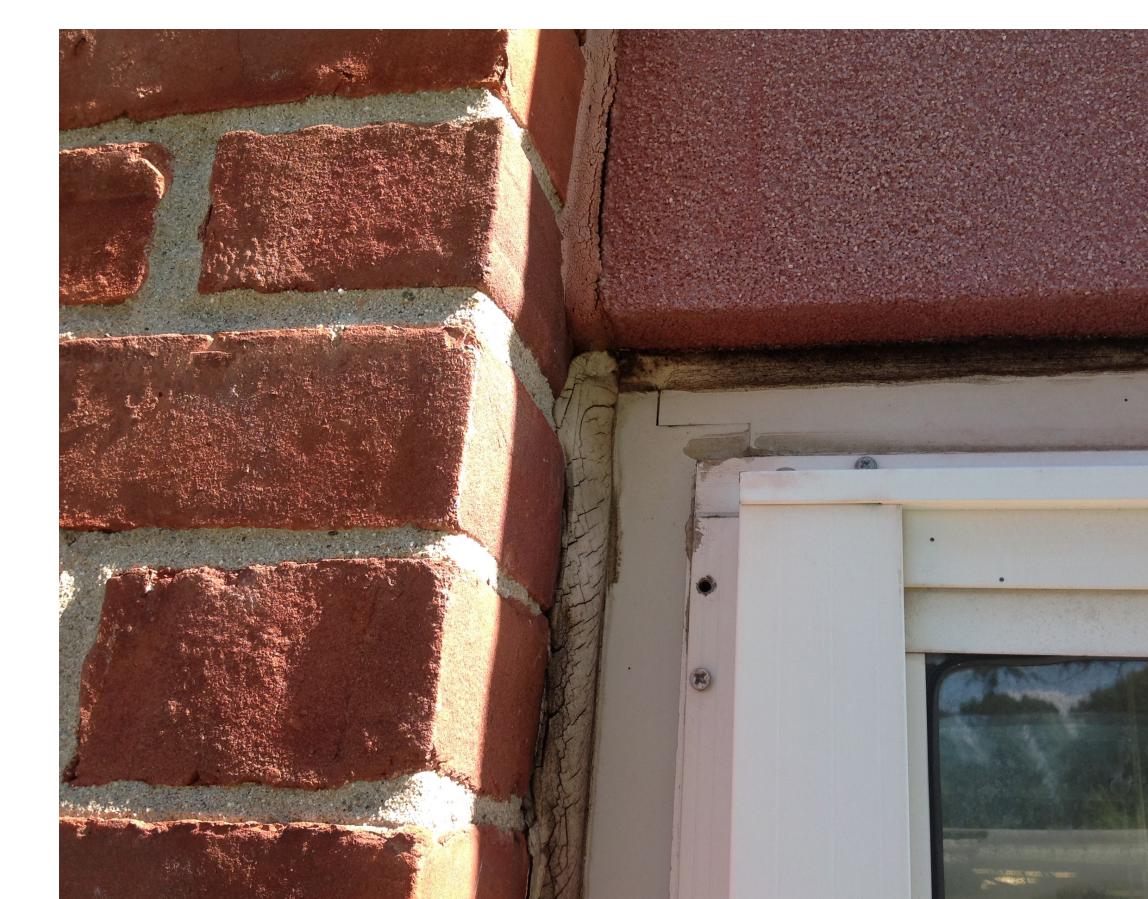
Evidence of damage to trim, most likely from an animal. (Library Wing - Shattuck Street Side)



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)



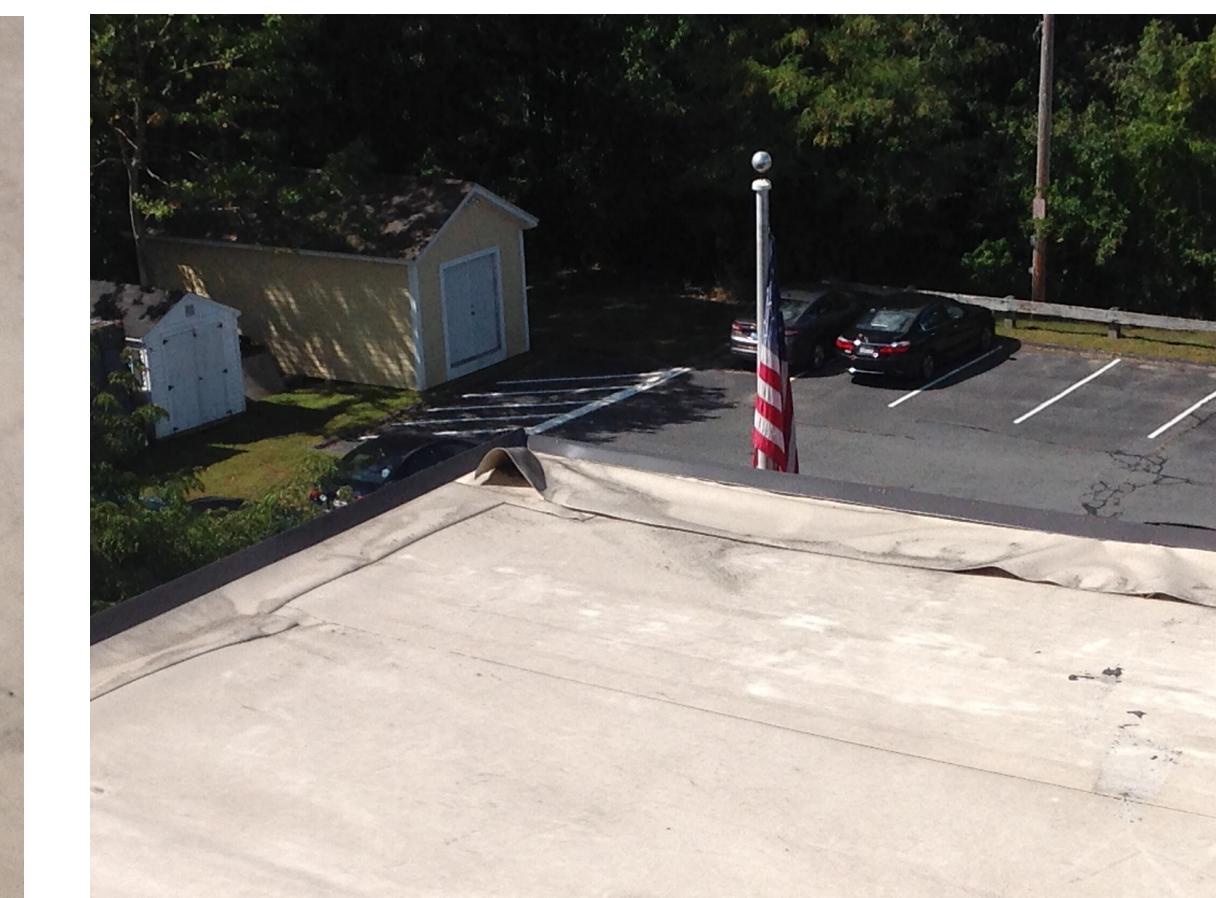
Separation of an already repaired joint (via applied darker coating) occurring in mansard wall. (Classroom Wing - Roof 5)



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)



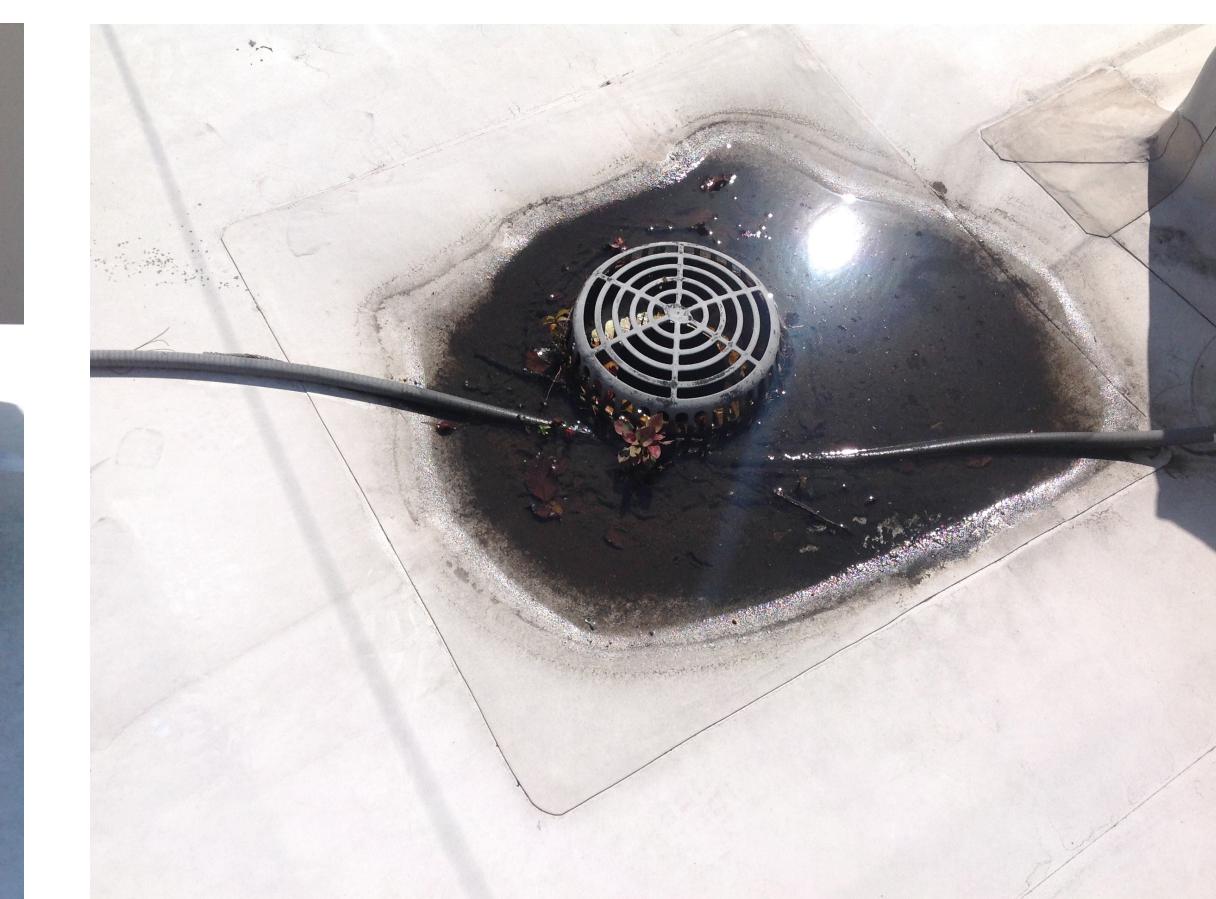
Evidence of water ponding, signs of aged flashings can be seen where membranes separate, or "pull back". (Classroom Wing - Roof 5)



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)



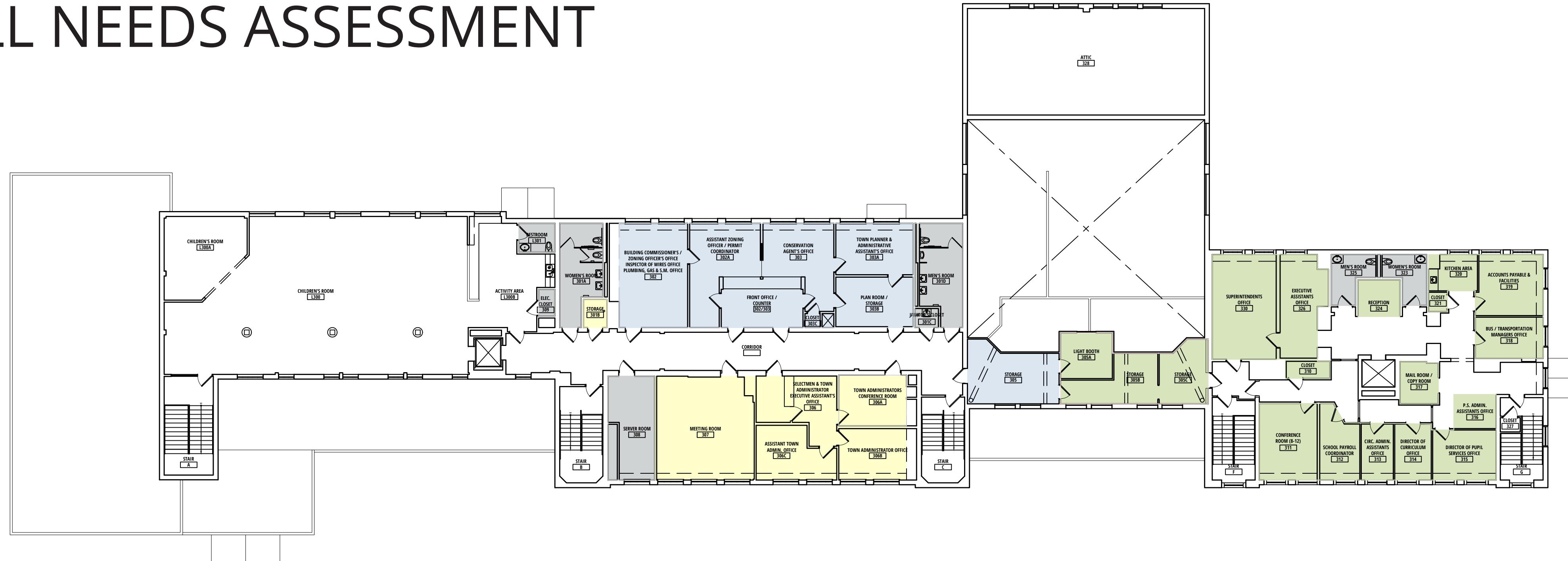
Evidence of cracked roofing membrane, due to moisture damage / ponding of water. (Office Wing - Roof 8)

# LITTLETON TOWN HALL NEEDS ASSESSMENT

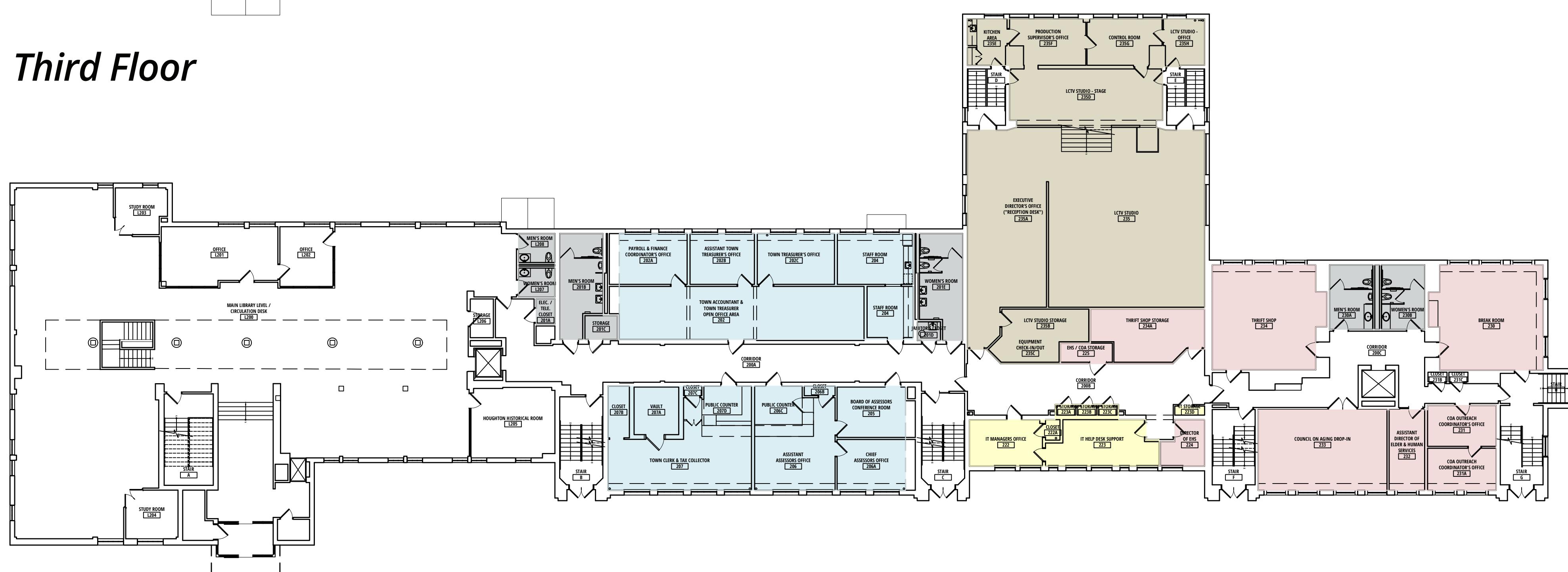
37 SHATTUCK STREET, LITTLETON MA 01460

## SHATTUCK STREET

### Existing Conditions



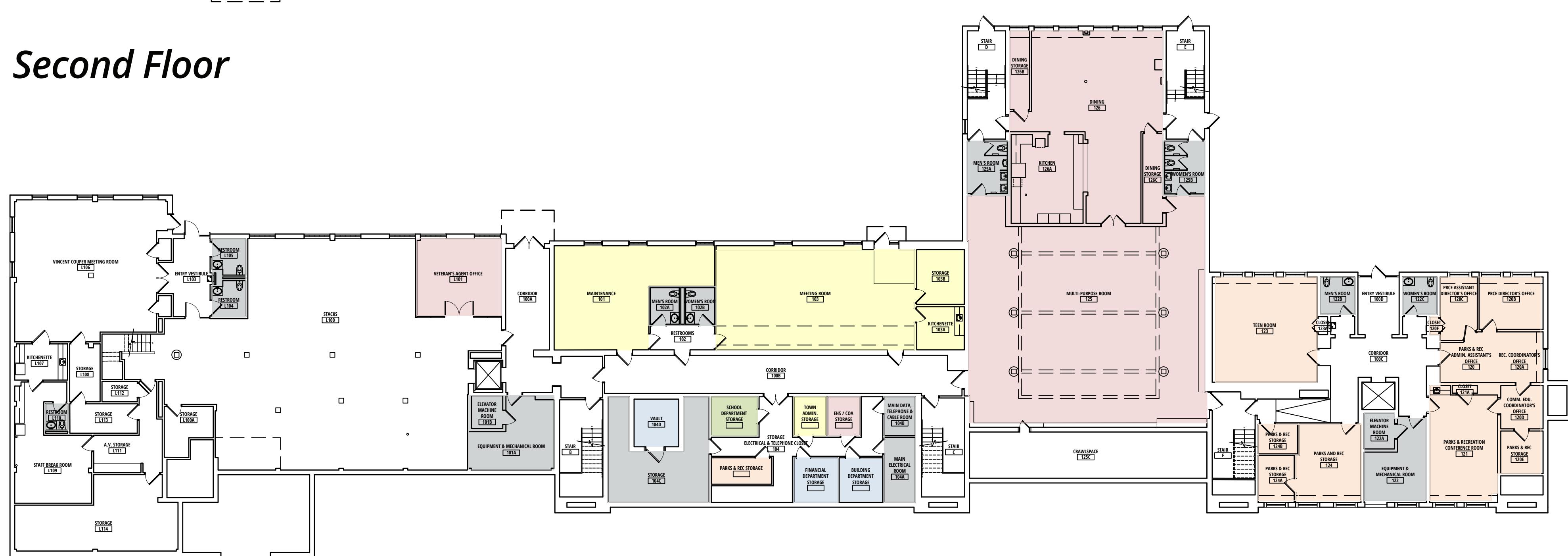
### Third Floor



**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

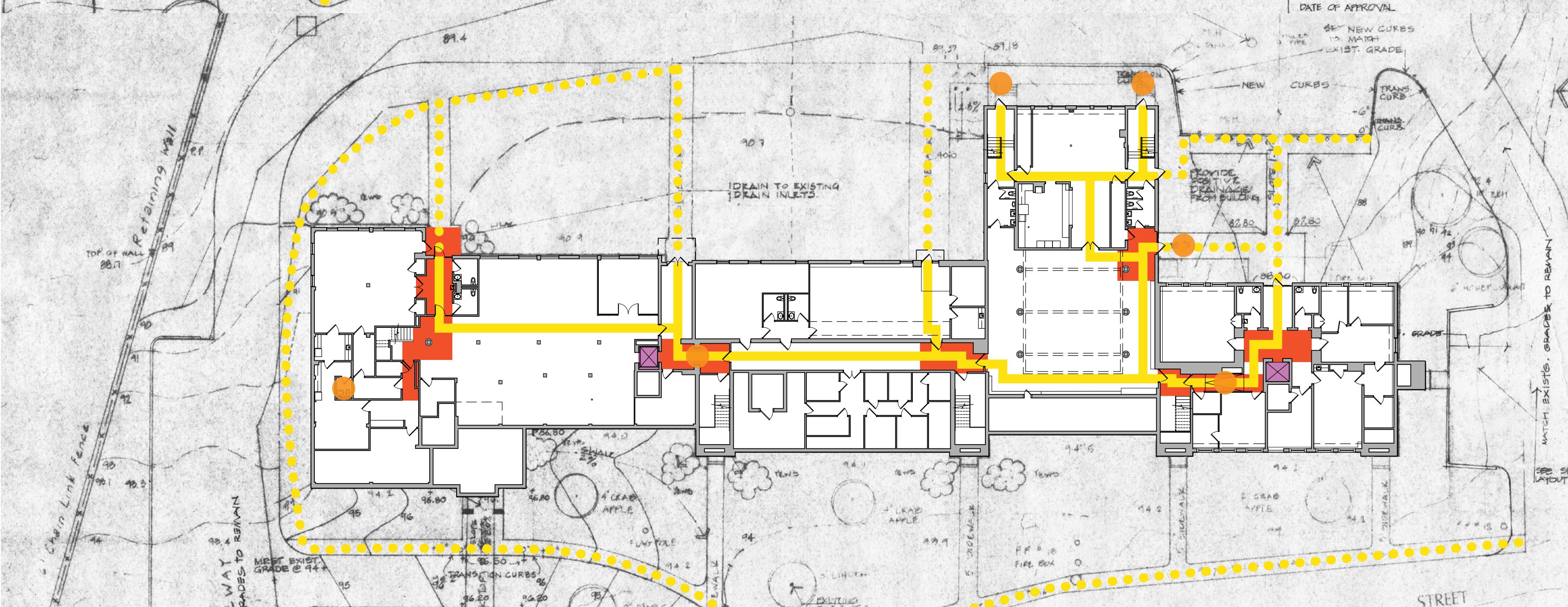
## SHATTUCK STREET

### Access Diagrams

#### Third Floor



#### Second Floor



#### First Floor

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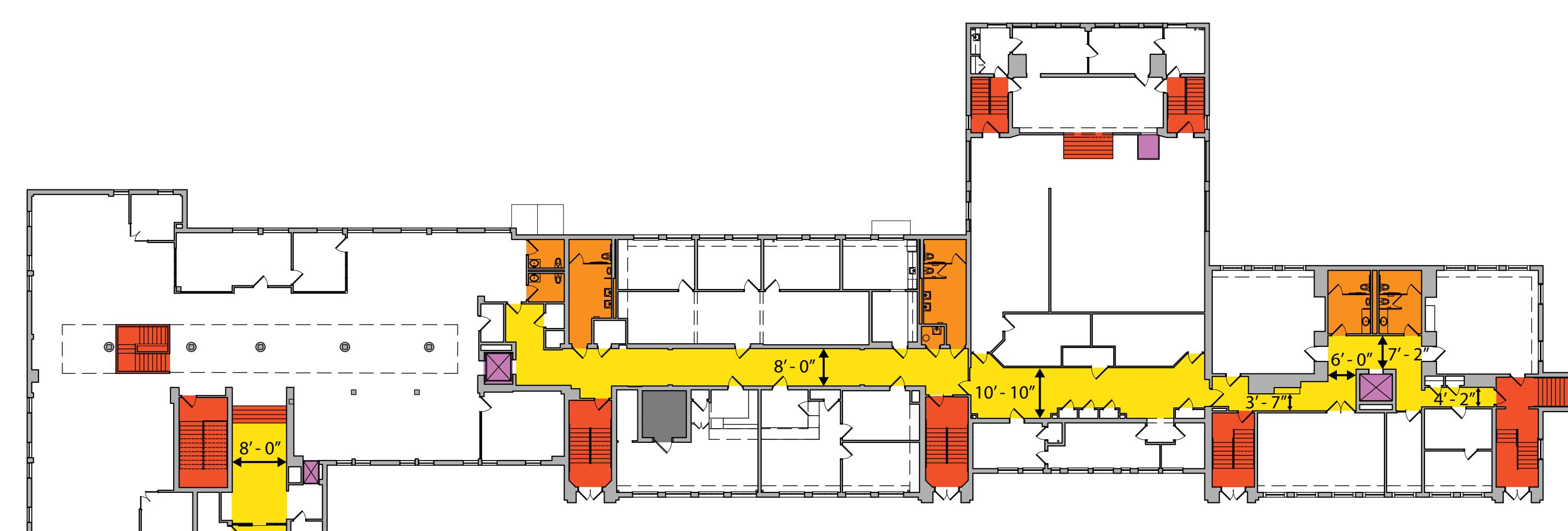
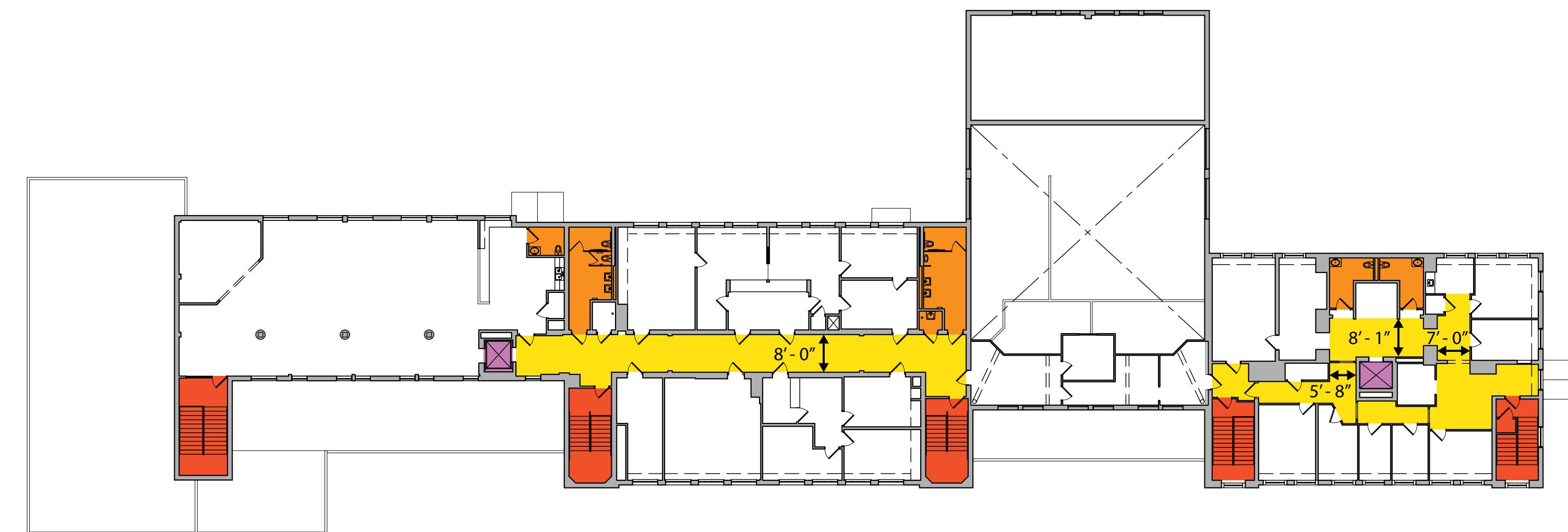
27 January 2020

# LITTLETON TOWN HALL NEEDS ASSESSMENT

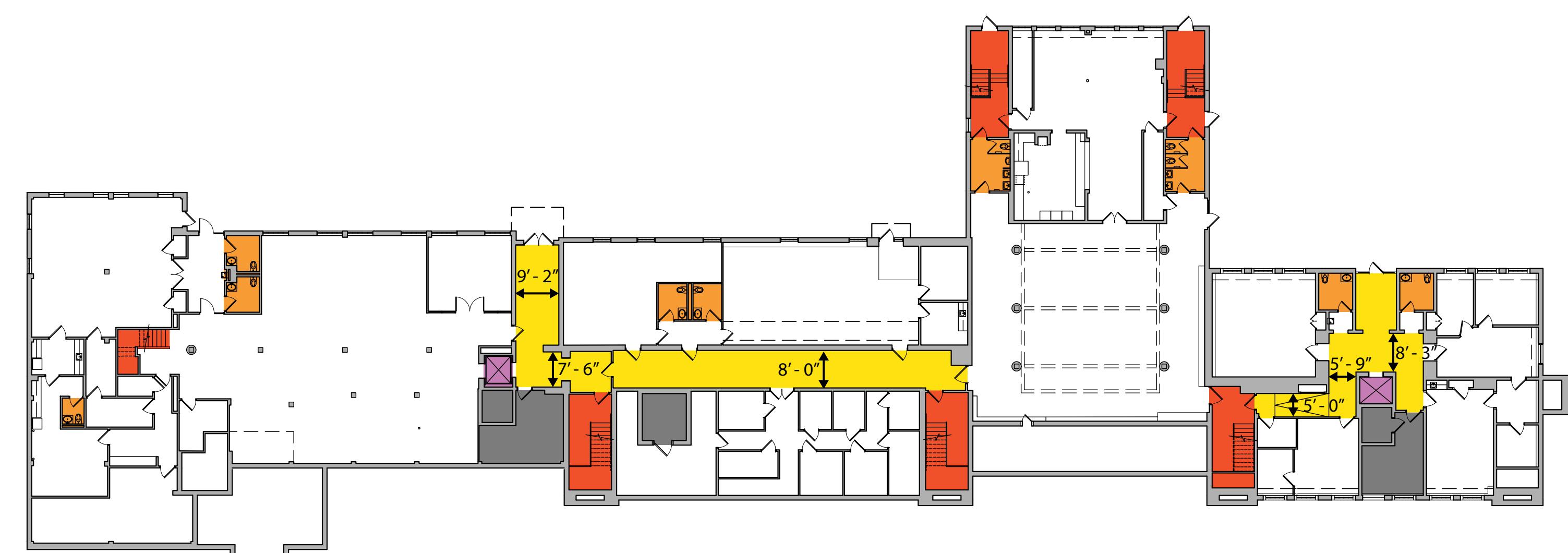
37 SHATTUCK STREET, LITTLETON MA 01460

## SHATTUCK STREET

### Existing Inefficiency Diagrams



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

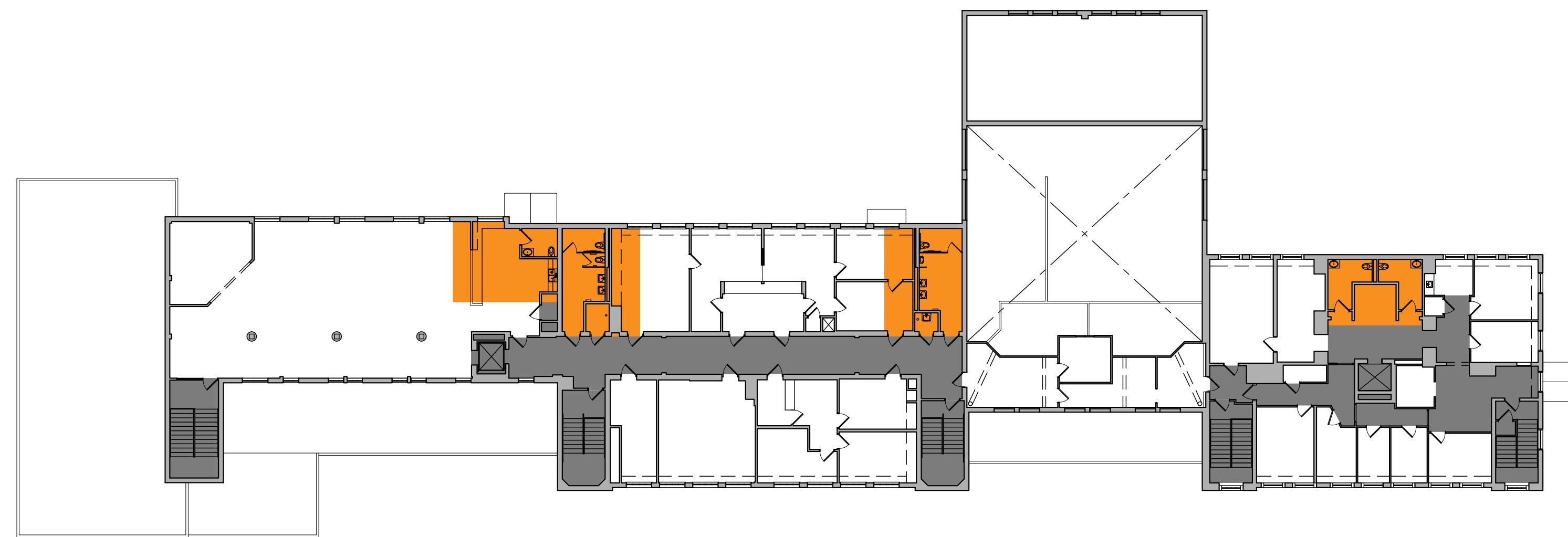


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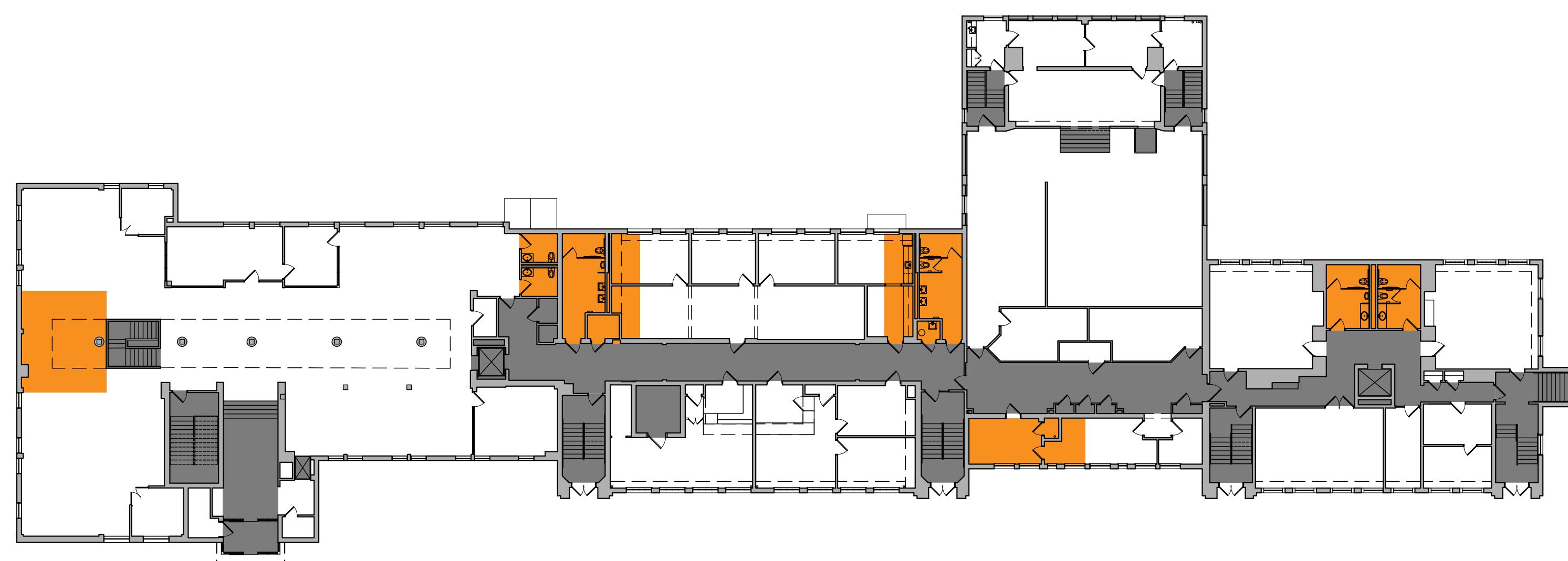
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## SHATTUCK STREET

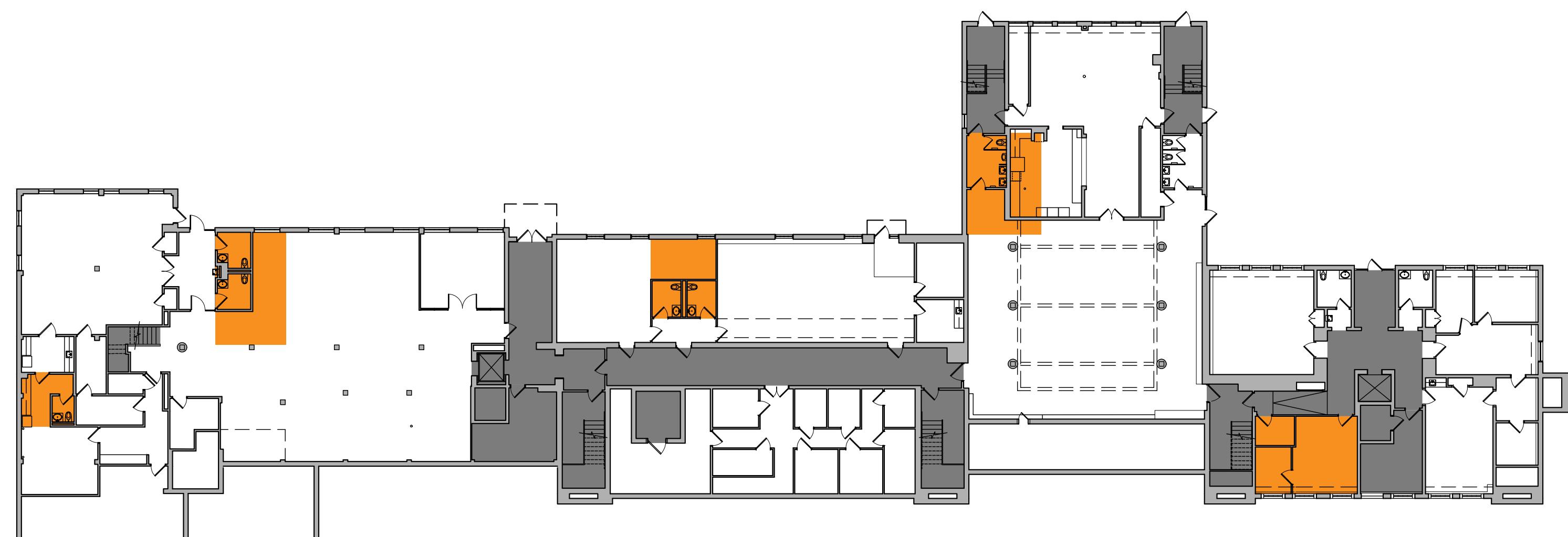
### Existing Inefficiency Diagrams



*Third Floor*



*Second Floor*



*First Floor*

■ EXISTING CORE SPACES  
■ NEW REQUIRED RESTROOMS

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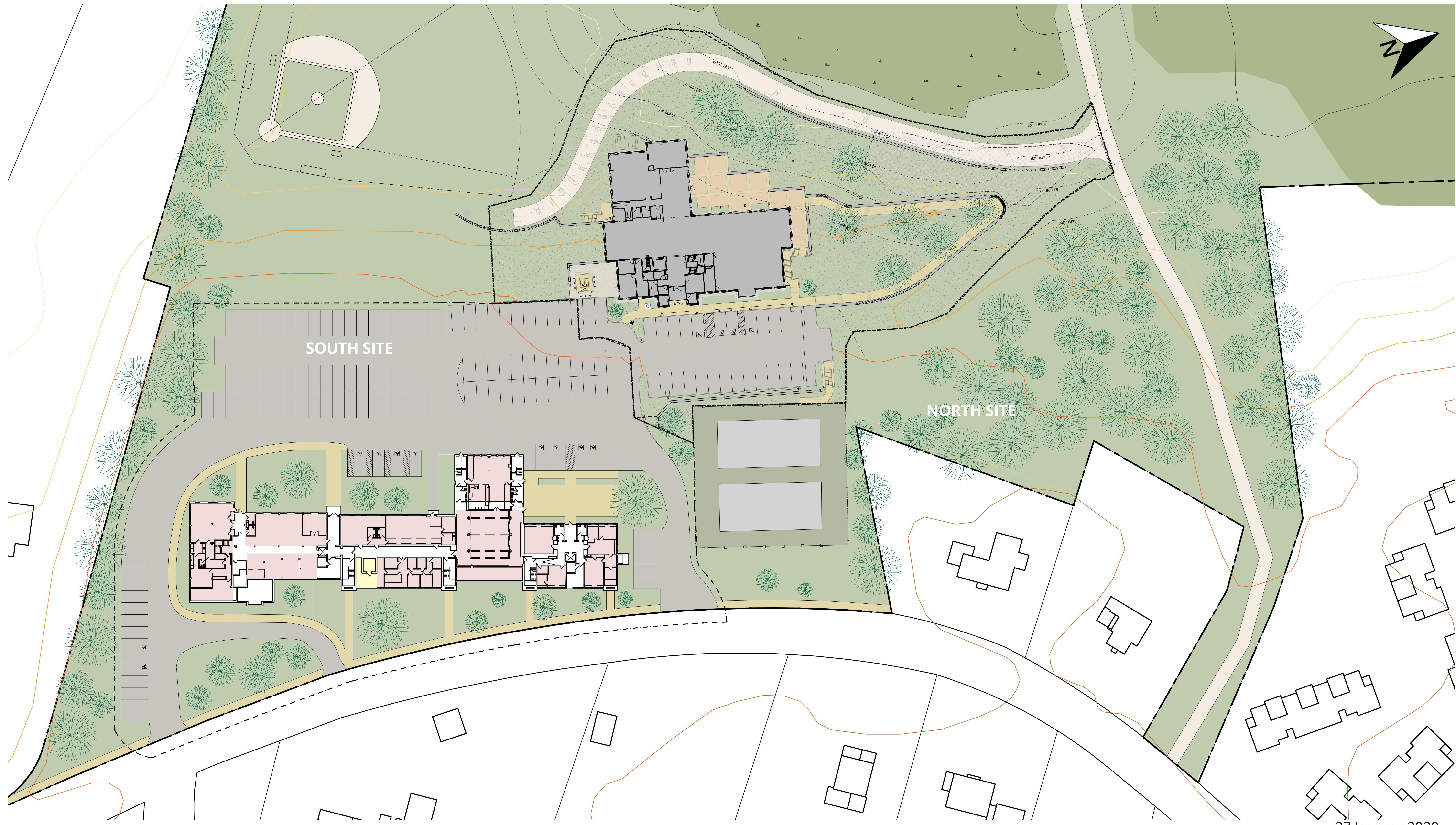
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## SHATTUCK STREET

### Scheme 1

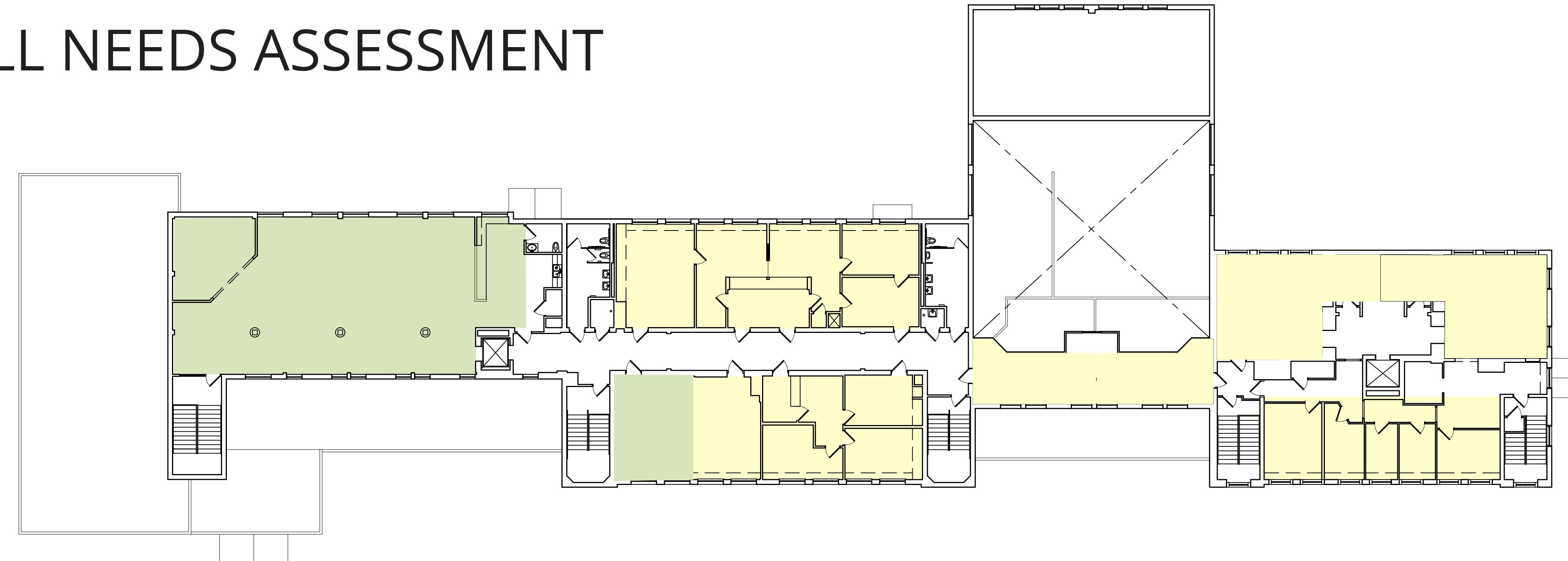
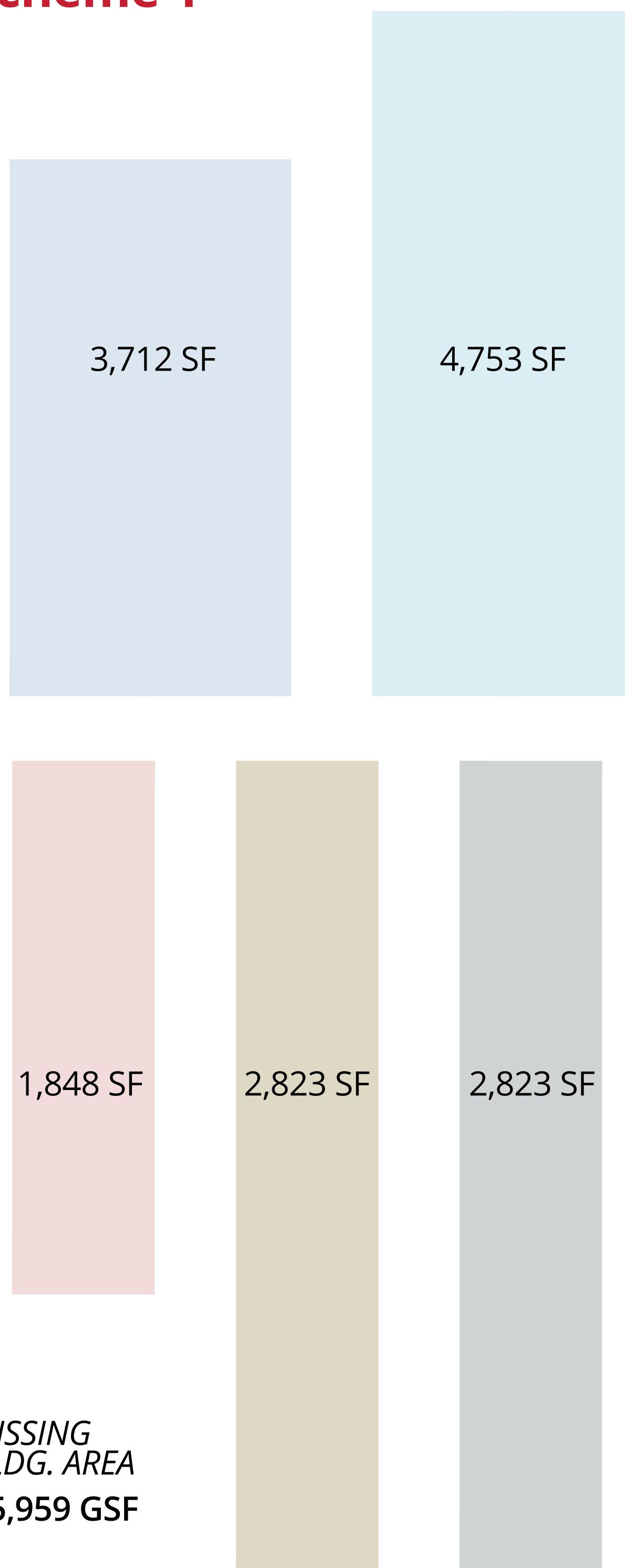


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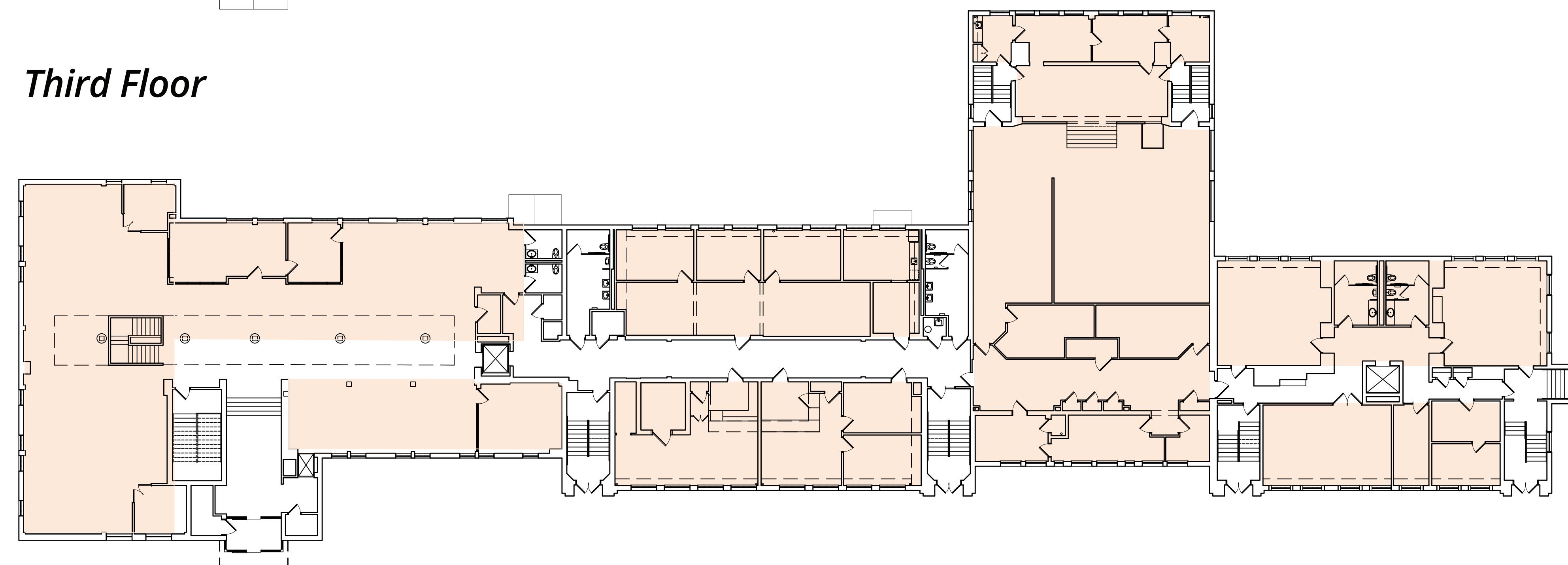
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## SHATTUCK STREET

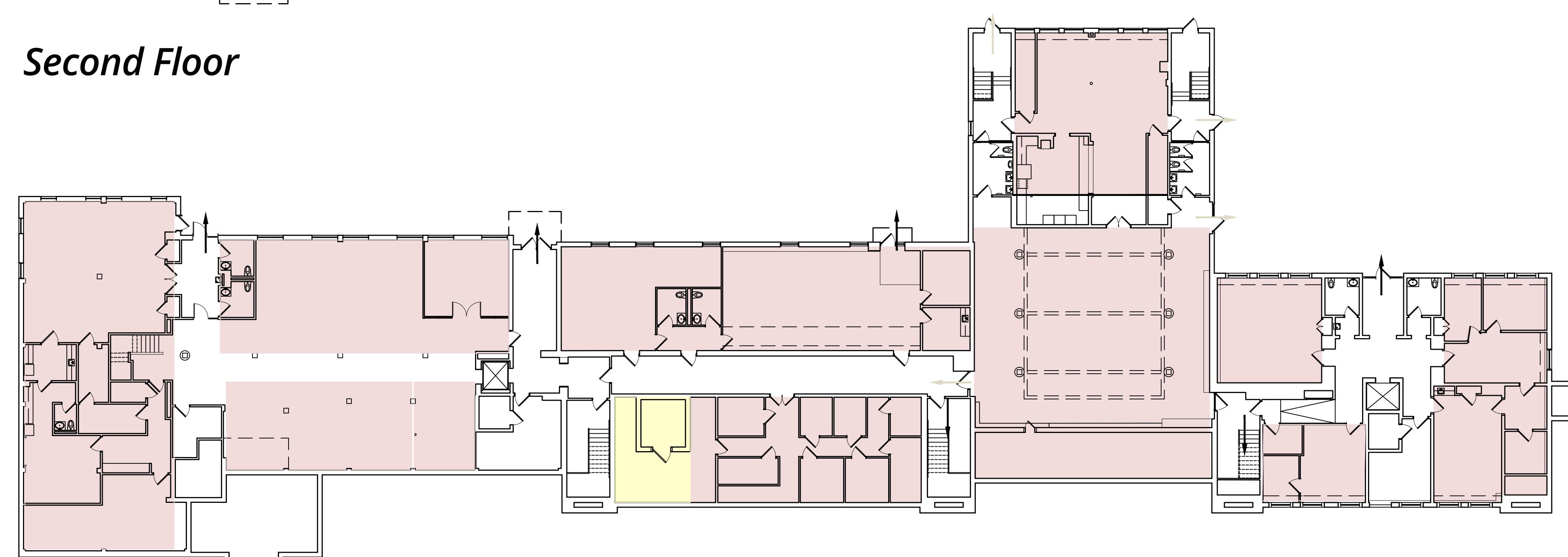
### Scheme 1



*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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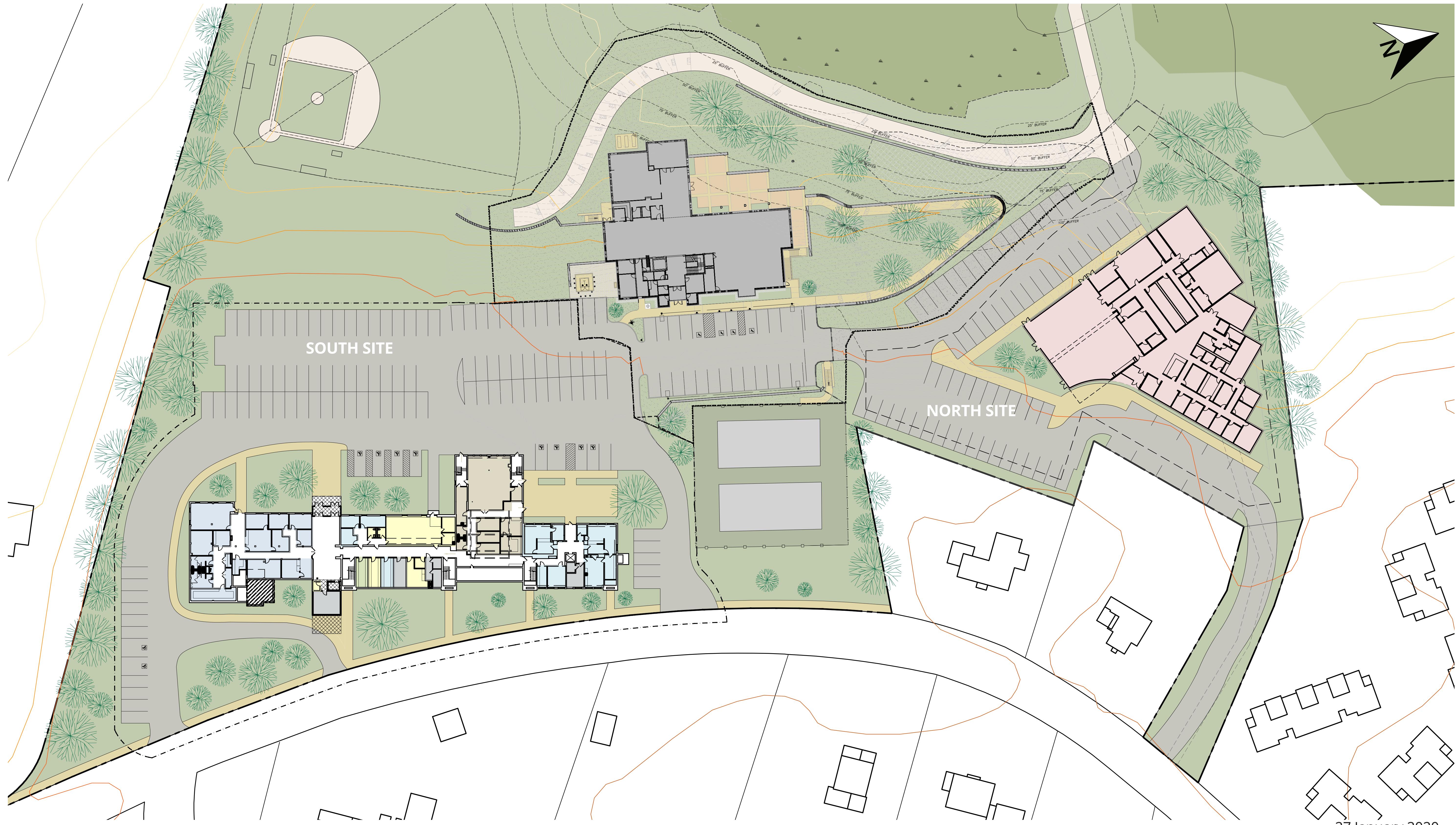
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# LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

## SHATTUCK STREET

### Scheme 2



# LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

## SHATTUCK STREET

### Scheme 2

176 SF

341 SF

539 SF

MISSING  
BLDG. AREA  
1,056 GSF

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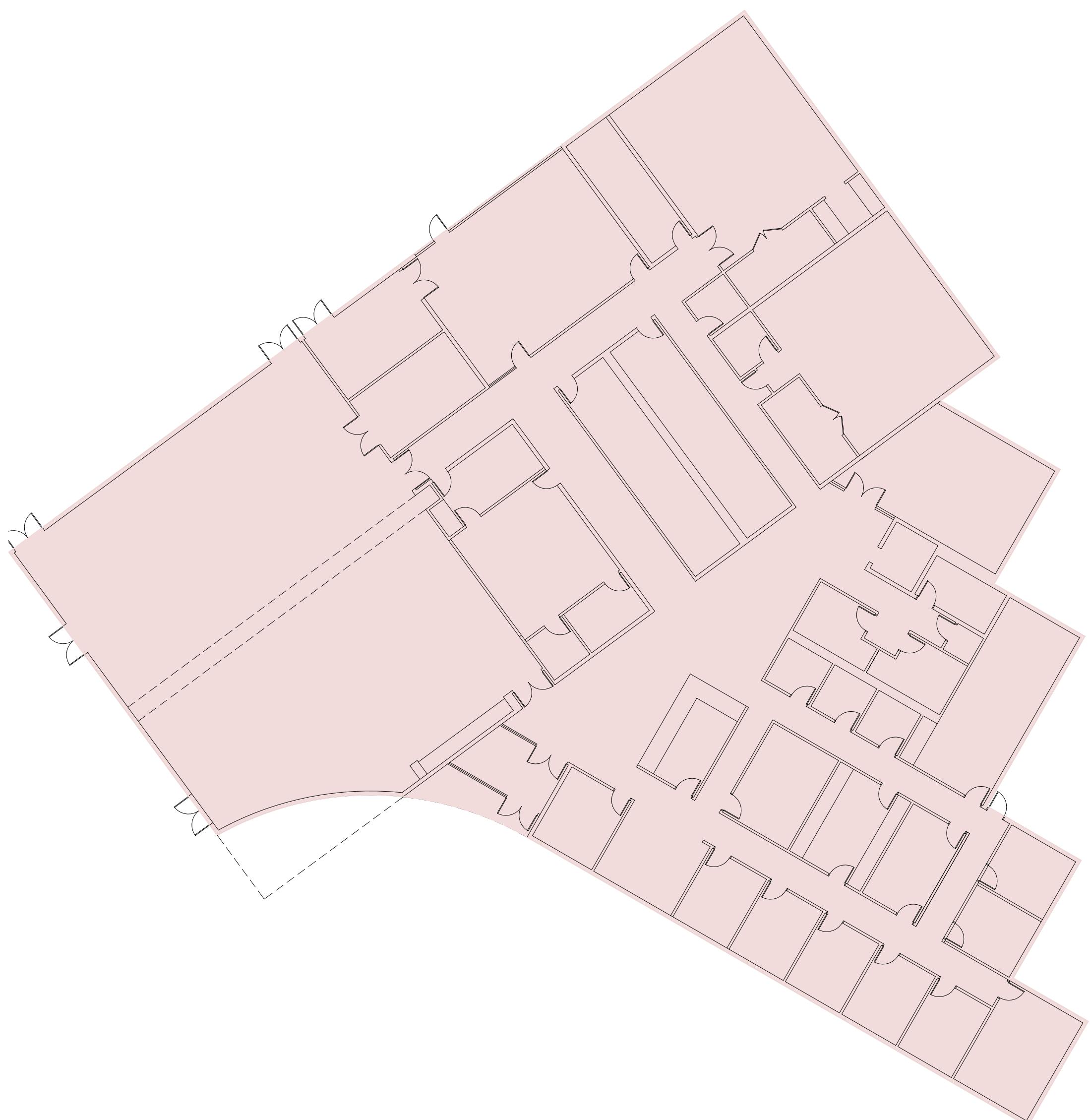


# LITTLETON TOWN HALL NEEDS ASSESSMENT

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## 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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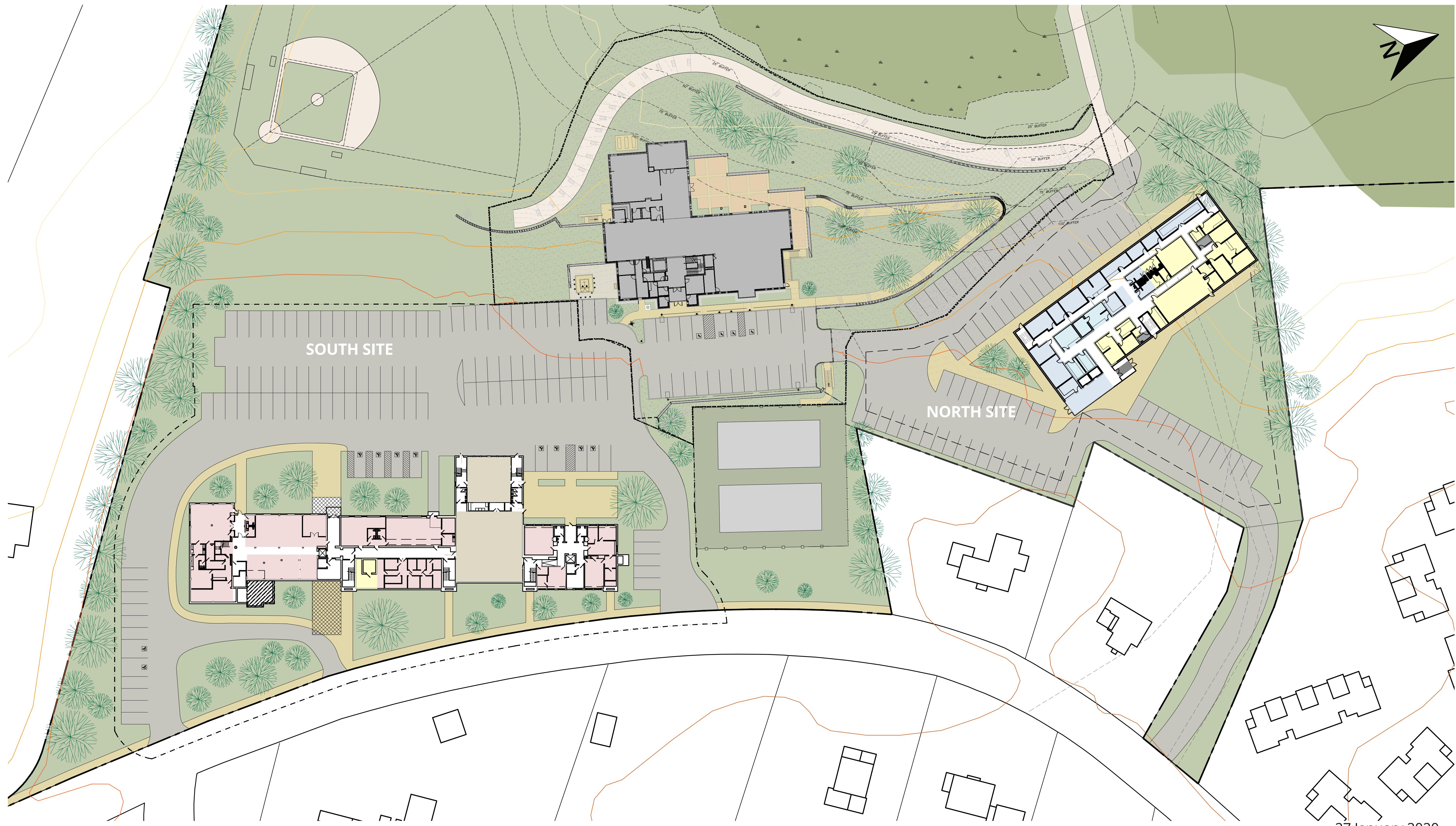
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# LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

## SHATTUCK STREET

### Scheme 3



# LITTLETON TOWN HALL NEEDS ASSESSMENT

37 SHATTUCK STREET, LITTLETON MA 01460

## SHATTUCK STREET

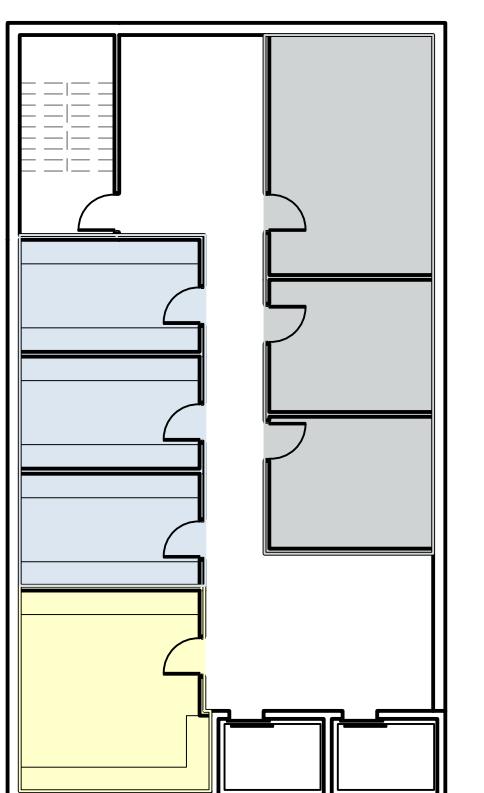
### Scheme 3



*Second Floor*



*First Floor*



*Basement Floor*

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

- 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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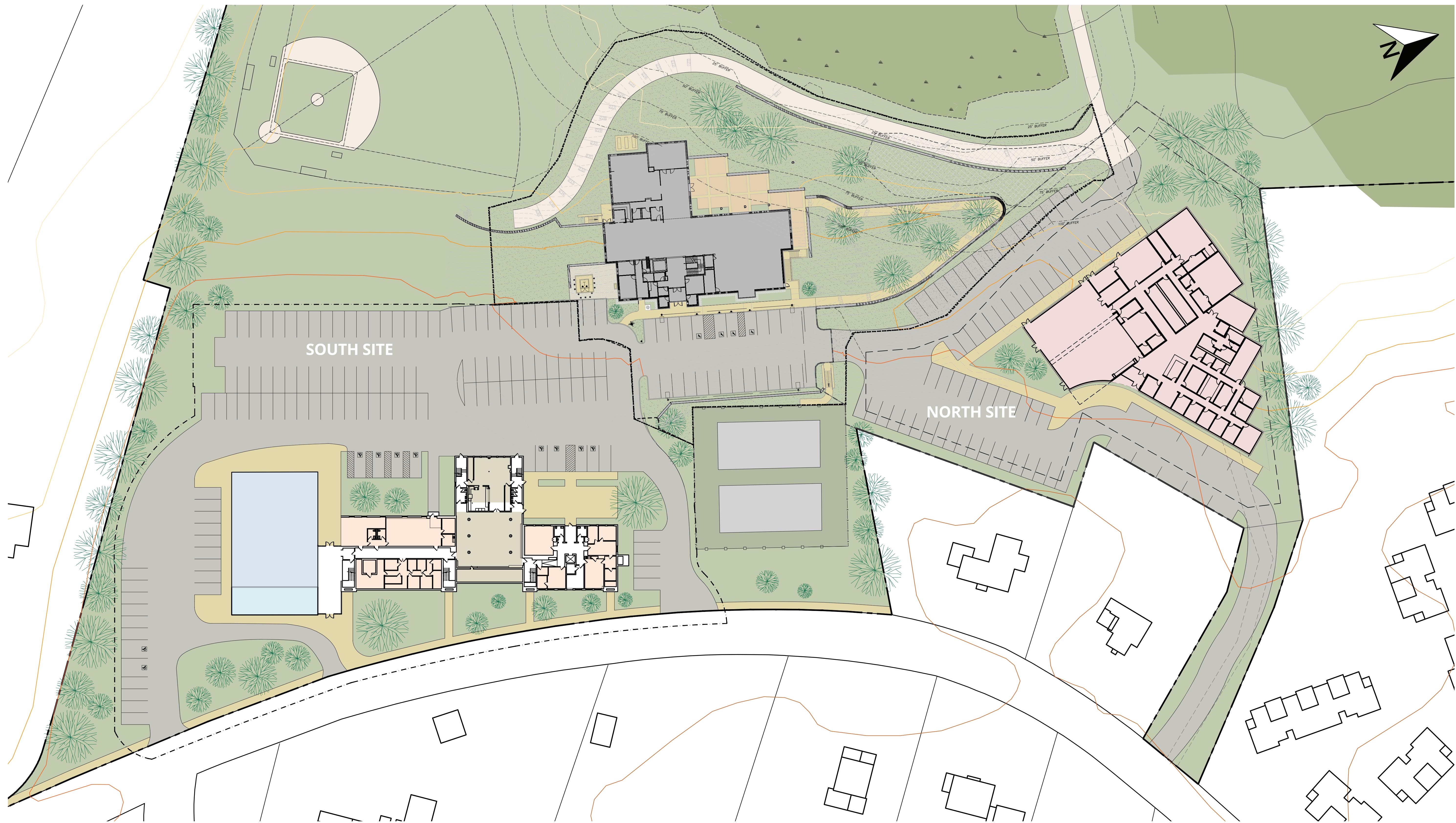
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# LITTLETON TOWN HALL NEEDS ASSESSMENT

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## SHATTUCK STREET

**Scheme 4**

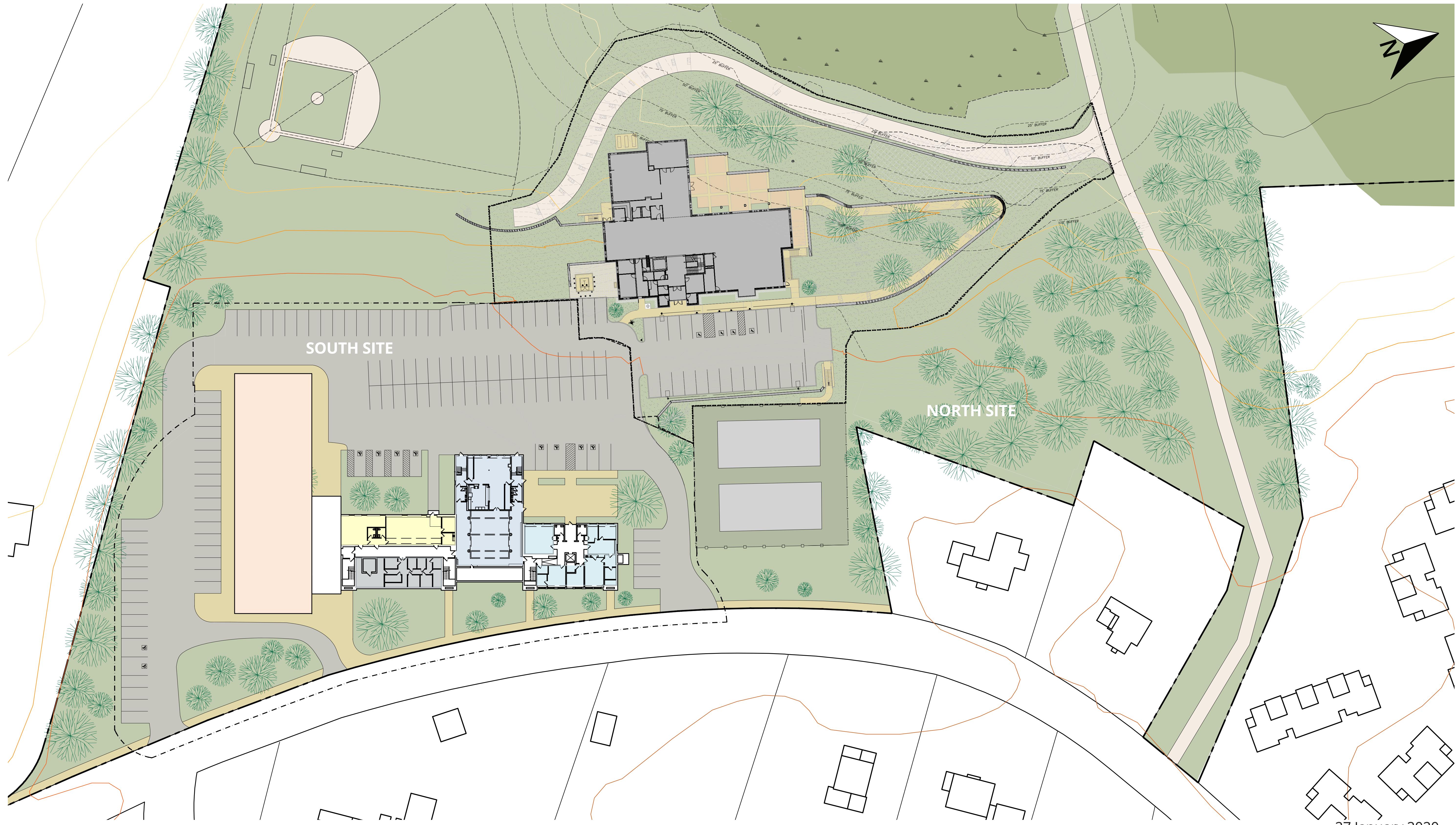


# LITTLETON TOWN HALL NEEDS ASSESSMENT

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## SHATTUCK STREET

### Scheme 5

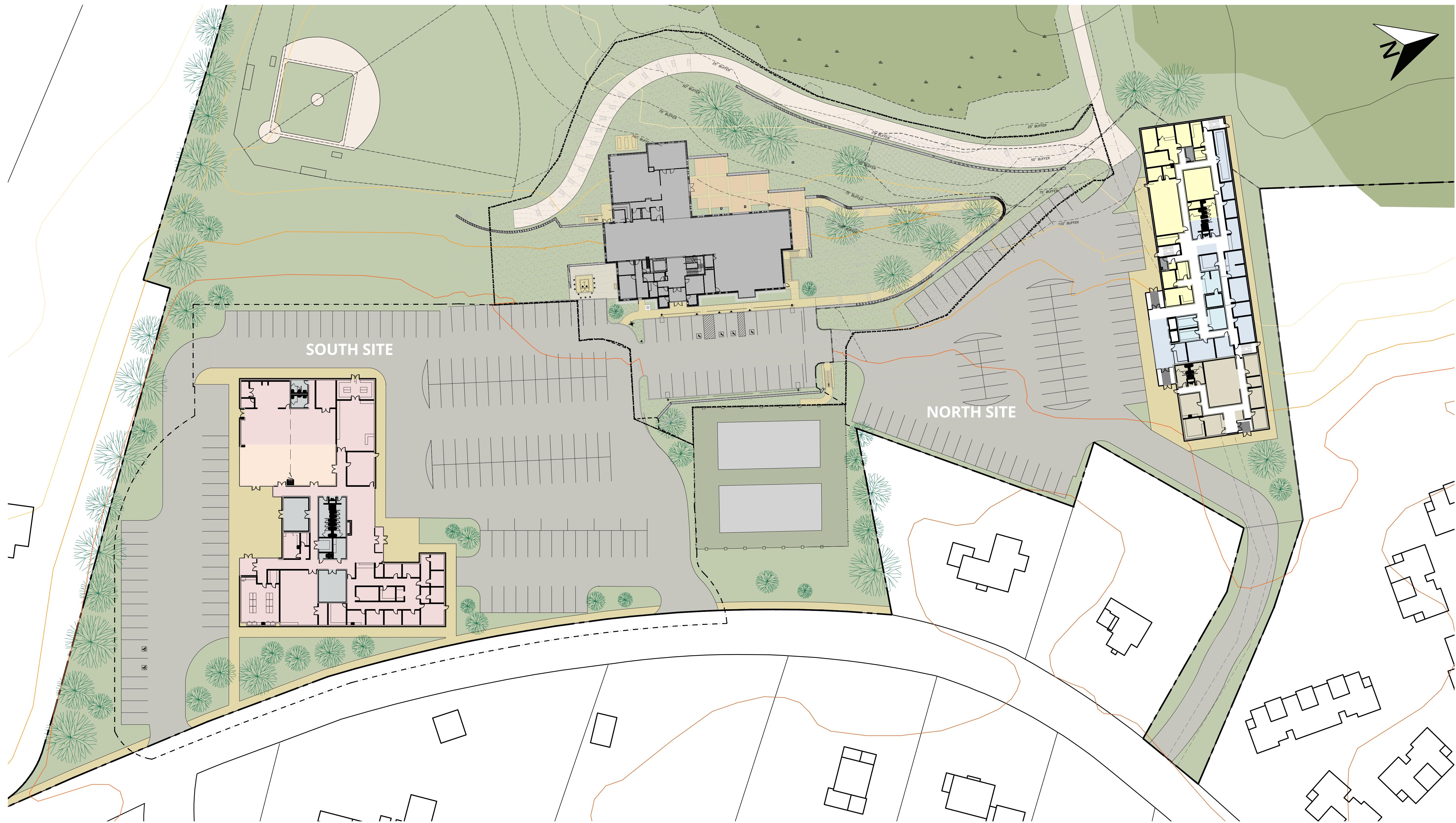


# LITTLETON TOWN HALL NEEDS ASSESSMENT

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



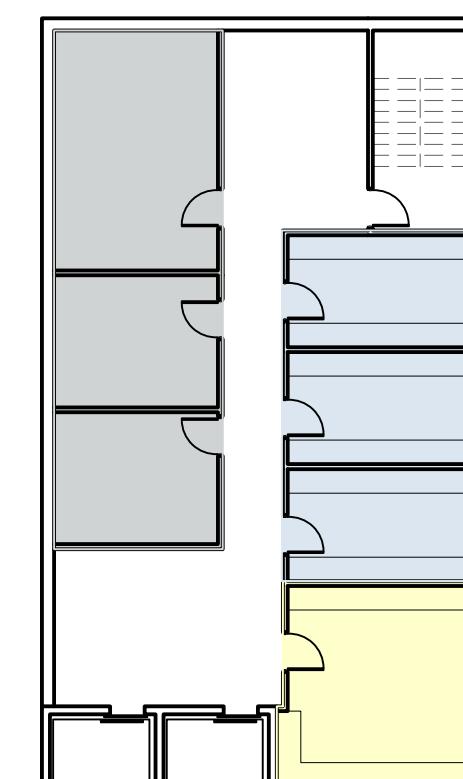
*Second Floor*



*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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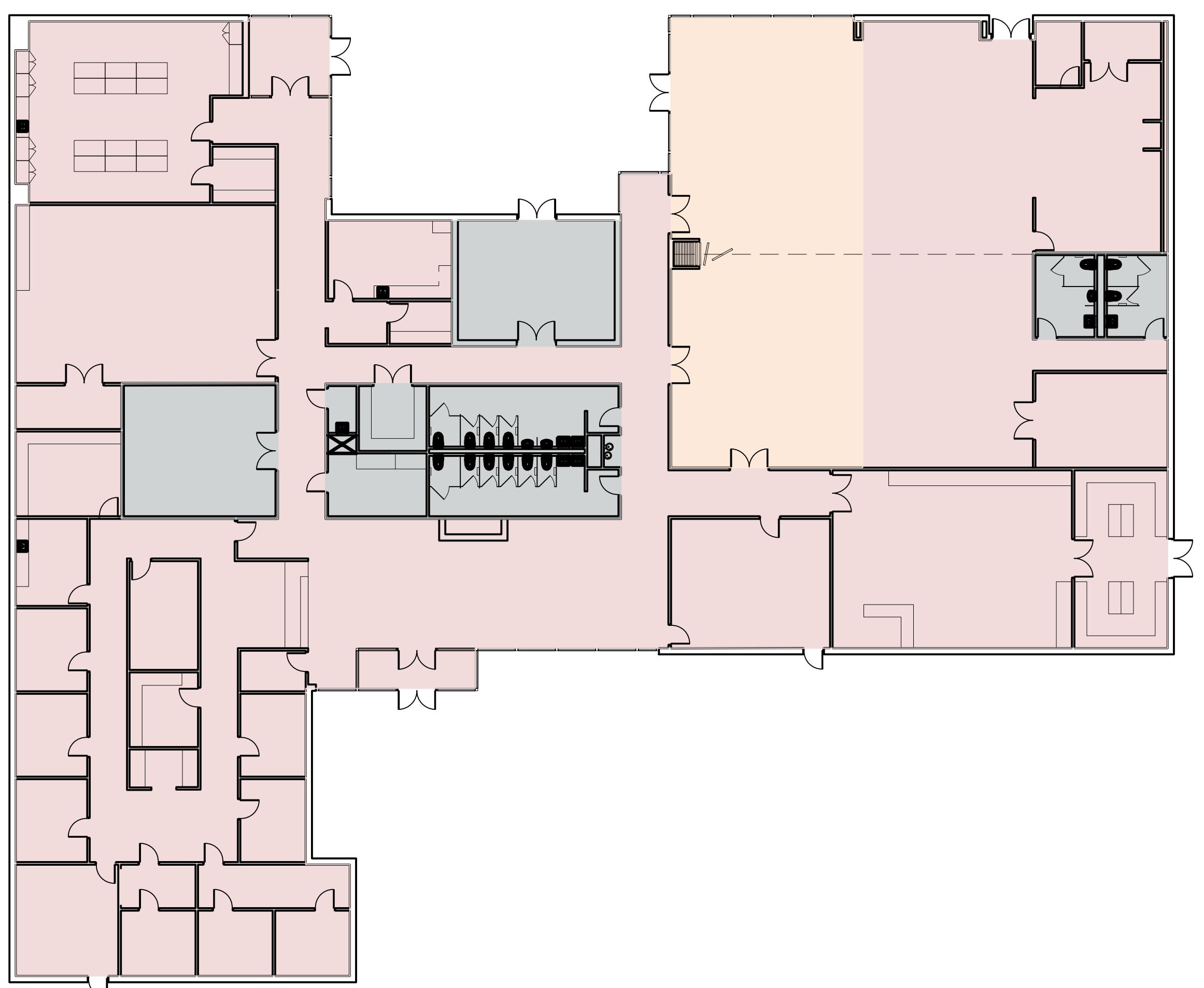
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# LITTLETON TOWN HALL NEEDS ASSESSMENT

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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ARCHITECTS  
Lerner Ladds Bartels

27 January 2020

# THANK YOU!



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Design. Live. Thrive.