

## **Alternative Design Schemes**



## **Needham Town Hall Description of Preliminary Design Alternates**

**ALTERNATE ONE** – Three-story scheme with stair – elevator – bathroom – HVAC addition.

Alternate One maximizes use of the existing three floors for office use and conferences rooms in the town hall.

The offices in the auditorium utilize eight-foot high partitions for privacy. A small addition housing a stairway, elevator, bathrooms and HVAC equipment allows maximum use of the existing town hall for offices.

In this alternate, Planning & Economic Development and Park & Recreation are relocated outside of the town hall. This alternate allows for easy restoration of the second floor as an auditorium space in the future if a new addition was constructed behind the town hall for office space.

**ALTERNATE TWO** – Four-story scheme with no addition.

Alternate Two removes the auditorium, balcony, stage and auditorium wood trusses and constructs a new steel framed third floor level with new interior columns transferring roof and floor loads to the ground. The second floor partitions would be completely replaced with new permanent partitions and new offices constructed on the newly framed third floor.

This alternate maximizes potential office space within the existing building but completely changes the volume of space, which defines the auditorium balcony and stage. For all practical purposes, this is a non-reversible change to the existing second floor because of the introduction of large amounts of structural framing and the removal of existing wood trusses. This plan, however, permits the incorporation of all existing departments within the town hall building.

**ALTERNATE THREE** – New three-story scheme with restoration of the auditorium and major addition.

Alternate Three restores the auditorium to its original configuration and constructs a major addition in the rear parking lot. This alternate allows for future growth of town hall functions but eliminates most of the on-site parking. Because this scheme involves the greatest volume of restorative work and new construction, it is the most expensive to construct.



**Needham Town Hall**

1471 Highland Ave.  
Town of Needham  
Massachusetts

**Feasibility Study**

Scale: AS NOTED  
Date: DECEMBER 4, 2007  
Drawn By: JGR  
Checked by: MGA



324 Broadway PO Box 45248  
Somerville, MA 02145

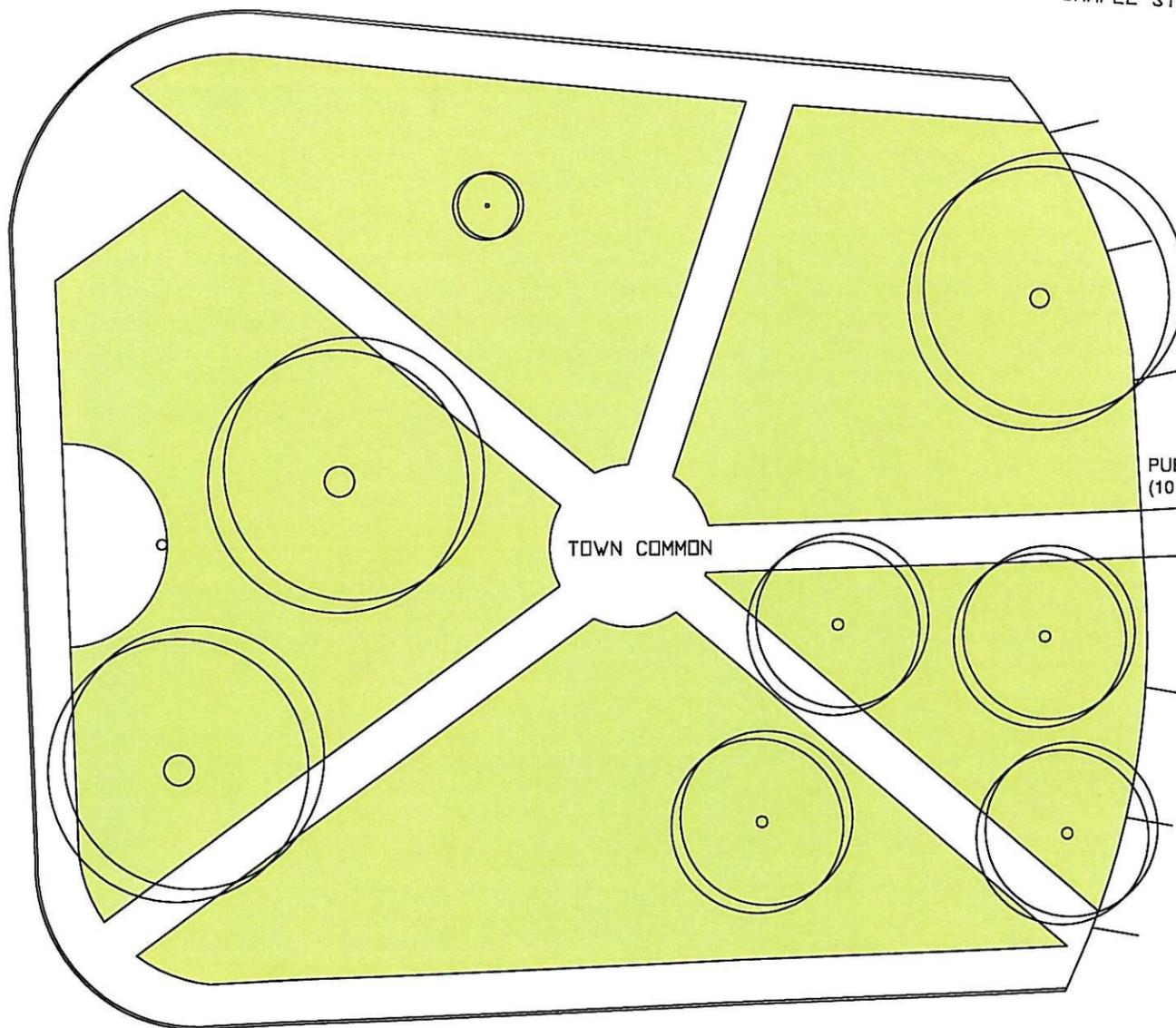
SITE PLAN

**SP1**

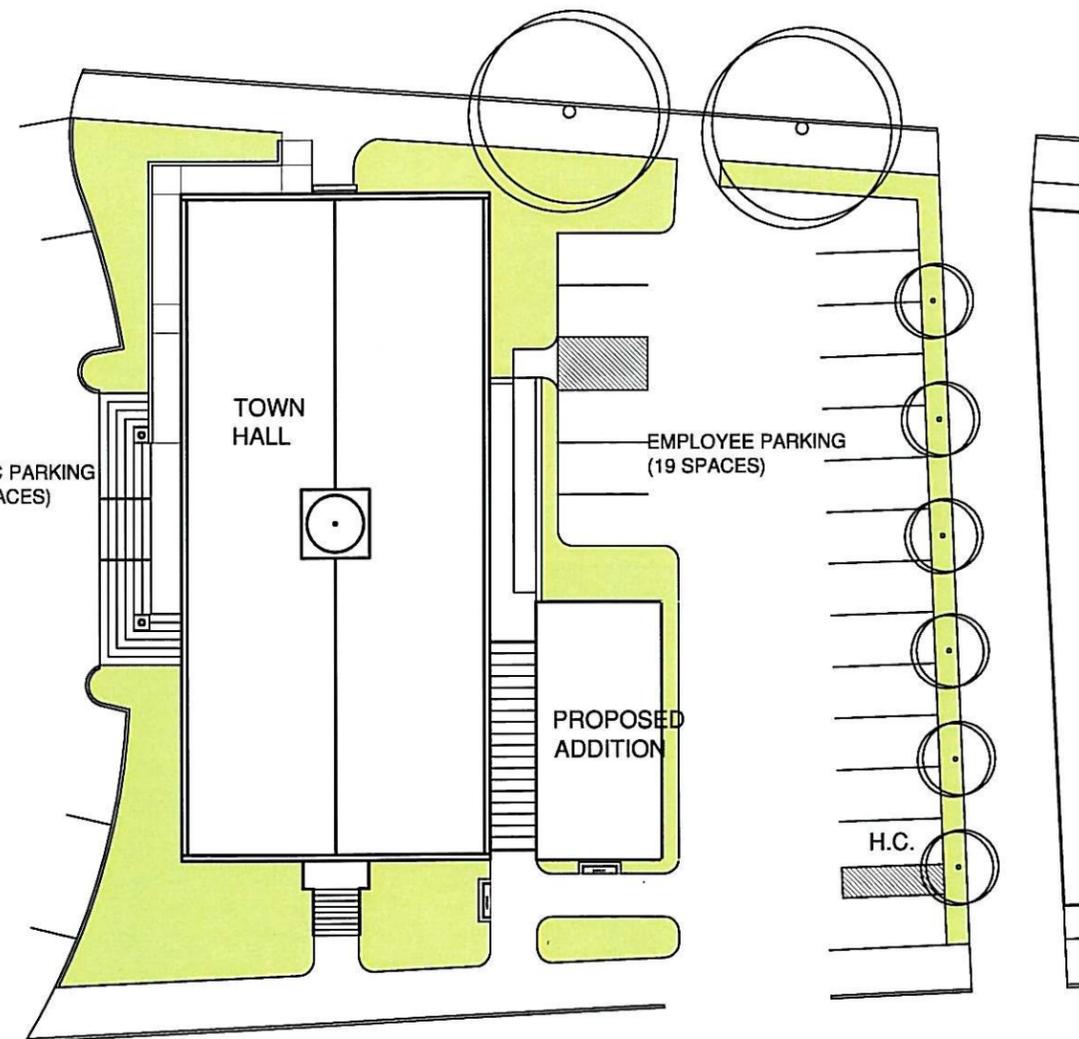


GREAT PLAIN AVENUE

CHAPEL STREET



HIGHLAND AVENUE



**ALTERNATE 1 - SITE PLAN**

1/32"=1'-0"



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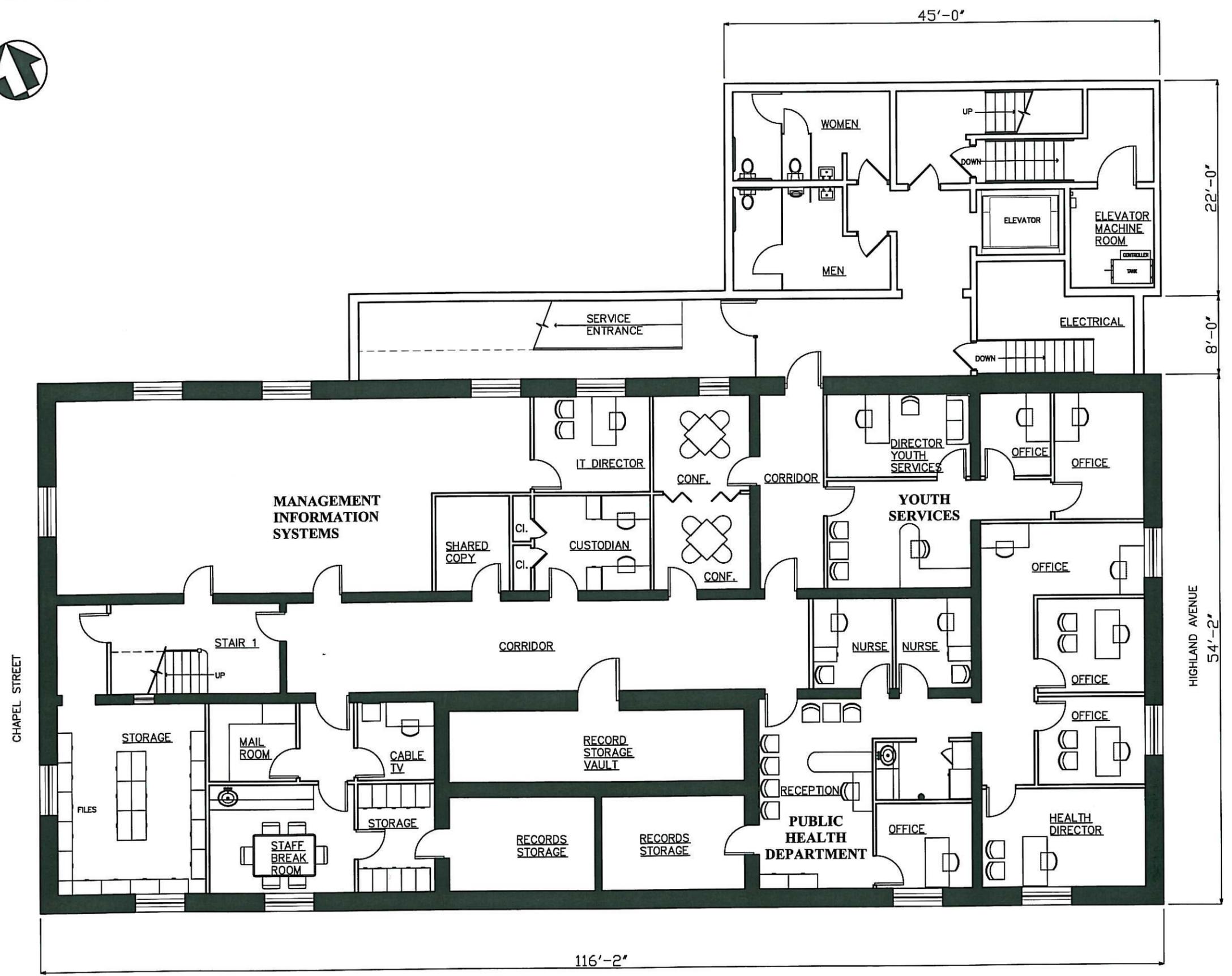
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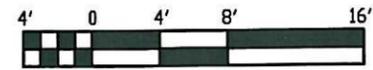
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LOWER LEVEL PLAN

**A1.0**



**ALTERNATE 1 - LOWER LEVEL PLAN**  
3/32"=1'-0"





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## Feasibility Study

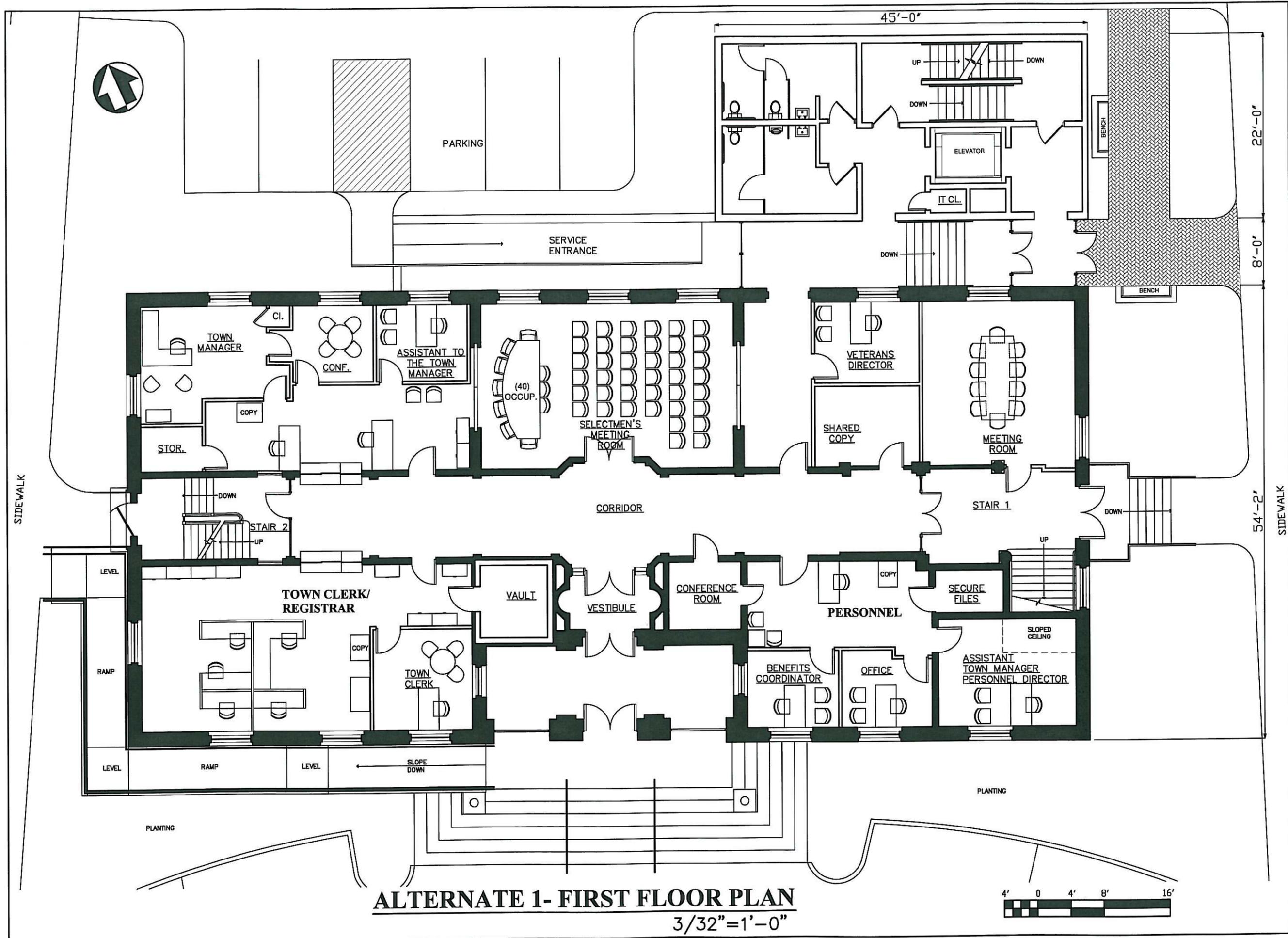
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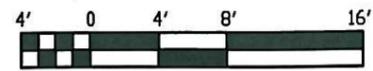
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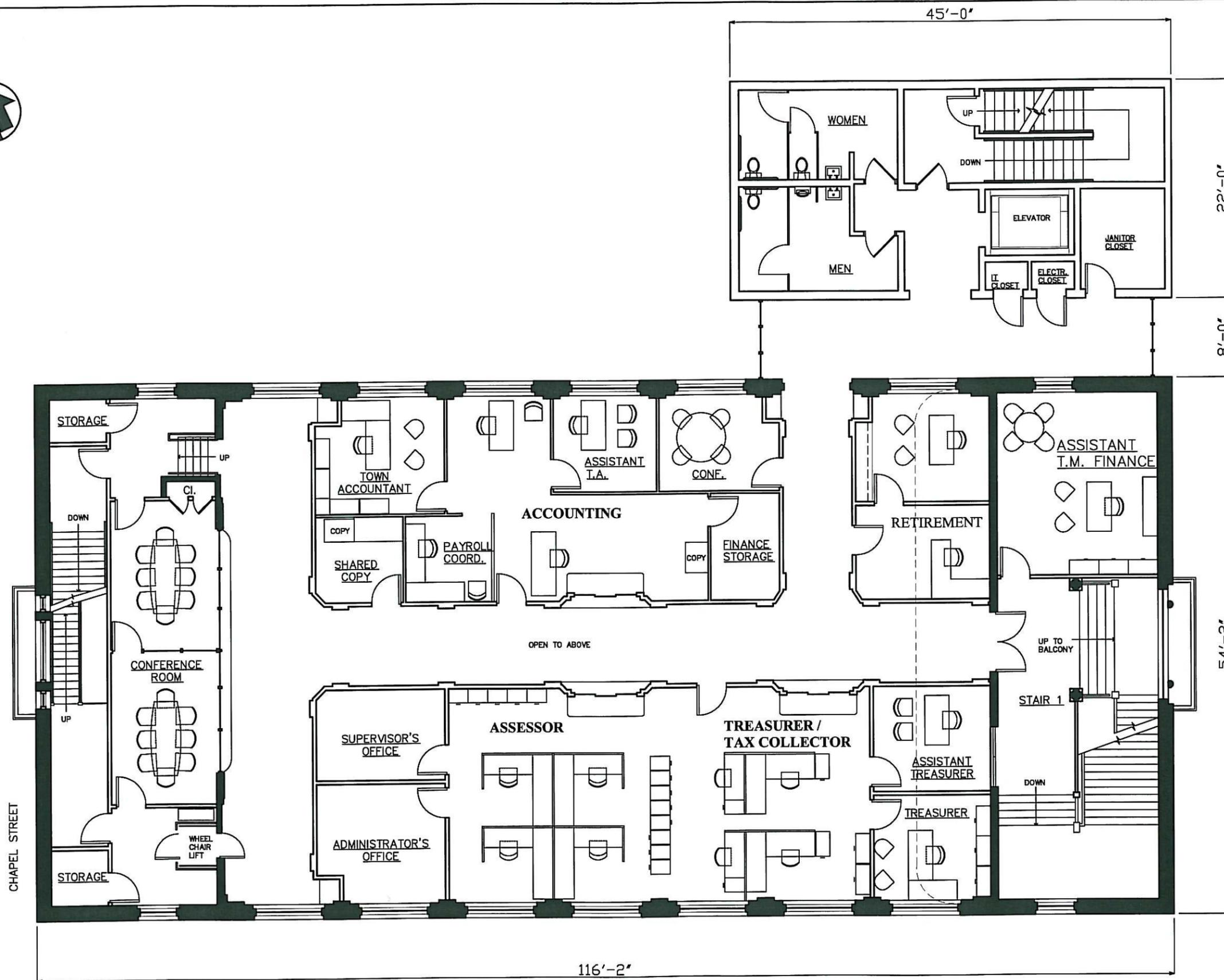
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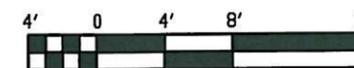
### ALTERNATE 1- FIRST FLOOR PLAN

3/32"=1'-0"





**ALTERNATE 1 - SECOND FLOOR PLAN**  
 $3/32" = 1'-0"$



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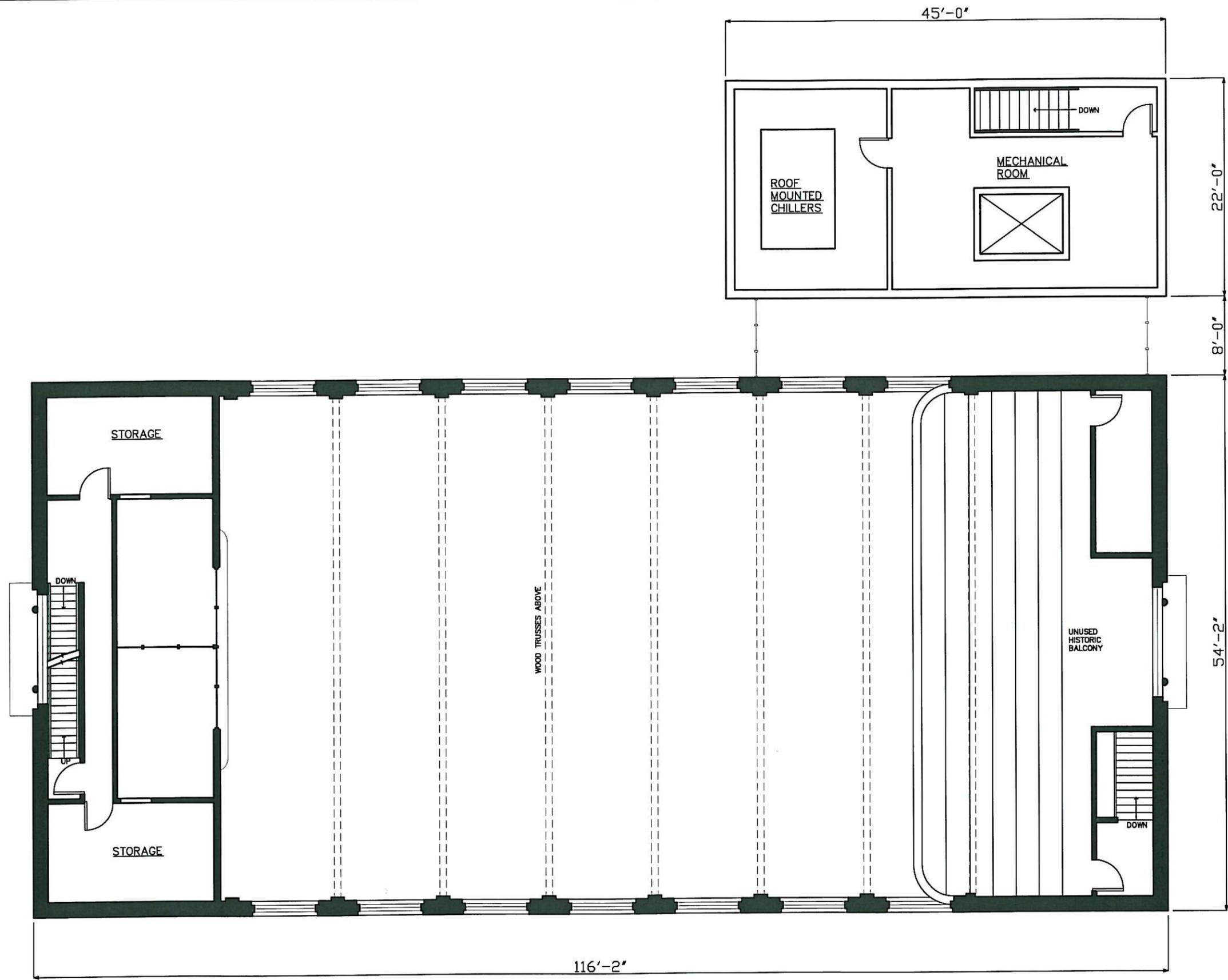
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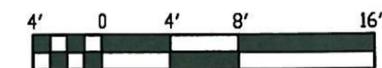
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SECOND FLOOR PLAN

**A1.2**



**ALTERNATE 1 - BALCONY FLOOR PLAN**  
 3/32" = 1'-0"



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**BALCONY FLOOR PLAN**

**A1.3**