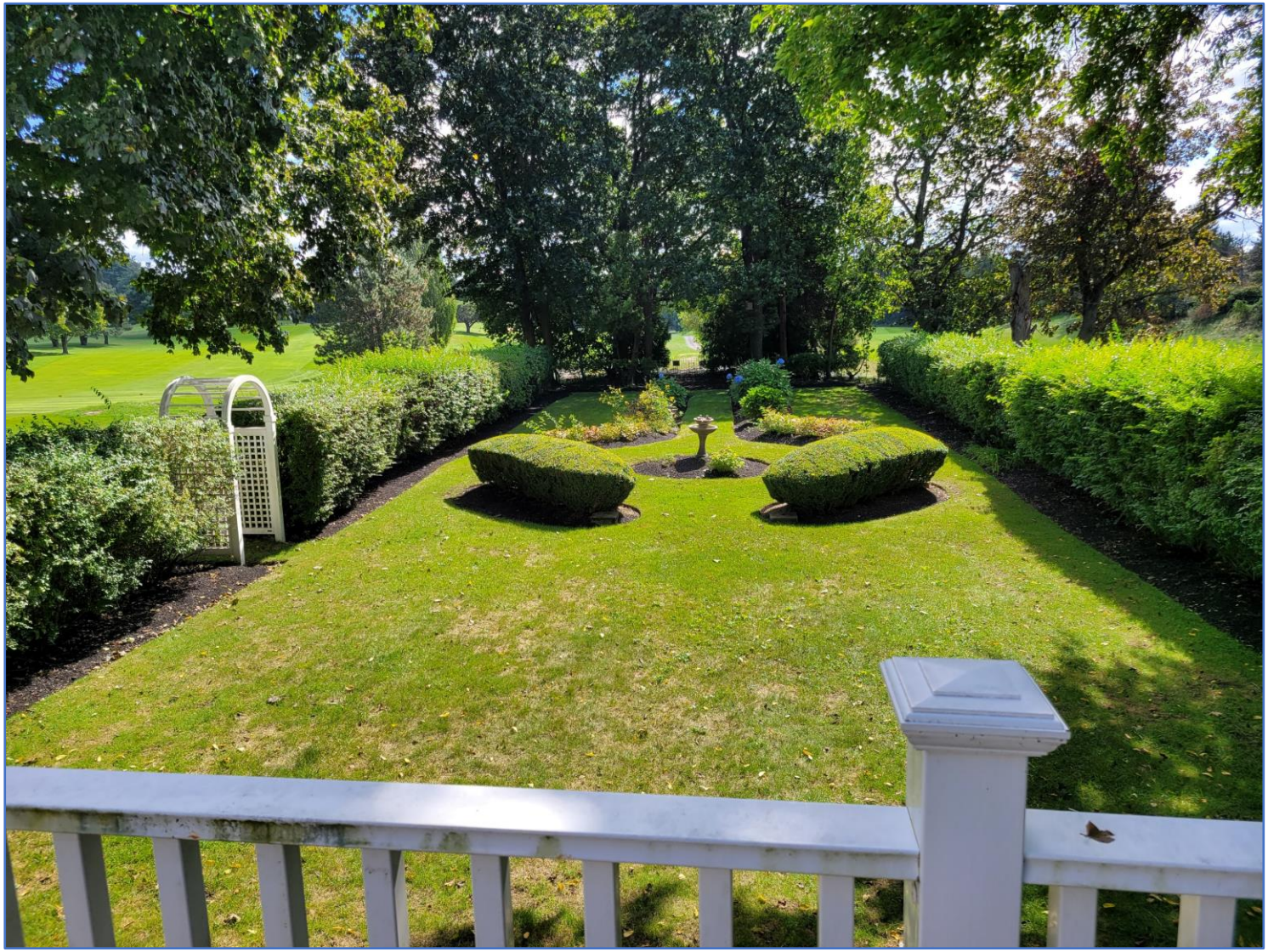
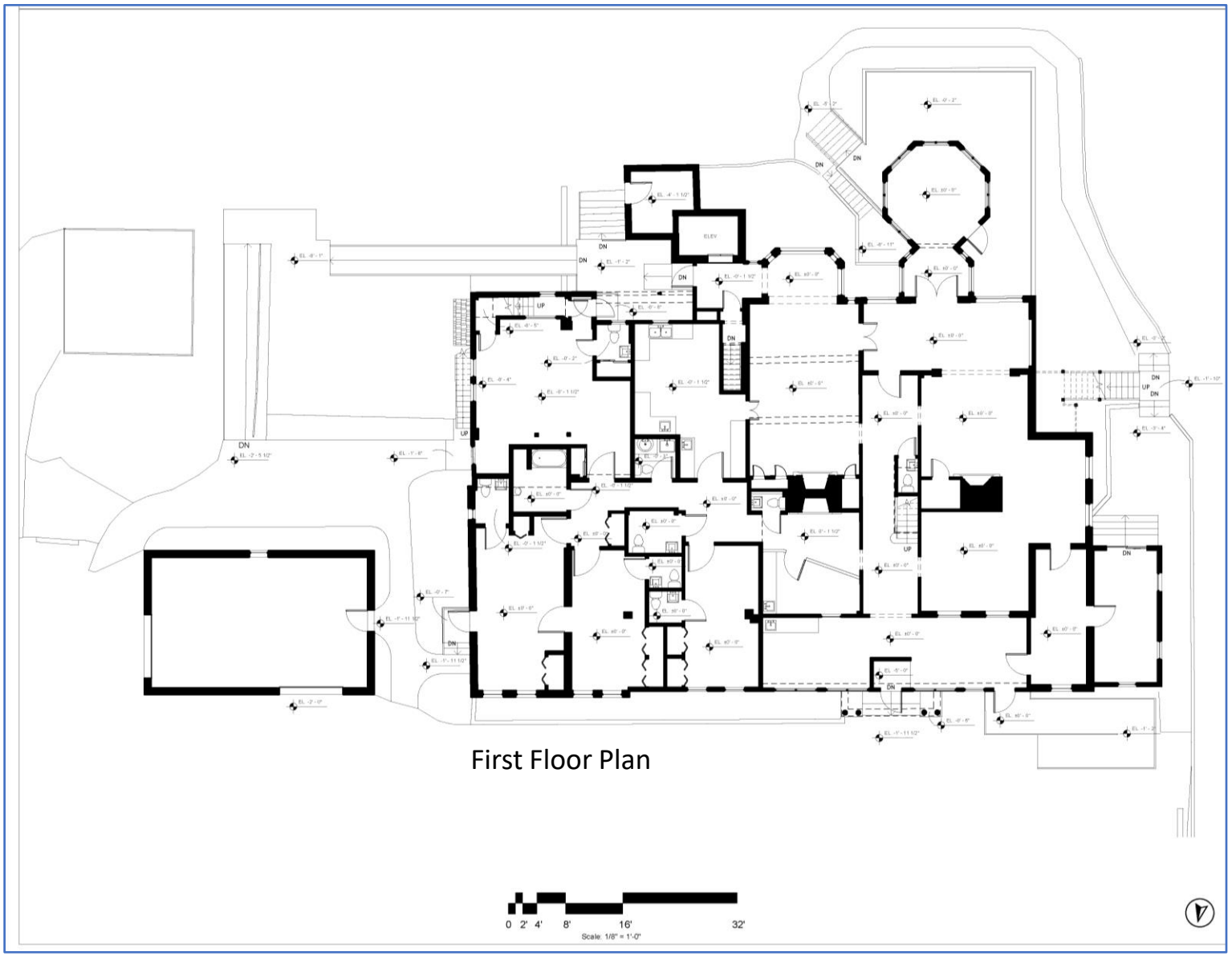
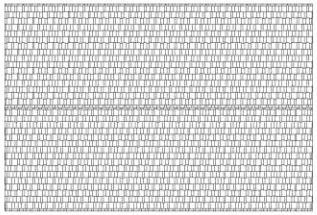

Homemade

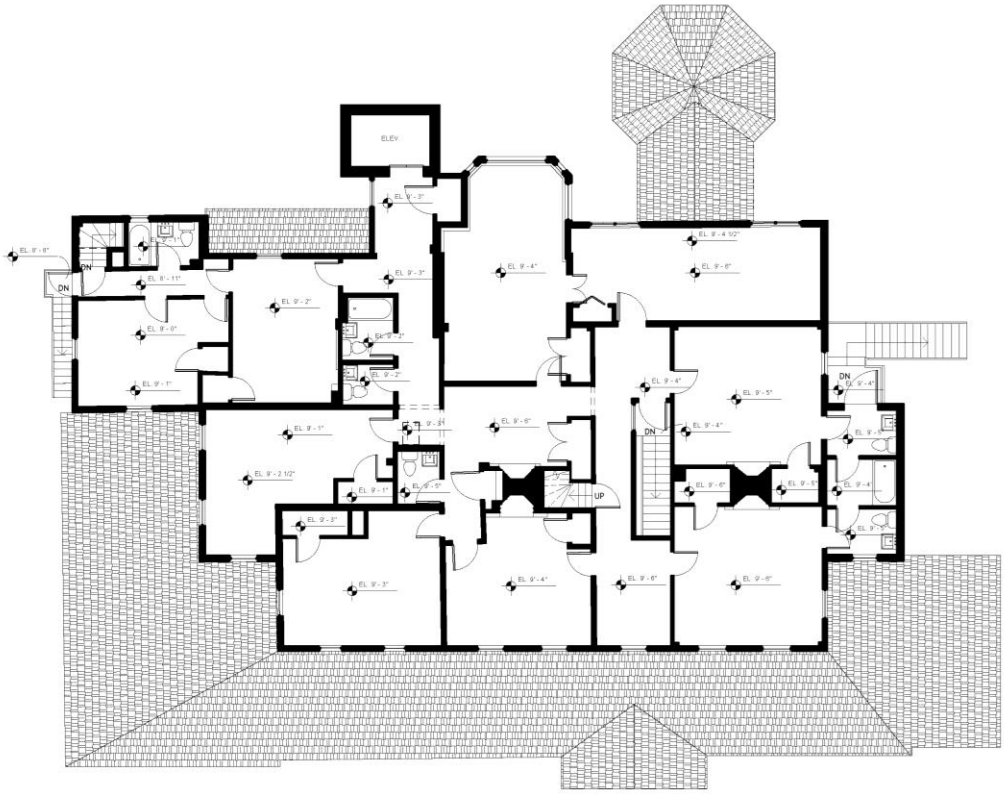



CAPTIVE-AIRE
VULCAN
VULCAN

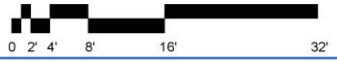


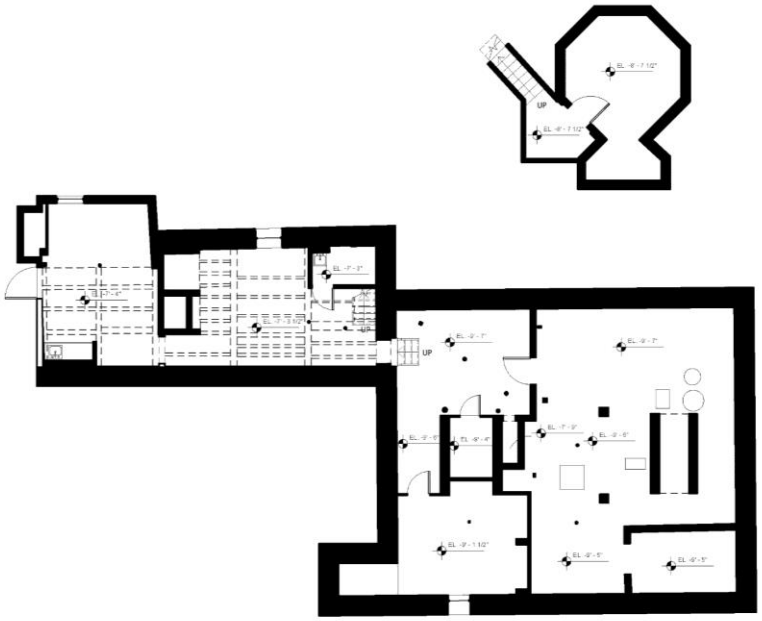
First Floor Plan



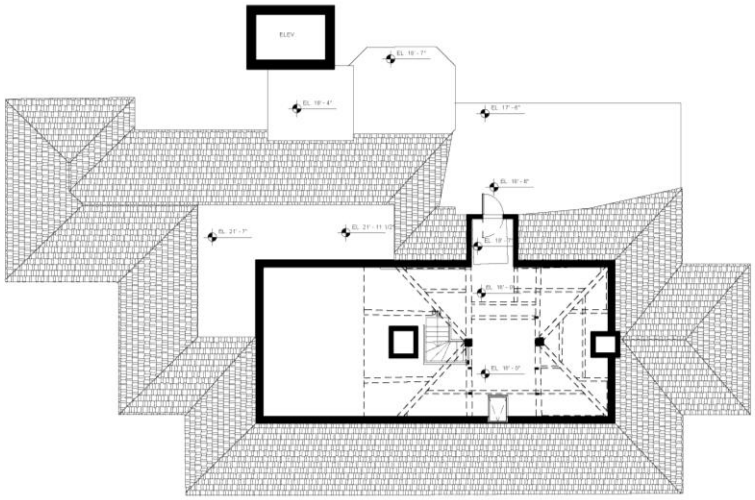


Second Floor Plan





Basement Floor Plan



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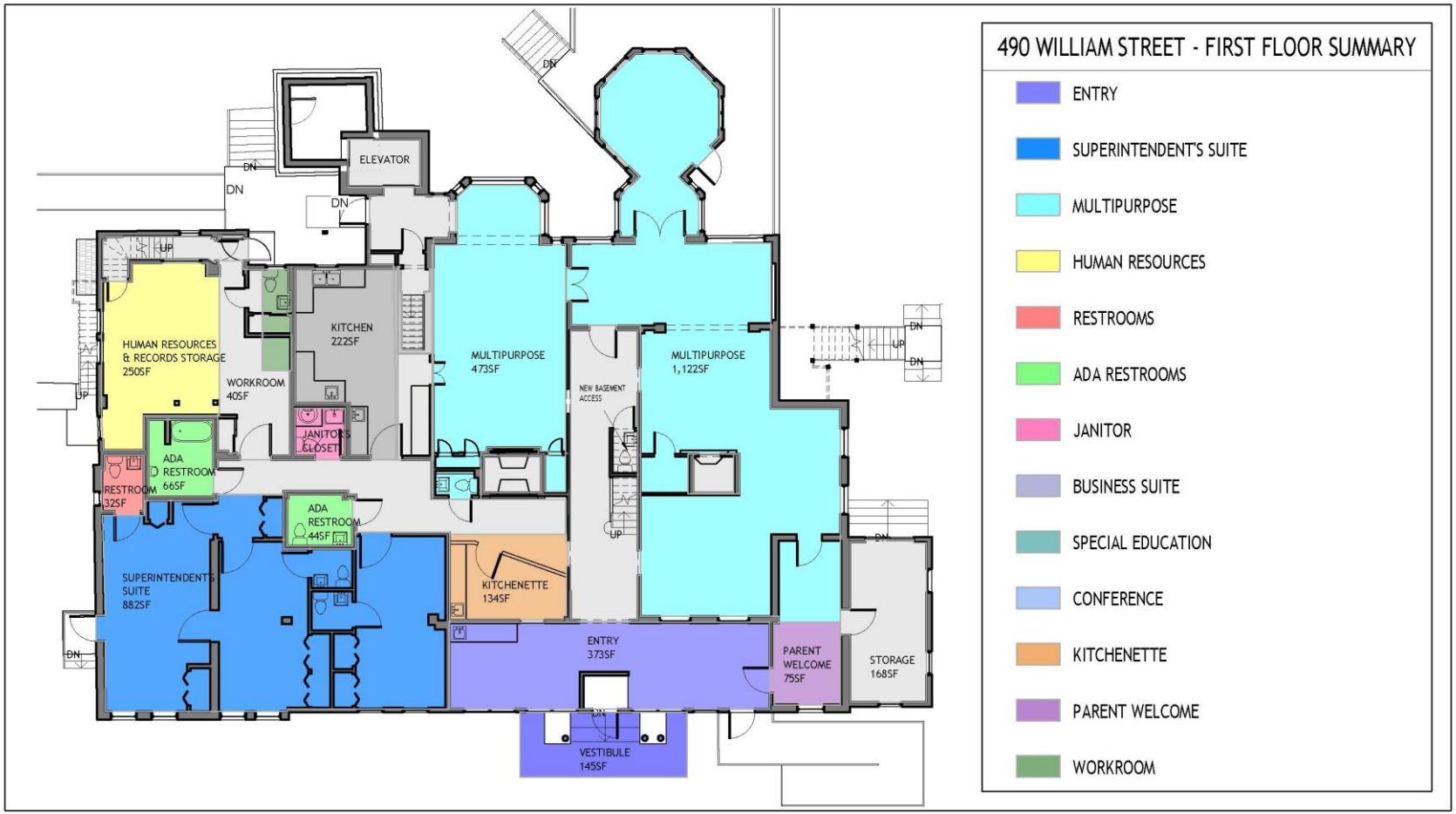

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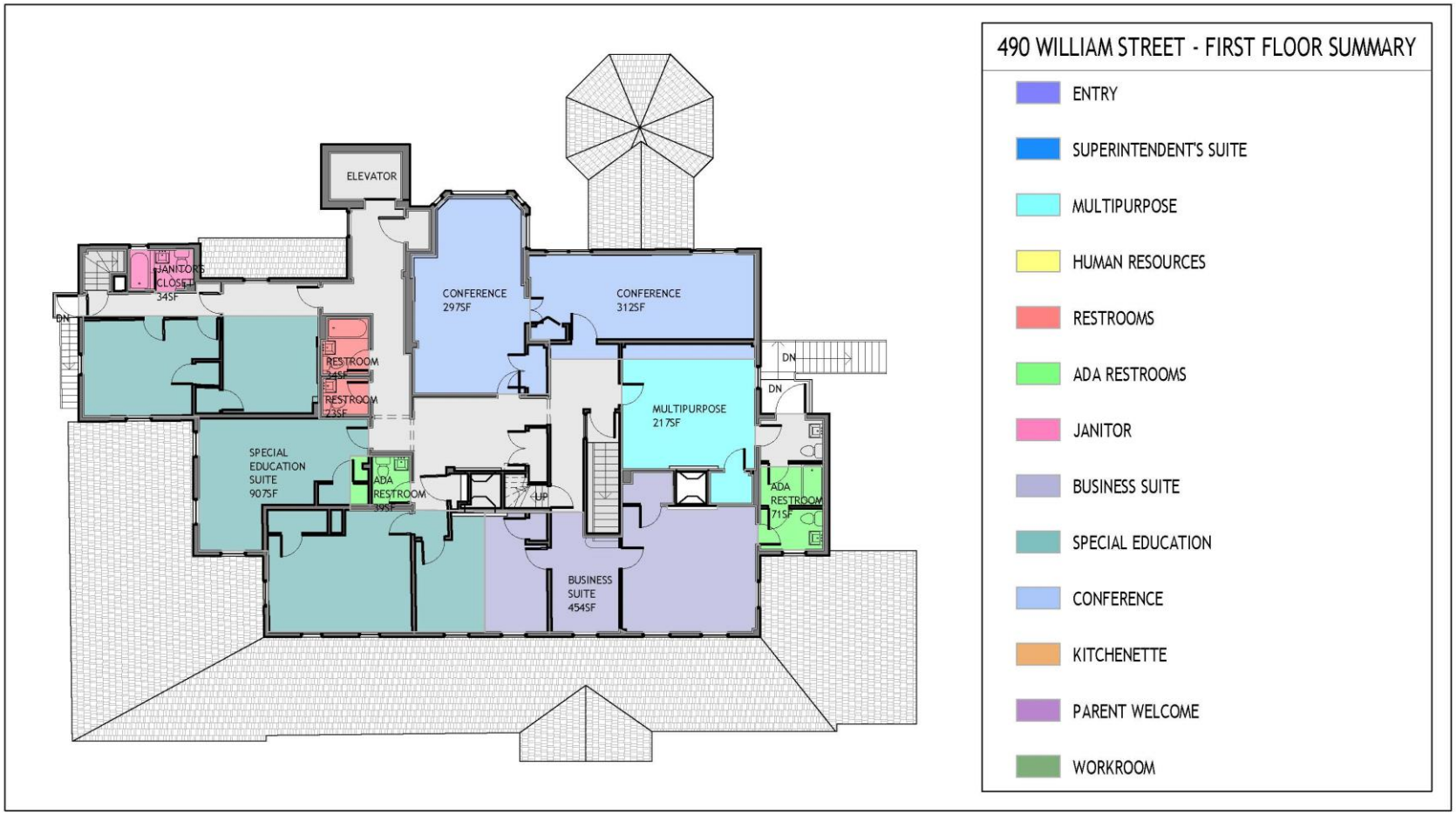
Gorman Richardson Lewis Architects

490 WILLIAM STREET TEST FIT
LEVEL 1 - PROPOSED PLAN

OCTOBER 25, 2023
STONEHAM, MA



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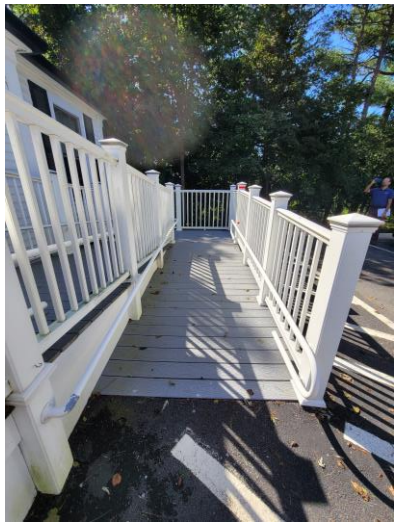
490 WILLIAM STREET TEST FIT
LEVEL 2 - PROPOSED PLAN

OCTOBER 25, 2023
STONEHAM, MA

CODE COMPLIANCE:

521 CMR Mass. Architectural Access Board Regulations:

- If the work performed, including the exempted work, amounts to 30% or more of the full and fair cash value of the building the entire building is required to comply with 521 CMR.
- Current assessed building value (per Town Assessment Office): $408,500 x 30% = $122,550
- Observed deficiencies include:
  - All public entrances
  - Ramps and walkways
  - Parking spaces
  - Stairs:
    - Handrails
    - Nosings
  - Public Toilet Rooms
  - Doors and hardware
  - Signage



ENVIRONMENTAL/ HAZ MAT:

- Prior to renovation, a survey of hazardous materials is required to determine presence of hazardous materials:
  - Asbestos
  - Lead paint
  - PBC's
  - Mercury
  - Etc.

STRUCTURAL

Building Code Requirements:

- **Changing the use** of the building from nursing home to town administrative office use is a change in occupancy classification from Institutional Group I-2 to Business Group B. Therefore, Sections 1002 through 1012 apply.
- The loading requirements for office occupancy exceed the nursing home requirements for lobbies and first-floor corridors and patient rooms that will become office space (40 psf to 50 psf)
- Observed deficiencies include:
    - On the second floor, near the east side of the building, there is a badly sagging floor. ***We strongly recommend that the Town restrict access to the use of this space until further investigation of this potentially unsafe condition is completed.***
    - Recommend engaging a structural engineer to perform a floor loading analysis to confirm the existing floor framing has adequate capacity to support the increased floor loads. The floor loading analysis may require invasive exploration and removal of ceiling finishes as well as some wall finishes. ***Floor reinforcing will likely be required.***

HVAC SYSTEMS:

System Deficiencies and Potential Upgrades

- The fan coil unit serving the sunroom must be shut down to prevent moldy air from the basement to be introduced into the sunroom.
- Kitchen exhaust hood should not be operated until a make-up air unit has been installed, if the new Owners decide to keep the commercial kitchen hood.
- Provide a fresh air system to all interior areas.
- Provide combustion air to rooms where boilers are located in accordance with code
- The gas-fired boilers appear to be in fair to good condition. All three boilers are out of production. Spare parts might be difficult to procure.
    - Replace boilers on an as-needed basis ?
    - Provide all new high efficiency direct-vent boilers?

ELECTRICAL SYSTEMS:

System Deficiencies and Potential Upgrades

- The existing fire alarm system is an antiquated single-zone panel. Recommend full replacement with a new addressable system.
- Existing wiring and devices would be replaced new and provide full coverage per current codes.
- Replace existing outdated or rusted electrical panels/equipment.
- Exit lights and emergency lights should be completely replaced with newer style fixtures.
- Update Kitchen electrical system to include GFCI type receptacles throughout.
- Replace existing incandescent/fluorescent lighting with LED.
- If extensive lighting renovations are to occur, automatic controls are required throughout in order to conform to the latest code.
- Upgrade data system to include wired access throughout and added power outlets for office work-stations, copiers, etc.

PLUMBING SYSTEMS:

System Deficiencies and Potential Upgrades

- Determine new gas requirement for future building intent and modify the gas service and gas piping as required.
- Recommend an internal video inspection of existing waste piping to determine its integrity.
- Replacement of restroom fixtures throughout to meet ADA and 521 CMR codes as needed.

FIRE PROTECTION (SPRINKLER) SYSTEM:

System Deficiencies and Potential Upgrades

- The existing system is a single-zoned, dry pipe system throughout.
    - For a conditioned building throughout the year, **a wet pipe sprinkler system must be installed** to protect the conditioned spaces. This would result in significant reworking of the sprinkler system.
- Installation of proper backflow prevention will be required by code.
- System needs to be monitored by the fore alarm system.

PARKING:

- 18 existing parking spaces (1 designated ADA space at end of angled parking)
- Existing garage with space for 2 cars