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**AGRICULTURAL INSPECTION AND ASSESSMENT OF
EIGHT AGRICULTURAL BUILDINGS AT THE
TEMPLETON DEVELOPMENTAL CENTER
STRUCTURAL ASSESSMENT BASIS AND METHODOLOGY**

August 4, 2019

PROGRAM

This structural assessment complements the building envelope assessment performed by McGinley Kalsow & Associates for Brown, Richardson, & Rowe, Inc. The purpose is to evaluate the capacity and repair needs for eight agriculture buildings at the former Templeton Developmental Center for the Department of Capital Asset Management (DCAMM), the Massachusetts Department of Agriculture Resources (MDAR), and the Executive Office of Energy and Environmental Affairs (EOEEA). These buildings are contributing historical assets which require indefinite maintenance. The State is evaluating the potential to invest limited funds to make these buildings viable for lease to fund indefinite maintenance.

METHODOLOGY

This assessment was carried out with a visual survey of these buildings during June and July of 2019, mapping the principal framing components, noting conditions, and documenting with photographs. The collected data provided the basis of analysis of representative structural components to evaluate member strength. The report will include an assessment for each building in its own chapter.

CODE LOADING COMPLIANCE

Massachusetts State Building Code (MSBC), Ninth Edition, is the present standard for building construction in the Commonwealth. It is based on the 2015 International Building Code (IBC 2015). This code points to another code for work on existing buildings, the 2015 International Existing Building Code (IEBC 2015). In addition, the State publishes the Massachusetts Amendments (MA) to these codes. In general, existing buildings are permitted to continue service if they met original building codes and have no dangerous conditions. The buildings surveyed were built over a period extending from the late 1800's to the mid 1900's.

The loads critical to these structures are as follows: snow and dead load on roofs, wind on roofs and walls, and live loads on floors. The Massachusetts Amendments give the following design parameters for the Templeton area:

Ground snow load	60 psf
Flat roof snow load	35 psf
Design wind speed	108 mph

Short seismic acceleration	0.187g
One second seismic acceleration	0.069g

These loads are combined using Allowable Stress Design method formulas from the Building Code.

The code does not offer specific live load requirements for agricultural use. It leaves this to the local building official and building owner.

The snow loading is further modified to account for roof pitch, heat loss through the roof, local terrain shielding from wind, and slipperiness of roofing. The design snow loads will vary from 25 to 36 psf.

Wind loading is determined based on a complex set of factors that figure to 25 psf for walls and an average of 16 psf vertical profile on the roofs. The roof profile is figured from pressures perpendicular to the surfaces.

As the buildings are single story (some with lofts), made of wood, and are largely open making them lightweight, wind will easily dominate over seismic loading for lateral load evaluation needs. No attempt is made for seismic loading.

BUILDING TYPES

Four buildings (Elliot Horse Barn, Elliot Upper Barn, Brook House Barn, and the Horse Barn), are classic traditional barns where they are framed as post and beam structures. The exterior walls are vertically boarded onto girts, and the roofs are sheathed with boards on rafters.

The Old Cow Barn is a composite of concrete, steel, and wood framing.

The Greenhouse main wing is a concrete masonry block wall structure supporting prefabricated wood truss roof. The wings are extruded aluminum fabricated frames infilled with glass.

The Elliot Office is much like a typical house framing of the period.

The Morton Shed is a light wood framed accessory building.

CAPACITY

Wood material strength is based upon values published in the National Design Specification for Wood Construction 2015 published by the American Wood Council. The species used for lumber is Eastern Softwoods, Select Structural and Number one grades. Those for timber is the Spruce-Pine-Fir, Select Structural and Number one grades for both Beams and Stringers and Posts and Timbers.

The roofs, walls, and posts are checked for Code snow and wind loading. These are natural forces for which we cannot control and therefore must meet.

The floors are checked for existing capacity given their framing conditions. The choice here is to accept their limited capacity or strengthen for a higher load demand depending upon the occupant's needs.

All the buildings are evaluated for lateral strength for stability and ability to resist wind loading based upon “box Building” concept of structure. This is the resistance of lateral forces by wall and roof framing carried into the roof diaphragm and then in turn carried to end or side walls parallel to the applied wind force. Herein, the gable wall will be called the end wall, and the eave wall will be the side wall. The knee bracing one sees in a traditional post and beam structure is intended for the buildings to plumb and stabilize the building as it is built. The knee bracing has very little capacity to resist wind loading. The integrity of the roof and wall diaphragms and nailing to joining members are critical in maintaining lateral strength of these buildings.

REPAIRS

Buildings are prone to degrade over time and need indefinite maintenance. Some causes of deterioration can greatly accelerate deterioration and should be avoided. Wood rots, which is a biological process of organisms eating wood when sufficiently moist and warm. Steel rusts as chemical processes oxidize the iron content.

Maintenance

In most of the barns, there is debris on the floors and on top of the wall sills. This can lead to an environment that will invite wood eating organisms. Remove floor debris.

The steel pipes in the cellars are susceptible to rusting where animal’s acidic urine and other sources of water get into the ground around the bottoms of steel pipes. These need to be kept dry as do the wood posts.

The sills and the attachment of the siding to them require integrity to carry diaphragm forces into the foundation. These need periodic survey and possible repairs.

The choice of metal roofing for replacement is a wise choice as the metal is more slippery than asphalt shingles which will reduce snow load demands.

REPORTING DOCUMENTS

The narrative report includes this overview and eight sub-reports, one for each building.

See the Coordinated Repair Matrix prepared by McGinley Kalsow & Associates and amended by MacLeod Consulting, Inc. for a summery of repairs.

See Structural Framing Drawings attached to this report for schematic illustrations of the building structures.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.

**AGRICULTURAL INSPECTION AND ASSESSMENT OF
EIGHT AGRICULTURAL BUILDINGS AT THE
TEMPLETON DEVELOPMENTAL CENTER
STRUCTURAL ASSESSMENT
ELLIOT HORSE BARN**

August 5, 2019

BUILDING DESCRIPTION

The Elliot Horse Barn is a traditional wood framed post and beam structure with horizontal girts supporting vertical board sheathing covered with wood shingles. A replacement metal roof covers wood rafters supported on the walls and wood purlins. The main building has a basement level and is supported on rubble stone foundation walls. The side shed appears to be a concrete slab on grade. The basement and side shed are occupied by pigs. Chickens also use the side shed and main floor.

FLOOR AND ROOF LOAD CAPACITY

Main roof

The 2x6 rafters spaced at 24 inches are more than adequate to carry the 25-pound snow load and 15-pound dead load applied to the roof. The original 6x6 timber roof purlins are undersized having a capacity to carry a total load of 19 psf.

Shed roof

The 2x6 rafter spaced at 24 inches for the shed are adequate. The two-2x6 purlin is adequate where stall posts are five feet apart, but not at the one space that spans 12 feet. The 4x6 purlin on the flat is adequate at stall spacing of five feet but not the 12-foot space.

Main loft

The main loft is adequate for light loading of 50 psf.

Shed loft

The shed loft is adequate for light loading of 50 psf.

Main floor

The main floor joists 2x10 spaced at 16 inches are adequate for a live load of 125 psf. These joists are supported on 8x10 timber drop (under the joists) beams which in turn are supported on timber and steel posts. These beams are marginal, and each bay is loaded differently. The bay furthest from the side shed has an offset column supporting roof purlins above as does the central bay. The bay nearest the side shed carries only floor

joists. It has a capacity to carry a total of 50 psf leaving 35 psf for live loading. Those carrying roof supporting posts are overstressed.

LATERAL STRENGTH

This is a box type structure where the lateral forces from wind are carried down to the sills on the foundation walls. Often, buildings from this era simply rely on friction to prevent sliding. This is not acceptable by the Building Code.

REPAIR NEEDS

1. Remove debris from the floors including that on top of sills in the main building and side shed.
2. Strengthen the roof purlins in the main building by adding a four by six on the flat to the underside of the existing purlins in-between the knee bracing. Fasten with 1/4 "Ø timber screws, two rows at four inches on center.
3. Add a 6x6 post in the side shed from floor to roof to fill in the 12-foot span.
4. Reinforce the first-floor beams with pairs of steel channels sistered to the timber beams. Stitch together with two rows of bolts spaced at 16 inches. Include a steel connection to reinforce the load from the posts above to transfer forces from the timber beam to the channels. There are five sets of three existing beams spanning 40 feet each.
5. Resupport the timber beams on new 3 1/2" diameter steel pipe columns and concrete footings (3'x3'x1') on concrete pedestals (16" x 16") raised above the floor mud line by half a foot. Paint pipe columns inside and out. There are 10 sets of post-pier-footing assemblies. The economical design would be to relocate the new basement columns directly under the upper columns. The existing columns would serve as shoring during this work. The relocation would eliminate upper column loading on the beams thereby lessening the size of new sister channels. After new structure is installed, remove the existing basement columns.
6. Add 3/4" Ø anchor bolts embedded 8" into the foundation wall to prevent the sill from sliding under lateral loads. Include 6 in each end wall and 4 in each of three side walls.
7. Apply a spray of wood preservative such as Bora-Care to the sills and wood within two feet of the sills.
8. Carry a contingency for sill repair concealed by debris, hay bales, and siding. The extent of deficient sill is unknown if any exists. It is a common problem with wood structures, so a contingency is needed to adequately budget for hidden conditions.

CONSTRUCTION DOCUMENTATION

Carry out repairs from specifications and drawings prepared by a licensed design professional sufficient for bidding and construction.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Arthur H. MacLeod', is written over a light blue rectangular background.

Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.



1. Elliot Horse Barn viewed from the road.



2. Organic debris on floor and in the wall on top of the wood sill.



3. Roof purlin in the background propped on the eave tie beam.



4. Lower shed space. Note in the background the large space between posts supporting the loft beam.



5. Posts supporting the first floor beams are immersed in wet soil that contains urine.



6. Post in upper background that supports the roof purlins is on the first floor beam and offset about two and one half feet from the lower post supporting the floor beam.

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ELLIOT OFFICE**

August 4, 2019

BUILDING DESCRIPTION

The Elliot Office is built as a cottage with light wood framed construction. Walls are covered with wood shingles, and the roof is finished with asphalt shingles. The building footprint is a rectangle with a small square vestibule at one gable end. The floor is a concrete slab on grade. At the chimney end, the boiler room steps down two feet.

FLOOR AND ROOF LOAD CAPACITY

Main roof

The 2x6 rafters spaced at 24 inches are more than adequate to carry the 36-pound snow load and 20-pound dead load applied to the roof.

Vestibule roof

The 2x4 rafters spaced at 24 inches for the vestibule are adequate.

Main floor

The main floor concrete slab on grade has several small shrinkage cracks. The floor is pitch toward drains.

LATERAL STRENGTH

This is a box type structure where the lateral forces from wind are carried down to the sills on the foundation walls.

REPAIR NEEDS

No structural repair needs are present.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.



1. Elliot Office viewed from nearby knoll.



2. Rafters supported on exterior wall at eave and central wall along ridge. Tie joists serve to support hung ceiling tile.



3. Some minor damage to finishes are present.

**AGRICULTURAL INSPECTION AND ASSESSMENT OF
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STRUCTURAL ASSESSMENT
ELLIOT UPPER BARN**

August 5, 2019

BUILDING DESCRIPTION

The Elliot Upper Barn is comprised of three separate structures. A traditional post and beam wood barn, a tile silo, and a concrete masonry block wall and wood framed wing. The original barn sits upon a rubble wall which at the rear and end toward the Elliot Office is also a retaining wall where grade drops five to ten feet. The floor is a concrete slab on grade which steps down several inches from the central aisle and slopes downward toward the side walls. The slab includes urine troughs on both sides midway from the central aisle and side walls. Below the trough is a tunnel to carry urine toward the Elliot Office end. Presently, the barn is half filled with bales of hay.

The silo is slated for removal and was not surveyed.

The addition is made of eight-inch unreinforced concrete masonry block and capped with a wood framed roof.

FLOOR AND ROOF LOAD CAPACITY

Main roof

The 2x6 rafters spaced at 24 inches are adequate to carry the 36-pound snow load and 15-pound dead load applied to the roof. The original 6x8 timber posts supporting the monitor walls and roof are adequate. Some of the posts are gouged from equipment collisions and perhaps from animals chewing on them.

Monitor roof

The monitor roof is inaccessible. There are a few small openings to permit viewing of framing from the floor. Through one opening, I could see 2x4 rafters. These are adequate. In some small areas, some soffit is missing.

Main floor

The main floor is a concrete slab on grade. It appears adequate for tractors used to move hay bales.

Side walls

Sighting along the rear wall, it appears that the rear side wall is bowed outward along the floor sill level. It is likely that hay bales piled against the wall are pushing the sill outward. Another possibility is that the foundation side wall is tipping outward from unbalanced earth fill pressures.

Bracing

The eave ties between the side walls and monitor posts are broken in two locations from tractors crashing into them.

Addition

Most of the CMU walls are cracked apparently from equipment crashing into them. One wall with a door opening near the original barn is significantly buckled and in danger of collapse. This addition should be demolished soon. The walls are unreinforced and would need to be reinforced (replaced) if repaired.

LATERAL STRENGTH

This is a box type structure where the lateral forces from wind are carried down to the sills on the foundation walls. Often, buildings from this era simply rely on friction to prevent sliding. This is not acceptable by the Building Code.

REPAIR NEEDS

1. Remove debris from the floors including that around timber posts.
2. Rearrange hay bale storage so that it stacks vertically without leaning against the sidewalls, columns, and eave ties.
3. Add 2x6 or 2x8 cover plate to gouged posts stitched with two rows 16d nails.
4. Replace two broken eave ties.
5. Patch miscellaneous holes in soffit. Allow for 100 square feet total.
6. Add ¾" Ø anchor bolts embedded 8" into the foundation wall to prevent the sill from sliding under lateral loads. Include 6 in each end wall and 8 in each of two side walls. At the side walls, include strap anchors to secure the bolts to the floor slab along the rear wall.
7. Apply a spray of wood preservative such as Bora-Care to the sills and wood within two feet of the sills.
8. Carry a contingency for sill repair concealed by debris, hay bales, and siding. The extent of deficient sill is unknown if any exists. It is a common problem with wood structures, so a contingency is needed to adequately budget for hidden conditions.

9. Until the addition is removed, post a warning sign at entryways to the addition to warn people not to enter as a dangerous condition is present.

CONSTRUCTION DOCUMENTATION

Carry out repairs from specifications and drawings prepared by a licensed design professional sufficient for bidding and construction.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.



1. Elliot Upper Barn viewed from the road. The original barn side wall is in the background. The silo at the center is slated for removal. The structure in the left foreground is an addition made of CMU walls and a wood framed roof.



2. The original barn has access doors in each gable end wall. The roof is topped with a continuous monitor.



3. The original barn rear side wall seen from the Elliot Office.



4. The rear side wall appears bowed out in areas along the sill line.



5. The end wall is missing the central post and beam bent that replicates those within the barn.

6. The end of the barn nearest the Elliot Office is filled with hay bales. Bales are applying loads against the side walls and the tie beams connecting side walls to the center bay.





7. Replacement 6-2x6 eave tie broken by equipment moving hay bales.



8. Closer view of door opening. Monitor frames into end wall. Post framing in line with the monitor wall is missing inside the end wall. Knee braces here serve to shorten column unbraced lengths and are needed.

**AGRICULTURAL INSPECTION AND ASSESSMENT OF
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TEMPLETON DEVELOPMENTAL CENTER
STRUCTURAL ASSESSMENT
BROOK HOUSE BARN**

August 5, 2019

BUILDING DESCRIPTION

The Elliot Horse Barn is a traditional wood framed post and beam structure with horizontal girts supporting vertical board sheathing covered with wood shingles. A replacement metal roof covers wood rafters supported on the walls and wood purlins. The main building has a basement level. The main floor is supported on rubble stone foundation walls and steel or wood posts. The side shed appears to be a concrete slab-on-grade.

FLOOR AND ROOF LOAD CAPACITY

Main roof

The 2x6 rafters spaced at 24 inches are more than adequate to carry the 25-pound snow load and 15-pound dead load applied to the roof. The original 6x6 timber roof purlin and replacement triple 2x6 purlin are undersized having a capacity to carry a total load of 19 psf.

Shed roof

The 2x8 rafter spaced at 24 inches for the shed are adequate. The 6x6 and 4x6 purlins are adequate.

Main loft

The 2x8@24 rafters have capacities that vary according to spans as follows: 9 foot, 79 psf live load; 10 feet, 61 psf; 11 feet, 48 psf; 12 feet, 38 psf, and 13 feet, 30 psf.

Shed loft

The shed loft is adequate for light loading of 50 psf.

Main floor

The main floor joists 2x10 spaced at 16 inches are adequate for a live load of 80 psf at the longer spans. These joists are supported on 8x8 timber drop (under the joists) beams which in turn are supported on timber and steel posts. These beams are marginal, and each bay is loaded differently. Load capacities vary from 28 psf live load to 42 psf depending upon their span. The steel and wood posts at the basement are embedded in the

concrete floor which is problematic for wood. This area served as animal pens in the past which generate urine deposited on the floors. This is not good for steel.

LATERAL STRENGTH

This is a box type structure where the lateral forces from wind are carried down to the sills on the foundation walls. Often, buildings from this era simply rely on friction to prevent sliding. This is not acceptable by the Building Code.

REPAIR NEEDS

1. Remove debris from the floors including that on top of sills in the main building and side shed.
2. Strengthen the roof purlins in the main building by adding sister 5 ½ LVL's beside the existing purlins. Sister as follows: up to 10-foot span, 1-5 ½ LVL; from 10 to 11 feet, 2-5 ½ LVL, from 12 to 13 feet, 3-5 ½ LVL.
3. An option to strengthen floor beams is to cover plate the bottom existing beams with 4x8 on the flat stitched with ¼ inch timber screws, two rows at 4-inch centers.
4. An option to improve reliability of beam support is to resupport the timber beams on new 3 ½" diameter steel pipe columns and concrete footings (3'x3'x1') on concrete pedestals (16" x 16") raised above the floor mud line by half a foot. Paint pipe columns inside and out. There are 12 sets of post-pier-footing assemblies.
5. Add ¾" Ø anchor bolts embedded 8" into the foundation wall to prevent the sill from sliding under lateral loads. Include 6 in each end wall and 4 in each of two main side walls and 2 in the shed side wall.
6. Apply a spray of wood preservative such as Bora-Care to the sills and wood within two feet of the sills.
7. Carry a contingency for sill repair concealed by debris, hay bales, and siding. The extent of deficient sill is unknown if any exists. It is a common problem with wood structures, so a contingency is needed to adequately budget for hidden conditions.

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MacLeod Consulting, Inc.



1. Brook House Barn viewed from the road.



2. Brook House Barn viewed right of front.



Brook House Barn viewed left of front.



3. Rear view of Brook House Barn.



4. Main barn interior viewed from loft.



5. View of roof framing over loft in main barn.



6. View of side wall bay in main barn under loft.



7. View of eave framing at interior of main barn.



8. View of the underside of first floor framing in the main barn.



9. View of reinforcement under beam at first floor. The reinforcement is not consistent throughout the floor.



10. View of steel pipe columns showing a rust scale.



11. View of shed framing seen from inside.

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**AGRICULTURAL INSPECTION AND ASSESSMENT OF
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GREEN HOUSE**

August 4, 2019

BUILDING DESCRIPTION

The main building of the Green House is built with technology still in use. It is a box structure with concrete masonry unit (CMU) walls. These walls support prefabricated wood trusses joined with steel tie plates. The glazed greenhouse wings are built with aluminum rigid frames forming three hinged arches. The aluminum components are mostly extruded aluminum. The structure appears designed by professional architects and engineers.

FLOOR AND ROOF LOAD CAPACITY

Main roof

Wood roof trusses span the entire width of the structure to exterior bearing walls. The chords of the trusses are 2x6's. These calculate to be adequate to support a snow load of 36 psf. The framing scheme uses triangular trusses under the ridge, step hip trusses part way down the hip slope, and ending in rafters supported on a double hip truss and the bearing wall.

Green House wing roofs

The green house is divided into three roof bays supported on three sets of rigid frames and an end gable wall. The snow load here is 31 psf. The aluminum frames show no distress from past use and appear adequate for service.

Main floor

The floor is a slab on grade. It should have a capacity for continued service.

LATERAL STRENGTH

The CMU walls are adequate to resist lateral loads. The aluminum frames are correctly configured to resist lateral loads.

REPAIR NEEDS

No structural repair needs are present.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.

1. Green House viewed from the road.



2. Green House viewed from knoll behind the building.



3. Interior of staff area of Green House viewed from front entry.





4. Roof framing viewed from hole in ceiling. There are prefabricated wood trusses with metal tie plates. The roof is sheathed with plywood.



5. Green House wing framed with extruded aluminum shapes using rigid frame design. The knees have brackets to form rigid joints. The aluminum structure is supported on a concrete knee wall.



6. View of one half of an arch ridged frame. The rigid frames carry roof purlins and wall girts. Glazed panels in sash and rafter mullions complete the construction.

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EIGHT AGRICULTURAL BUILDINGS AT THE
TEMPLETON DEVELOPMENTAL CENTER
STRUCTURAL ASSESSMENT**

HORSE BARN

August 5, 2019

BUILDING DESCRIPTION

The Horse Barn is a traditional wood framed post and beam structure with horizontal girts supporting vertical board sheathing covered with wood shingles. A replacement metal roof covers wood rafters supported on the walls and wood purlins. The main building and rear shed have concrete slab-on-grade floors and are supported on rubble stone foundation walls. An open shed roof is attached to the side left of front. A loft covers about one-quarter of the main building. Another loft covers about one-half of the rear shed.

FLOOR AND ROOF LOAD CAPACITY

Main roof

The 6x6 rafters spaced at 48 inches over two-thirds of the roof are adequate to carry the 25-pound snow load and 15-pound dead load applied to the roof.

The 2x6 rafters spaced at 18 inches over the remaining one-third of the roof are adequate to carry the 25-pound snow load and 15-pound dead load applied to the roof.

The eaves are not tied together at the middle of the front wall as no bent is present there. Rafter thrust is pushing out at the eaves.

Interior posts are not carrying significant loads. At most, each picks up one rafter and tie beams. At several interior posts, one can see that their bottoms are not supported, they are floating.

Shed roof

The 2x6 rafters spaced at 24 inches for the shed are adequate. The two-2x6 purlin is adequate where stall posts are five feet apart, but not at the one space that spans 12 feet. The 4x6 purlin on the flat is adequate at stall spacing of five feet but not the 12-foot space. The shed rafters are separating from the main building.

The loft is marginally supported along the stall posts.

Main loft

The main loft is adequate for light loading of 50 psf.

Shed loft

The shed loft is adequate for light loading of 50 psf.

LATERAL STRENGTH

This is a box type structure where the lateral forces from wind are carried down to the sills on the foundation walls. Often, buildings from this era simply rely on friction to prevent sliding. This is not acceptable by the Building Code.

REPAIR NEEDS

1. Remove debris from the floors including that on top of sills in the main building and side shed.
2. Add a ¾" Ø tie rod at eave level in the post at the middle of the wall to counter rafter thrust. Include a 5/8" Ø hanger rod from the ridge for midspan support.
3. Add footings and standoff column bases to the interior posts. There are eight total. Cut out the concrete floor and cast a 30 x 30 x 12-inch footing under each. Support the post on stand off base plates made by Simpson Strong-Tie.
4. Add a ledger to the stall posts to resupport the shed loft.
5. Add metal ties to the shed rafters to secure them to the main building.
6. Add ¾" Ø anchor bolts embedded 8" into the foundation wall to prevent the sill from sliding under lateral loads. Include 4 in each end wall and 4 in each of three side walls.
7. Apply a spray of wood preservative such as Bora-Care to the sills and wood within two feet of the sills.
8. Carry a contingency for sill repair concealed by debris, hay bales, and siding. The extent of deficient sill is unknown if any exists. It is a common problem with wood structures, so a contingency is needed to adequately budget for hidden conditions.

CONSTRUCTION DOCUMENTATION

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Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.



1. Horse Barn viewed from the road.



2. Horse Barn viewed right of front.



3. Horse Barn viewed from rear.



4. Horse Barn viewed left of front facing open shed roof.



5. End of open shed roof viewed from rear.



6. Interior of main barn looking toward right end wall.



7. Close up view of interior column showing gap under post.



8. Some walls are covered on the interior side of framing as well as on the exterior concealing structure.



9. Posts between stalls in the rear shed are closely spaced.



10. Posts in the rear shed between stalls support a roof purlin.



11. The rear wall is wood stud framed supporting dimensioned lumber rafters.



12. The sill of the rear wall is rotted in some locations.

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MORTON BUILDING**

August 4, 2019

BUILDING DESCRIPTION

The Morton Building is a shed with one wall completely open. It is framed with pressure treated dimensional lumber. Four 12-foot square bays make the 12 x 48-foot footprint. The end and rear side walls are sheathed with vertical metal siding full height. An additional layer of board siding oriented horizontally is on the interior lower half of the walls. Ganged 3-2x6 posts support truss frames which in turn support rafters. The rafters are sheathed with metal roofing. The floor is earth.

FLOOR AND ROOF LOAD CAPACITY

Main roof

The truss frame is highly overstressed from the 36 psf snow load and 10 psf dead load with essentially a single 2x12 supporting a 12 x12 foot square area. The 2x6 rafters are at least 20 percent over stressed with this loading.

Vestibule roof

The 2x4 rafters spaced at 24 inches for the vestibule are adequate.

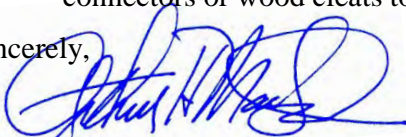
LATERAL STRENGTH

The combined strength of the 1 1/4inch by 18-gauge straps, the metal siding, the wood siding, and embedment of posts into the ground are adequate to provide lateral stability and strength against wind loads.

REPAIR NEEDS

1. Strengthen the rafters by sistering them with 2x6's.
2. Reinforce the truss frame by sistering with pressure treated 2x14 on each side. Add connectors or wood cleats to post sides to support reaction forces.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.



1. Morton Building viewed from the access road.



2. End wall view of Morton Building.



3. Front view of typical bay framing. Front and rear posts support a truss frame. The top chord, a 2x12, supports 2x6 rafters spaced at 24 inches.

Wall girts support metal siding spanning vertically.

The posts made of 3-2x6's are pressure treated and are embedded in the ground much like fence posts.



4. Interior view of end wall framing.



5. Wall girt pulled away from post likely the result of equipment bumping into the wall.



6. View of sheathing along the ground (photo is rotated 90° clockwise) is pulled away from the post likely the result of equipment bumping into the wall.

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EIGHT AGRICULTURAL BUILDINGS AT THE
TEMPLETON DEVELOPMENTAL CENTER
STRUCTURAL ASSESSMENT
OLD COW BARN**

August 5, 2019

BUILDING DESCRIPTION

The Old Cow Barn is a hybrid construction of steel, concrete, and light wood framing. The upper level is on a reinforced concrete slab with a wood framed roof supported on concrete and wood stud walls. Metal roofing covers board sheathing. The upper level covers a lower level of regularly spaced stalls. The upper level is supported on concrete encased steel beams which are carried by concrete piers and rubble foundation walls. These piers are supported on concrete grade beams.

FLOOR AND ROOF LOAD CAPACITY

Main roof

The 2x6 rafters spaced at 24 inches are more than adequate to carry the 25-pound snow load and 15-pound dead load applied to the roof. The rafter thrusts at the eaves are not adequately restrained. Only a few tie beams are present.

Upper floor

Information about concealed reinforcing steel in the floor slab is not readily available. The floor appears in good condition from visible areas on top and from below. The concealed steel beam sizes also are unknown. The amount of rust seen on the one cracked open casing suggest the level of corrosion is small and has not significantly degraded the floor strength. The floor should easily carry a 50 psf live load. Should a higher loading be desired, some selective chipping of concrete should provide enough data to evaluate the floor capacity more precisely.

Lower level framing

The grade beams are cracked on their top sides. This suggests the ground may have displaced them by frost heaving during winters. Alternatively, the ground may be settling under the outer piers thereby tensioning the tops of the grade beams. In either case, the cracks provide a pathway for water to aggravate corrosion of internal reinforcing steel.

LATERAL STRENGTH

This is a box type structure where the lateral forces from wind are carried down to the upper floor. The concrete portions of the side walls are adequate to carry lateral forces to

the foundation. The one end concrete wall and the one interior concrete partition are adequate to carry lateral forces from the perpendicular direction into the floor and foundation.

REPAIR NEEDS

1. Remove debris from the floors.
2. Add ceiling joists to properly restrain the eaves from rafter thrusts. Use 2x6 joists spaced with rafters and supported mid span with a board hanger along the ridge line will provide adequate restraint.
3. Patch cracks in grade beams to displace water intrusion, about two cracks per beam.
4. Remove loose casing on one floor beam and patch. Apply a corrosion inhibitor to the steel beam before patching.
5. Rebuild concrete foundation wall under the wood framed end wall. Remove loose concrete sections. Form and cast wall up to the wall sill. Patch cracks in stall side of wall.
6. Add a galvanized steel lintel over the end stall to replace the wood shoring.

CONSTRUCTION DOCUMENTATION

Carry out repairs from specifications and drawings prepared by a licensed design professional sufficient for bidding and construction.

Sincerely,



Arthur H. MacLeod, P.E., Principal
MacLeod Consulting, Inc.



1. Front of Old Cow Barn
viewed from access road.
Portions of the wall are concrete,
and others are wood stud walls.



2. Rear of Old Cow Barn. The
rear upper wall is concrete.



3. End wall to right of front.
This end wall is made of
concrete.



4. End wall to left of front. Left half of foundation wall is cracked and spalled. The upper portion of the wall is wood framed.



5. End bay of lower level stall. Foundation is rubble stone. Support sleeper and piers are concrete.



6. Typical stall bay at lower level. Concrete piers support steel beam encased in concrete which in turn supports a one way concrete slab.



7. Many sleepers are cracked. This appears to be the result of not supporting piers on foundations carried down below the frost line. The sleepers are surface mounted and susceptible to frost heave.



8. Casing falling off one beam exposing the bottom flange of a rusting steel beam.



9. Multiple bays viewed down outer rows of piers. Note the cracked sleepers.



10. Multiple bays viewed down inner rows of piers and foundation wall. Some sleepers are cracked.



11. Shoring at end bay.



12. Another view of the shoring at the other end. This end foundation wall is made of concrete.



13. End stall with shoring.



14. Upper end wall over shore stall below. This is a wood stud wall.



15. An interior wood stud wall partition on the left and a wood tie beam at eave level to the right.

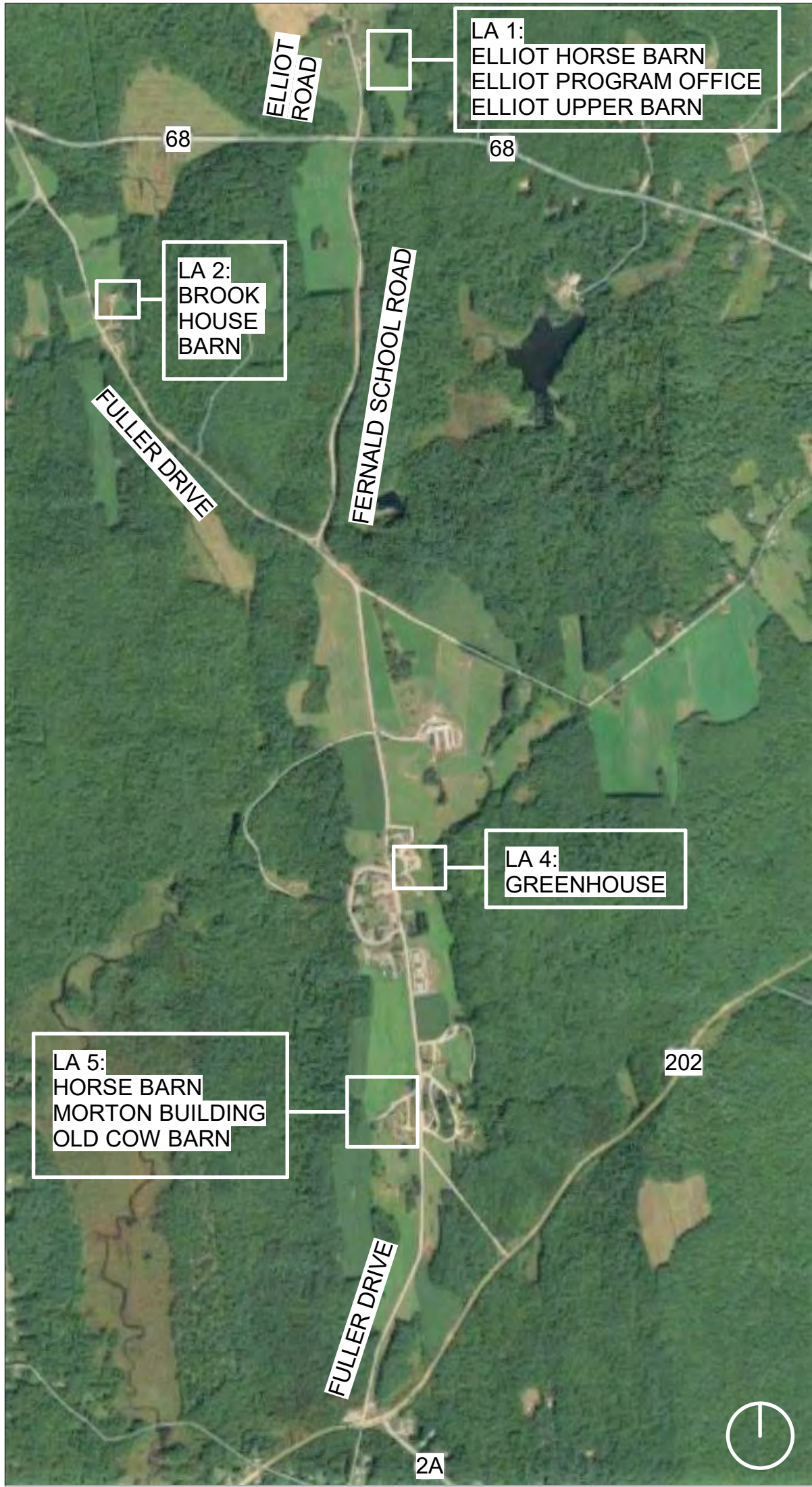
Architectural Inspection and Assessment of Eight Agricultural Buildings at the Templeton Developmental Center

Review Set - 7 / 30 / 2019

212 Fuller Road
Baldwinville, MA 01436



LOCUS MAP



DRAWINGS	
Sheet Number	Sheet Name
A1.1	LA1 Elliot Horse Barn - Roof Plan and East Elevation
A1.2	LA1 Elliot Horse Barn South Elevation
A1.3	LA1 Elliot Horse Barn West Elevation
A1.4	LA1 Elliot Horse Barn North Elevation
A2.1	LA1 Elliot Program Office - Roof Plan and South Elevation
A2.2	LA1 Elliot Program Office - West Elevation
A2.3	LA1 Elliot Program Office - North Elevation
A2.4	LA1 Elliot Program Office East Elevation
A3.1	LA1 Elliot Upper Barn - Roof Plan and East Elevation
A3.2	LA1 Elliot Upper Barn - South Elevation
A3.3	LA1 Elliot Upper Barn - West Elevation
A3.4	LA1 Elliot Upper Barn - North Elevation
A4.1	LA2 Brook House Barn - Roof Plan and East Elevation
A4.2	LA2 Brook House Barn - South Elevation
A4.3	LA2 Brook House Barn - West Elevation
A4.4	LA2 Brook House Barn - North Elevation
A5.1	LA4 Greenhouse - Roof Plan and East Elevation
A5.2	LA4 Greenhouse - South Elevation
A5.3	LA4 Greenhouse - West Elevation
A5.4	LA4 Greenhouse - North Elevation
A6.1	LA5 Horse Barn - Roof Plan and East Elevation
A6.2	LA5 Horse Barn - South Elevation
A6.3	LA5 Horse Barn - West Elevation
A6.4	LA5 Horse Barn - North Elevation
A7.1	LA5 Morton Building - Roof Plan and East Elevation
A7.2	LA5 Morton Building - South Elevation
A7.3	LA5 Morton Building - West Elevation
A7.4	LA5 Morton Building - North Elevation
A8.1	LA5 Old Cow Barn - Roof Plan and East Elevation
A8.2	LA5 Old Cow Barn - South Elevation
A8.3	LA5 Old Cow Barn - West Elevation
A8.4	LA5 Old Cow Barn - North Elevation

For the Division of Capital Asset Management and Maintenance (DCAMM), Massachusetts Department of Agricultural Resources (MDAR), and Brown, Richardson + Rowe (Landscape Architects and Planners) by the Executive Office of Energy and Environmental Affairs (EOEEA) Gateway City Parks Program.



Division of Capital Asset Management
and Maintenance (DCAMM)
1 Ashburton Place, 15th Floor
Boston, MA 02108



Massachusetts Department of
Agricultural Resources (MDAR)
251 Causeway Street, Suite 500
Boston, MA 02114-2151



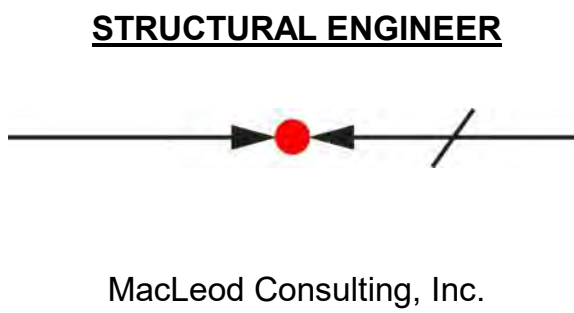
Executive Office of Energy and
Environmental Affairs (EOEEA)
100 Cambridge Street, Suite 900
Boston, MA 02114



Brown, Richardson, & Rowe, Inc.
Landscape Architects and Planners
3 Post Office Square, 3rd Floor
Boston, Massachusetts 02109 USA



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Somerville, MA 02145-2803
617-625-8901



29 Woods Road
Belmont, MA 02478
617-484-4733
macleod-consulting.com

1 LA1 Elliot Horse Barn - East Elevation
NOT TO SCALE



GENERAL NOTES:

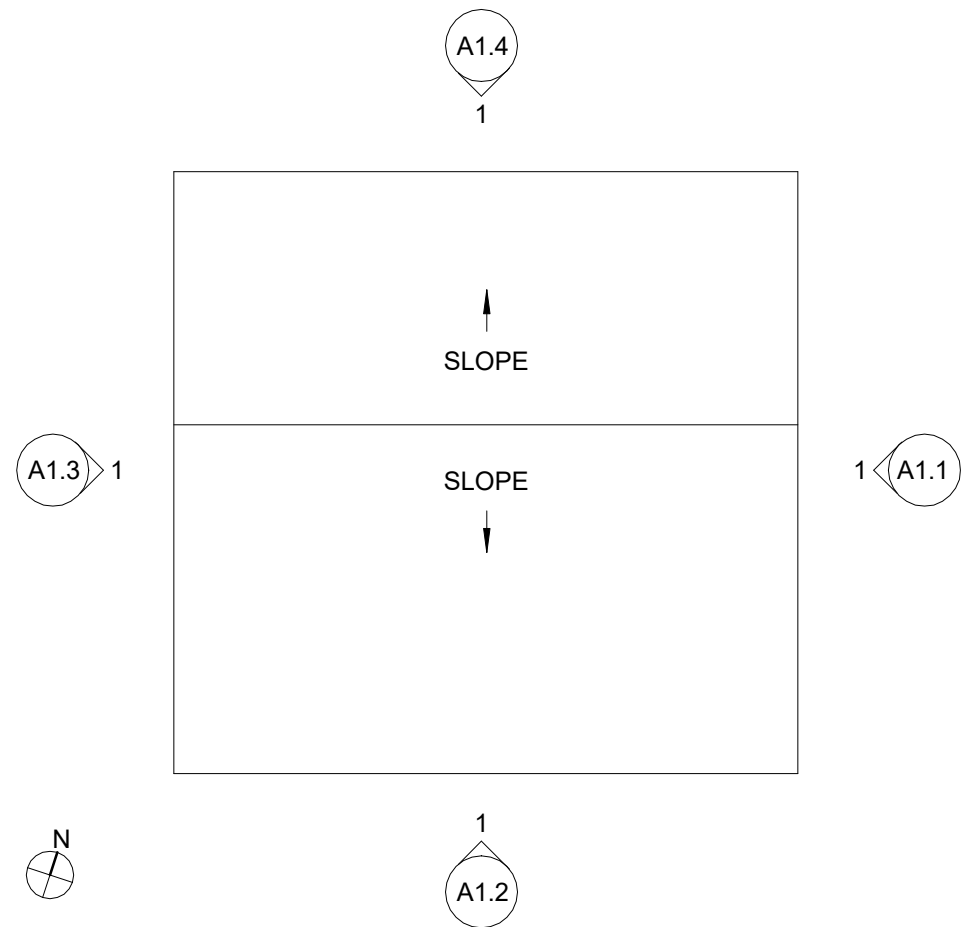
1. ELECTRICAL SERVICE: 100 AMP PANEL,
(12) CIRCUITS:
(7) CIRCUIT BREAKERS
(5) BLANKS

WIRING IN RIGID METAL CONDUIT

3 LA1 Elliot Horse Barn - Aerial View
NOT TO SCALE



2 LA1 Elliot Horse Barn - Roof Plan
1" = 20'-0"



- GENERAL NOTES**
1. RESTORATION PRIORITY DESIGNATIONS:
 - A. CATEGORY (CAT.) 1: URGENT
 - B. CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS
 - C. CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN 3 TO 5 YEARS
 - D. CAT. 4: LOW PRIORITY. CONDUCT REPAIRS IN 6 TO 10 YEARS
 2. REMOVE ALL INSECT HIVES AT EAVES.
 3. TRIM AND MAINTAIN ALL VEGETATION WITHIN 6'-0" OF BUILDING PERIMETER.
 4. REFER TO STRUCTURAL DRAWINGS FOR ANY STRUCTURAL REPAIRS.
 5. SCRAPE, PREP, AND PAINT ALL WOOD TRIM AND SIDING (CLAPBOARDS AND/OR SHINGLES).

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Baldwinville, MA 01436
DCAMM

ASSESSMENT

Date: 7/30/19
Scale: As indicated
Drawn By: ERC
Reviewed By: WK
Project No: 1902.00

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ARCHITECTS & PRESERVATION PLANNERS
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Somerville, MA 02145
617.625.8901 - www.mginleykalsow.com

LA1 Elliot Horse
Barn - Roof Plan
and East Elevation

No.

A1.1



CAT. 2: REPLACE WOOD
DOOR AND HARDWARE

CAT. 2: REPLACE
DETERIORATED WOOD
SHEATHING AND
SHINGLES

CAT. 2: REPAIR WOOD
WINDOW FRAMES AND
SILLS

CRACKS IN FOUNDATION.
REFER TO STRUCTURAL
REPORT FOR FOUNDATION
INFORMATION.

GENERAL NOTES

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LA1 Elliot Horse
Barn South
Elevation

No.

A1.2

CAT. 2: REPLACE
BROKEN PLEXIGLASS
WITH LOUVERS OR
OTHER PROTECTIVE
COVERING

CAT. 3: INSTALL BOTTOM
GUIDES AT SLIDING
WOOD BARN DOORS



- GENERAL NOTES**
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ASSESSMENT

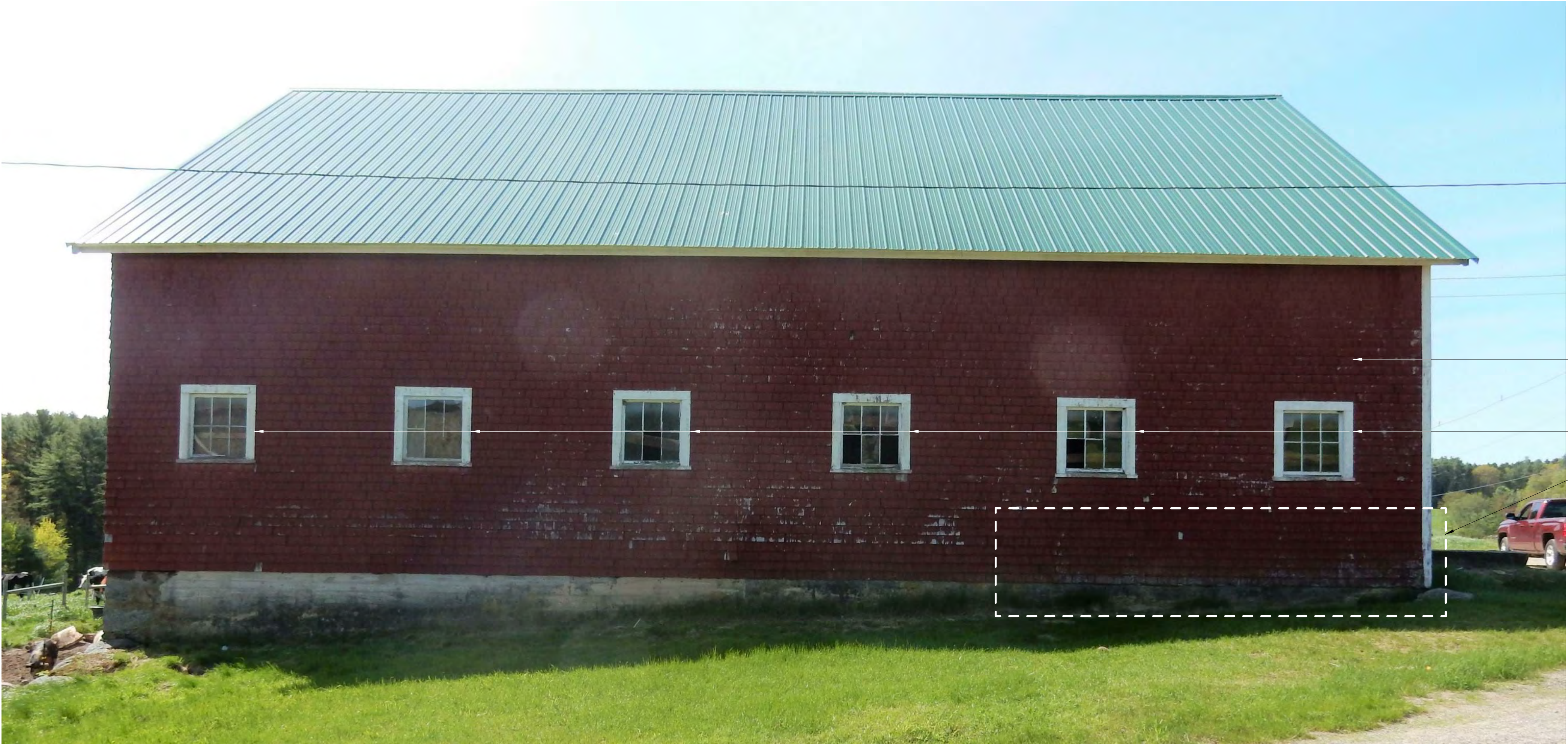
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LA1 Elliot Horse
Barn West
Elevation

No.

A1.3



- GENERAL NOTES**
1. RESTORATION PRIORITY DESIGNATIONS:
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 5. SCRAPE, PREP, AND PAINT ALL WOOD TRIM AND SIDING (CLAPBOARDS AND/OR SHINGLES).

CAT. 2: MINOR WOOD SHINGLE
REPLACEMENT AND RE-NAILING

CAT. 2: REPAIR AND REGLAZE
6-LITE WOOD WINDOWS

CAT. 2: REPLACE SHINGLES



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LA1 Elliot Horse
Barn North
Elevation

No.

A1.4

1 LA1 Elliot Program Office -
South Elevation
NOT TO SCALE

CAT. 2: REMOVE AND REBUILD TOP (12)
COURSES OF MASONRY AT CHIMNEY

CAT. 2: REPLACE FLAT WOOD CASINGS
AT WINDOWS. CHECK FOR ROT AT
WINDOW FRAMING.

CAT. 2: REPAIR OR REPLACE
WOOD WINDOW SILL



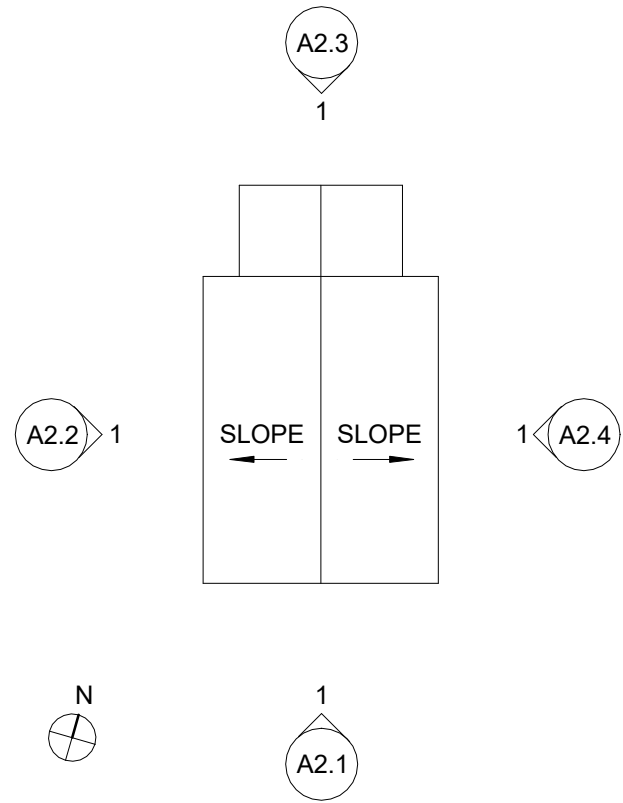
GENERAL NOTES:

1. ELECTRICAL SERVICE: 100 AMP PANEL,
(20) CIRCUITS
(8) 15 AMP CIRCUITS
(1) 220/240 VOLT CIRCUIT
2. HEAT: OIL FIRED FURNACE (SINGER
BRAND), LAST INSPECTION 10/1/14
3. HOT WATER: 40 GALLON HOT WATER
HEATER, 4500 WATT, 240 VOLT, DRAINIED
ON 10/15/09

3 LA1 Elliot Program Office - Aerial View
NOT TO SCALE



2 LA1 Elliot Program Office - Roof Plan
1" = 20'-0"



GENERAL NOTES

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LA1 Elliot
Program Office -
Roof Plan and
South Elevation

No.

A2.1



CAT. 2: REMOVE AND REBUILD
TOP (12) COURSES OF MASONRY
AT CHIMNEY

CAT. 3: SELECTIVE
REPLACEMENT OF WOOD
SHINGLE SIDING

GENERAL NOTES

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LA1 Elliot
Program Office -
West Elevation

No.

A2.2

REMOVE TREE



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:

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212 Fuller Drive
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DCAMM

ASSESSMENT

Date:7/30/19

Scale:As indicated

Drawn By:ERC

Reviewed By:WK

Project No:1902.00

MK & A

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LA1 Elliot
Program Office -
North Elevation

No.

A2.3

CAT. 2: REPAIR OR REPLACE
WOOD 6-LITE DOOR



CAT. 2: REPLACE STORM
WINDOWS, TYP.

CAT. 2: REPLACE WOOD
DOOR AND SILL

CAT. 2: REPLACE WOOD
WINDOW SILLS

GENERAL NOTES

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LA1 Elliot
Program Office
East Elevation

No.

A2.4

1 LA1 Elliot Upper Barn - East Elevation
NOT TO SCALE



CAT. 2: REPAIR AND REGLAZE, OR REPLACE, WOOD SASH AND FRAMES, TYP.

CAT. 2: SCRAPE, PREP, AND PAINT WOOD INFILLS AT WOOD LOUVERS

CAT. 2: REPAIR AND REGLAZE, OR REPLACE, WOOD SASH AND WINDOWS.

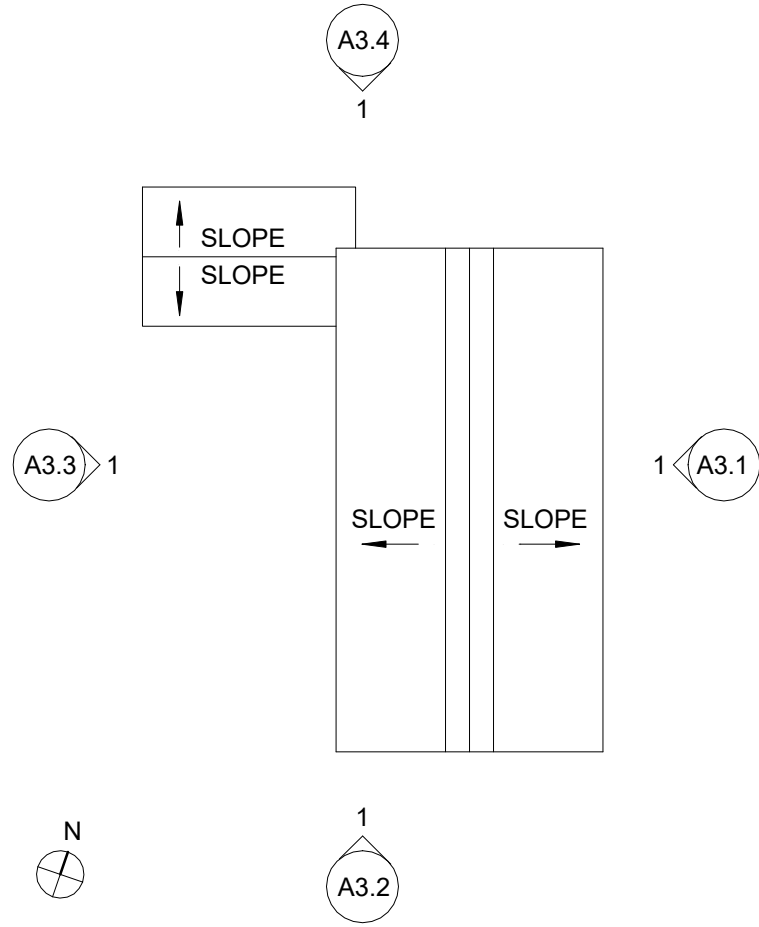
GENERAL NOTES:

1. ELECTRICAL SERVICE:
- NO SERVICE TO BUILDING.
- ALL WIRING IN RIGID STEEL CONDUIT.
- MAIN PANEL: 100 AMPS (BRAND: GE)
- (6) 20 AMP BREAKERS
- (1) DOUBLE 240 VOLT BREAKER
- (3) SPARES

3 LA1 Elliot Upper Barn - Aerial View
NOT TO SCALE



2 LA1 Elliot Upper Barn - Roof Plan
1" = 20'-0"



GENERAL NOTES

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LA1 Elliot Upper
Barn - Roof Plan
and East Elevation

No.

A3.1

GENERAL NOTES:

CLAY TILE SILO NOT IN CONTRACT



CAT. 2: REPAIR AND REGLAZE
6-LITE WOOD WINDOW

CAT. 2: REPAIR AND
REFRAME WOOD BOARDED
OPENING

CAT. 2: REPAIR AND
REFRAME WOOD SHEATHING
AND WOOD SHINGLE SIDING
AT WARP/BOW.

CAT. 2: SELECTIVE REPLACEMENT
OF WOOD SHINGLE SIDING

CAT. 2: SELECTIVE REPLACEMENT OF
WOOD SILL SHEATHING AND WOOD
SHINGLE SIDING.

GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
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LA1 Elliot Upper
Barn - South
Elevation

No.

A3.2

CAT. 2: REPLACE WOOD
BOARD INFILL AT WINDOWS.

CAT. 2: REPAIR / REPLACE
WOOD FASCIA AND SOFFIT
(IF STRUCTURE REMAINS).

WALL BOWS OUTWARD 8" - 10"
FROM PLUMB. REFER TO
STRUCTURAL REPORT FOR
MORE INFORMATION.

MULTIPLE STEP CRACKS
AT UNREINFORCED CMU
WALL. REFER TO
STRUCTURAL REPORT
FOR MORE INFORMATION.

CAT. 2: REPAIR SLIDING
WOOD BARN DOOR (IF
STRUCTURE REMAINS)

GENERAL NOTES:

1. CLAY TILE SILO NOT IN CONTRACT.
2. ASPHALT SHINGLE ROOF IN GOOD
CONDITION. MINOR BUCKLING OF
SHINGLES IN SELECT LOCATIONS.
MONITOR CONDITION.



VIEW BEHIND SILO

CAT. 2: REPAIR AND
REGLAZE WOOD 4-LITE
CLERESTORY WINDOWS.

CAT. 2: RE-NAIL LOOSE
WOOD SIDING SHINGLES,
TYP.

CAT. 2: REPAIR AND
REGLAZE WOOD 6-LITE
WINDOWS.

CAT. 2: SELECTIVE
REPLACEMENT OF
BROKEN OR MISSING
WOOD SIDING SHINGLES,
TYP.

GENERAL NOTES

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B. CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1
TO 2 YEARS.
C. CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN
3 TO 5 YEARS.
D. CAT. 4: LOW PRIORITY. CONDUCT REPAIRS IN 6
TO 10 YEARS.
2. REMOVE ALL INSECT HIVES AT EAVES.
3. TRIM AND MAINTAIN ALL VEGETATION WITHIN 6'-0" OF
BUILDING PERIMETER.
4. REFER TO STRUCTURAL DRAWINGS FOR ANY
STRUCTURAL REPAIRS.
5. SCRAPE, PREP, AND PAINT ALL WOOD TRIM AND
SIDING (CLAPBOARDS AND/OR SHINGLES).



Architectural Inspection and Assessment of
Eight Agricultural Buildings at the Templeton
Developmental Center
212 Fuller Drive
Baldwinville, MA 01436
DCAMM

ASSESSMENT

Date: 7/30/19
Scale: As indicated
Drawn By: ERC
Reviewed By: WK
Project No: 1902.00

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LA1 Elliot Upper
Barn - West
Elevation

No.

A3.3

8/1/2019 11:09:19 AM

GENERAL NOTES:
CLAY TILE SILO NOT IN CONTRACT.



CAT. 2: REFRAME AND REPAIR BARN ROOF
(AFTER REMOVAL OF SHED)

ROOF DEFLECTION 8" +/-.
REFER TO STRUCTURAL
REPORT FOR MORE
INFORMATION.

CAT. 2: SELECTIVE REPAIR AND
REPLACEMENT OF WOOD SIDING
SHINGLES AND WOOD TRIM, TYP.

CAT. 2: REPLACE MISSING SLIDING
WOOD BARN DOOR HARDWARE

CAT. 2: REPLACE MISSING WOOD
HEADER

CAT. 2: REPLACE ROTTED WOOD
DOOR JAMBS AND DOOR FRAME.

CAT. 2: REPAIR SLIDING WOOD
BARN DOOR LEAF AND REPLACE
MISSING SLIDING WOOD BARN
DOOR LEAF.

GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
 - A. CATEGORY (CAT.) 1: URGENT
 - B. CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS.
 - C. CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN 3 TO 5 YEARS.
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LA1 Elliot Upper
Barn - North
Elevation

No.

A3.4

1 LA2 Brook House Barn - East Elevation
NOT TO SCALE

CAT. 2: SELECTIVE
REPAIRS TO WOOD SIDING
AND WOOD TRIM



EXPANDED EAST ELEVATION



CAT. 2: REPAIR AND REGLAZE
WOOD WINDOW

CAT. 2: REPLACE WOOD SILL

CAT. 3: REPLACE WOOD
SHINGLE SIDING

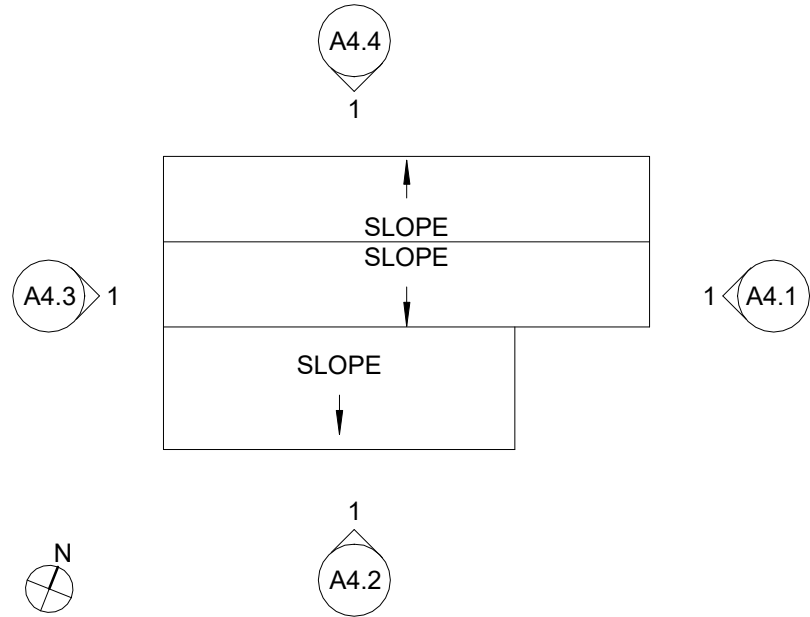
CAT. 2: REPAIR AND REGLAZE
6-LITE WOOD WINDOWS

CAT. 3: REPLACE WOOD
SLIDING BARN DOORS AND
HARDWARE

3 LA2 Brook House Barn - Aerial View
NOT TO SCALE



2 LA2 Brook House Barn - Roof Plan
1" = 20'-0"



GENERAL NOTES

- RESTORATION PRIORITY DESIGNATIONS:
 - CATEGORY (CAT.) 1: URGENT
 - CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS.
 - CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN 3 TO 5 YEARS.
 - CAT. 4: LOW PRIORITY. CONDUCT REPAIRS IN 6 TO 10 YEARS.
- REMOVE ALL INSECT HIVES AT EAVES.
- TRIM AND MAINTAIN ALL VEGETATION WITHIN 6'-0" OF BUILDING PERIMETER.
- REFER TO STRUCTURAL DRAWINGS FOR ANY STRUCTURAL REPAIRS.
- SCRAPE, PREP, AND PAINT ALL WOOD TRIM AND SIDING (CLAPBOARDS AND/OR SHINGLES).

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ASSESSMENT

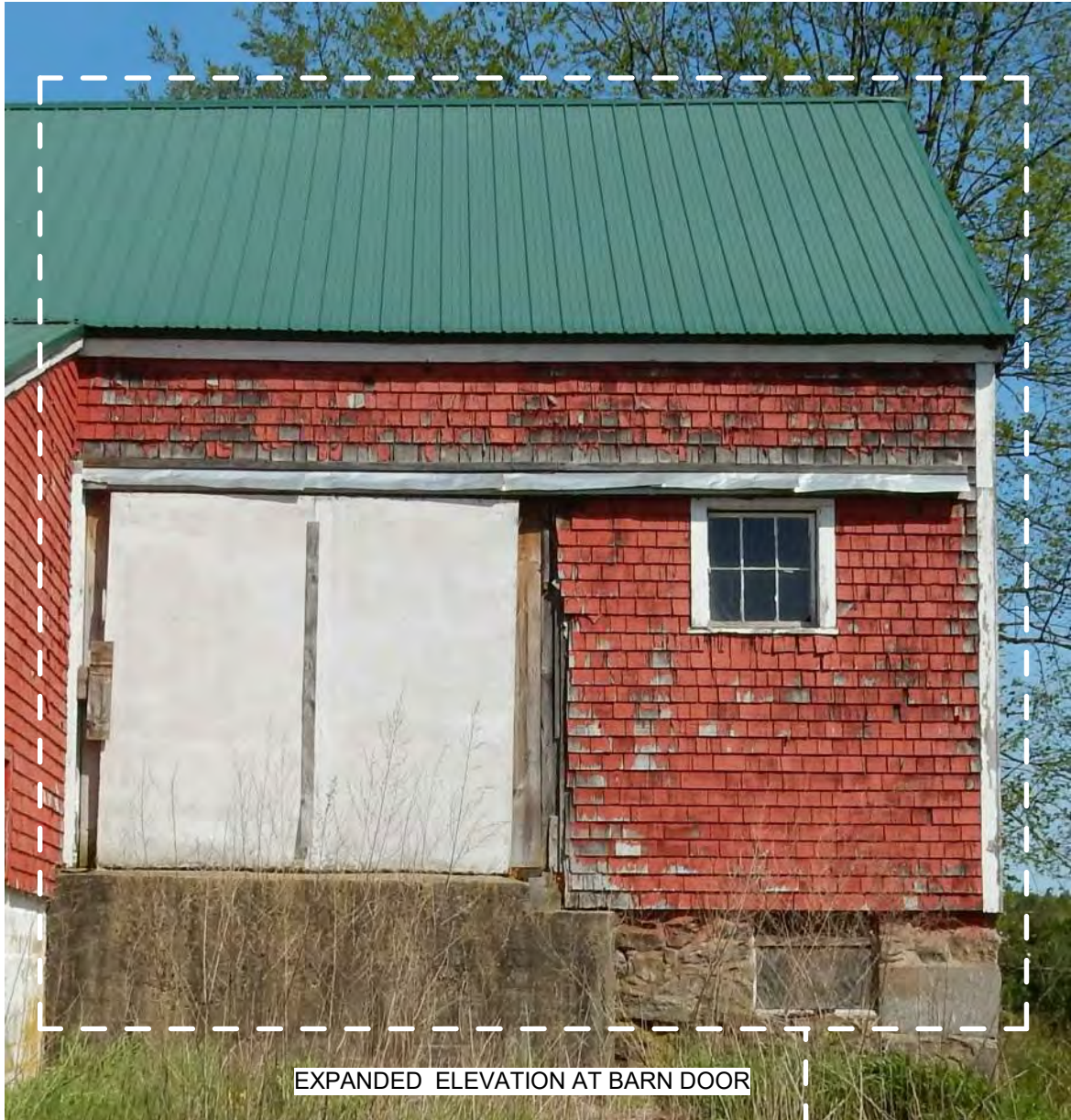
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LA2 Brook House
Barn - Roof Plan
and East Elevation

No.

A4.1



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
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 - D. CAT. 4: LOW PRIORITY. CONDUCT REPAIRS IN 6 TO 10 YEARS.
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LA2 Brook House
Barn - South
Elevation

No.

A4.2



- GENERAL NOTES**
1. RESTORATION PRIORITY DESIGNATIONS:
 - A. CATEGORY (CAT.) 1: URGENT
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LA2 Brook House
Barn - West
Elevation

No.

A4.3

1 LA2 Brook House Barn -
North Elevation
NOT TO SCALE



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
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LA2 Brook House
Barn - North
Elevation

No.

A4.4

GENERAL NOTES:

1. ASPHALT ROOF CONDITION (THIS ELEVATION) IS FAIR (AND BETTER THAN WEST ROOF CONDITION).
2. ELECTRICAL SERVICE:
- METER HAS BEEN REMOVED, BUILDING CURRENTLY NOT POWERED
- MAIN PANEL: 225 AMPS
(2) 100 AMP BREAKERS
- SUB-PANEL: 100 AMPS, 40 CIRCUITS
(34) CIRCUITS IN USE
(6) BLANKS
- PANEL "L": (24) CIRCUITS
(8) CIRCUITS IN USE
(16) BLANKS

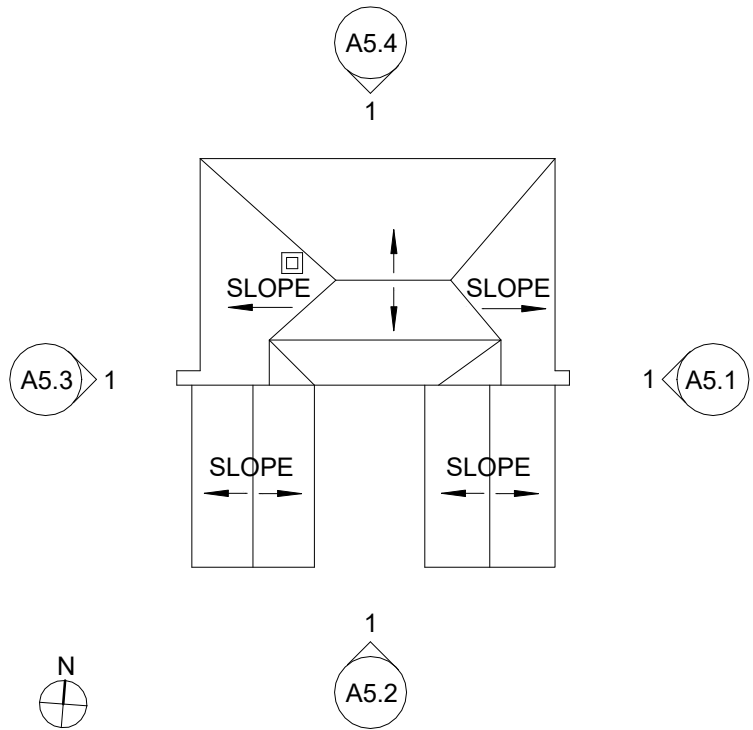
3. BOILER:
- OLDER UNIT, TO BE REVIEWED
4. MODINE UNIT (INTERIOR):
- TO BE REVIEWED



1 LA4 Green House - East Elevation
NOT TO SCALE



3 LA4 Greenhouse - Aerial View
NOT TO SCALE



2 LA4 Green House - Roof Plan
1" = 20'-0"

GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
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LA4 Greenhouse -
Roof Plan and East
Elevation

No.

A5.1



CAT. 4: REPLACE MISSING ASPHALT SHINGLES (9+/-)

CAT. 2: REPLACE ALL WINDOW SEALANT, TYP.

REMOVE ALL DEBRIS AT BUILDING PERIMETER, TYP

CAT. 2: REMOVE DETERIORATED WOOD SHED AND OVERHANG



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
 - A. CATEGORY (CAT.) 1: URGENT
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LA4 Greenhouse -
South Elevation

No.

A5.2

8/1/2019 11:09:23 AM

GENERAL NOTES:
ASPHALT SHINGLE ROOF CONDITION (THIS ELEVATION)
IS POOR, BUT WATERTIGHT.



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
A. CATEGORY (CAT.) 1: URGENT
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LA4 Greenhouse -
West Elevation

No.

A5.3

8/1/2019 11:09:24 AM

1 LA4 Greenhouse - North Elevation
NOT TO SCALE

GENERAL NOTES:
ASPHALT SHINGLE ROOF CONDITION (THIS ELEVATION) IS FAIR.



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
 - A. CATEGORY (CAT.) 1: URGENT
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LA4 Greenhouse -
North Elevation

No.

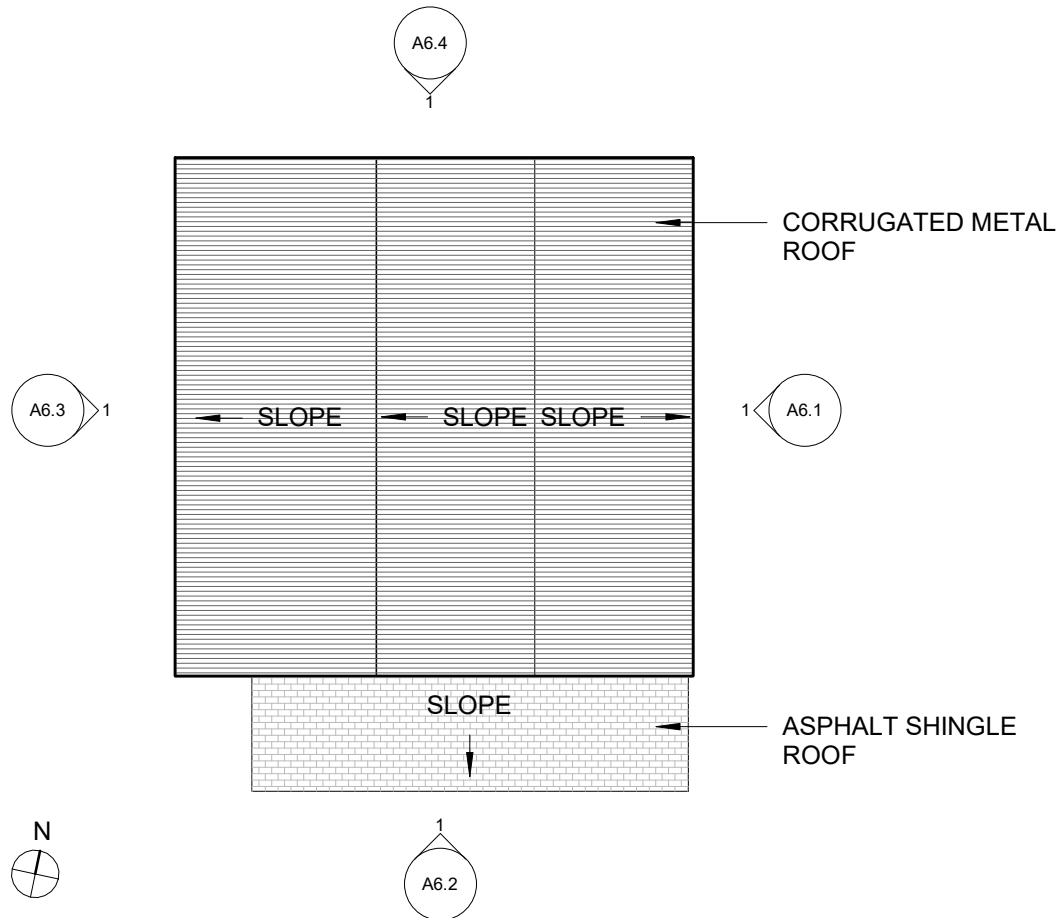
A5.4

GENERAL NOTES:

- 1. ELECTRICAL SERVICE: 100 AMP PANEL, (6) CIRCUITS (SPACE FOR 12 CIRCUITS); (6) CIRCUIT BREAKERS (4 ARE LABELED)
- GE BRAND CIRCUIT BREAKER PANEL
- WIRING IN RIGID METAL CONDUIT



3 LA5 Horse Barn - Aerial View
NOT TO SCALE



2 LA5 Horse Barn Roof Plan
1" = 20'-0"

GENERAL NOTES

- 1. RESTORATION PRIORITY DESIGNATIONS:
 - A. CATEGORY (CAT.) 1: URGENT
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LA5 Horse Barn -
Roof Plan and East
Elevation

No.

A6.1

- CAT. 3: REPLACE BOTTOM 3'-0" OF CORNER WOOD TRIM
- CAT. 3: REPLACE VERTICAL WOOD SIDING BOARDS OR REMOVE SHED ADDITION
- RUBBLE FOUNDATION IS LOOSE AT CORNER. REFER TO STRUCTURAL REPORT FOR MORE INFORMATION.



- CAT. 3: REPLACE WOOD TRIM BOARDS AT INSIDE OF SLIDING DOOR JAMB (BOTH SIDES).



- CAT. 3: REPLACE DETERIORATED WOOD BOARDS BELOW SHINGLES

- CAT. 2: REPLACE WOOD BOARD "AWNING" OVER SLIDING BARN DOOR HARDWARE.
- CAT. 3: RE-NAIL LOOSE WOOD SIDING SHINGLES, TYP.
- CAT. 3: SELECTIVE REPAIR AND REPLACEMENT OF WOOD SIDING SHINGLES, TYP. 5%
- REMOVE ALL DEBRIS FROM PERIMETER OF BUILDING, TYP.
- CAT. 3: REPLACE SCOTIA MOLDING AND LOWER WOOD PANEL AT WOOD DOOR
- CAT. 3: REPLACE BOTTOM 18" OF WOOD 2X DOOR FRAME.

CAT. 3: REPLACE WOOD
SIDING SHINGLES, APPROX.
10% TYP. (SHINGLES IN FAIR
TO POOR CONDITION.)

CAT. 3: ADD FLASHING AT
SIDEWALL OR REMOVE SHED
ADDITION

CAT. 3: REPLACE WOOD
SIDING SHINGLES AND
SHEATHING, 15 SF.

CAT. 2: REPAIR AND REGLAZE WINDOW



GENERAL NOTES

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LA5 Horse Barn -
South Elevation

No.

A6.2

8/1/2019 11:09:32 AM



CAT. 3: SELECTIVE REPLACEMENT OF MISSING WOOD SIDING SHINGLES, TYP. APPROX. 10%

CAT. 3: REPLACE MISSING MUNTIN AND REGLAZE WINDOW.

CAT. 3: REPLACE SASH, FRAME AND CASING AT 6 LITE WINDOW (TYP. 4)

GENERAL NOTES

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LA5 Horse Barn -
West Elevation

No.

A6.3

CAT. 3: REPLACE
PLYWOOD INFILL AT HAY
LOFT OPENING WITH
EXTERIOR GRADE
PLYWOOD.

CAT. 3: SELECTIVE
REPLACEMENT OF
MISSING WOOD SIDING
SHINGLES, APPROX 5%
TYP.

REMOVE ALL DEBRIS FROM
PERIMETER OF BUILDING, TYP.



GENERAL NOTES

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LA5 Horse Barn -
North Elevation

No.

A6.4

1 LA5 Morton Building - East Elevation
NOT TO SCALE

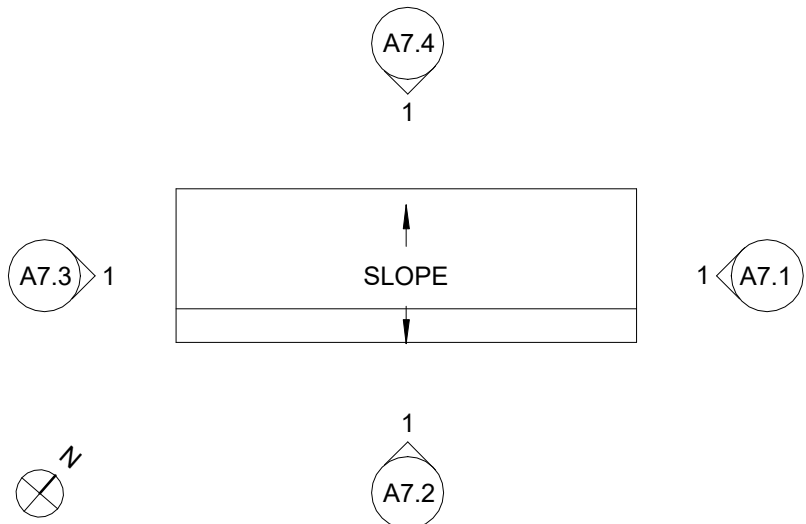


GENERAL NOTES:
1. NO ELECTRICAL SERVICE TO STRUCTURE

3 LA5 Morton Building - Aerial View
NOT TO SCALE



2 LA5 Morton Building - Roof Plan
1" = 20'-0"



- GENERAL NOTES**
1. RESTORATION PRIORITY DESIGNATIONS:
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LA5 Morton
Building - Roof
Plan and East
Elevation

No.

A7.1



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
- A. CATEGORY (CAT.) 1: URGENT

B. CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS

C. CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN 3 TO 5 YEARS

D. CAT. 4: LOW PRIORITY. CONDUCT REPAIRS IN 6 TO 10 YEARS.
2. REMOVE ALL INSECT HIVES AT EAVES.
3. TRIM AND MAINTAIN ALL VEGETATION WITHIN 6'-0" OF BUILDING PERIMETER.
4. REFER TO STRUCTURAL DRAWINGS FOR ANY STRUCTURAL REPAIRS.



Architectural Inspection and Assessment of
Eight Agricultural Buildings at the Templeton
Developmental Center

212 Fuller Drive
Baldwinville, MA 01436
DCAMM

ASSESSMENT

Date:7/30/19

Scale:As indicated

Drawn By:ERC

Reviewed By:WK

Project No:1902.00

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LA5 Morton
Building - South
Elevation

No.

A7.2

1 LA5 Morton Building - West Elevation
NOT TO SCALE



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
 - A. CATEGORY (CAT.) 1: URGENT
 - B. CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS.
 - C. CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN 3 TO 5 YEARS.
 - D. CAT. 4: LOW PRIORITY. CONDUCT REPAIRS IN 6 TO 10 YEARS.
2. REMOVE ALL INSECT HIVES AT EAVES.
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5. SCRAPE, PREP, AND PAINT ALL WOOD TRIM AND SIDING (CLAPBOARDS AND/OR SHINGLES).



Architectural Inspection and Assessment of
Eight Agricultural Buildings at the Templeton
Developmental Center
212 Fuller Drive
Baldwinville, MA 01436
DCAMM

ASSESSMENT

Date: 7/30/19
Scale: As indicated
Drawn By: ERC
Reviewed By: WK
Project No: 1902.00

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LA5 Morton
Building - West
Elevation

No.

A7.3

FIELD OBSERVATION: BEAM DEFLECTION. REFER TO SHEET A7.2 FOR MORE INFORMATION. REFER TO STRUCTURAL DRAWINGS FOR ANY NECESSARY REPAIRS.



THE PAINT ON THE STANDING SEAM ROOF HAS FAILED. THE PAINT FAILURE IS VISUAL AND NOT AN IMPORTANT PERFORMANCE ELEMENT. RECOMMENDATION - NO ACTION

GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:

A. CATEGORY (CAT.) 1: URGENT

B. CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS.

C. CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN 3 TO 5 YEARS.

D. CAT. 4: LOW PRIORITY. CONDUCT REPAIRS IN 6 TO 10 YEARS.

2. REMOVE ALL INSECT HIVES AT EAVES.

3. TRIM AND MAINTAIN ALL VEGETATION WITHIN 6'-0" OF BUILDING PERIMETER.

4. REFER TO STRUCTURAL DRAWINGS FOR ANY STRUCTURAL REPAIRS.

5. SCRAPE, PREP, AND PAINT ALL WOOD TRIM AND SIDING (CLAPBOARDS AND/OR SHINGLES).
-
- Architectural Inspection and Assessment of
Eight Agricultural Buildings at the Templeton
Developmental Center

212 Fuller Drive
Baldwinville, MA 01436
DCAMM
- ASSESSMENT
- Date:7/30/19

Scale:As indicated

Drawn By:ERC

Reviewed By:WK

Project No:1902.00
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- LA5 Morton
Building - North
Elevation
- No.
- A7.4

1 LA5 Old Cow Barn - East Elevation
NOT TO SCALE

REFER TO STRUCTURAL REPORT
FOR FOUNDATION INFORMATION



CAT. 2: REPLACE WOOD
SLIDING BARN DOOR AND
HARDWARE

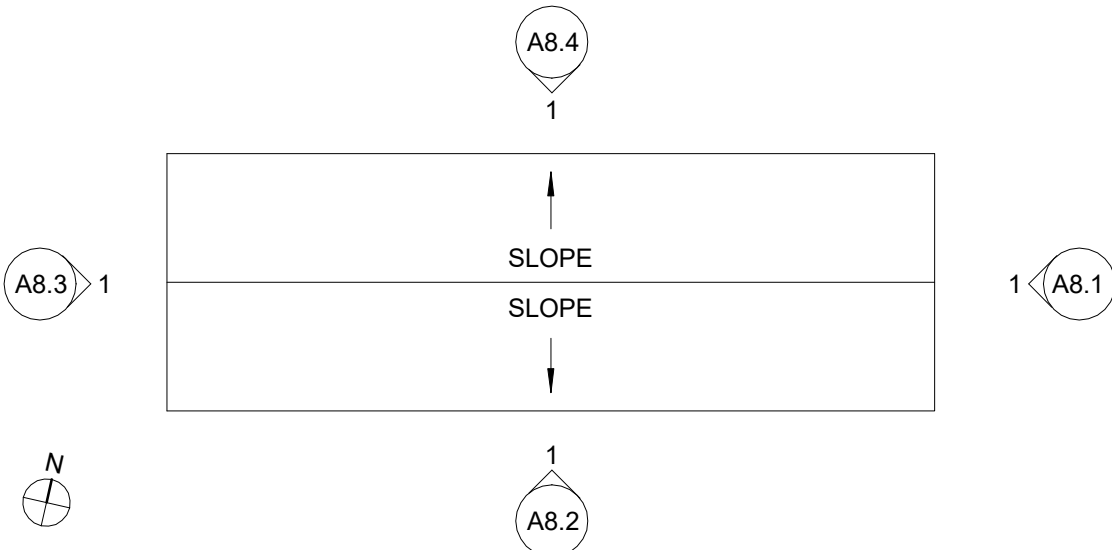
GENERAL NOTES:

1. ELECTRICAL SERVICE: ABANDONED 60 AMP
FUSED MAIN DISCONNECT (BULLDOG BRAND)
WITH ANTIQUATED (5) CIRCUIT MAIN PANEL
- SERVICE WIRE TO BUILDING HAS BEEN
DISCONNECTED.

3 LA5 Old Cow Barn - Aerial View
NOT TO SCALE



2 LA5 Old Cow Barn - Roof Plan
1" = 20'-0"



GENERAL NOTES

1. RESTORATION PRIORITY DESIGNATIONS:
A. CATEGORY (CAT.) 1: URGENT
B. CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1
TO 2 YEARS.
C. CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN
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D. CAT. 4: LOW PRIORITY. CONDUCT REPAIRS IN 6
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2. REMOVE ALL INSECT HIVES AT EAVES.
3. TRIM AND MAINTAIN ALL VEGETATION WITHIN 6'-0" OF
BUILDING PERIMETER.
4. REFER TO STRUCTURAL DRAWINGS FOR ANY
STRUCTURAL REPAIRS.
5. SCRAPE, PREP, AND PAINT ALL WOOD TRIM AND
SIDING (CLAPBOARDS AND/OR SHINGLES).

Architectural Inspection and Assessment of
Eight Agricultural Buildings at the Templeton
Developmental Center
212 Fuller Drive
Baldwinville, MA 01436
DCAMM

ASSESSMENT

Date: 7/30/19
Scale: As indicated
Drawn By: ERC
Reviewed By: WK
Project No: 1902.00

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LA5 Old Cow
Barn - Roof Plan
and East Elevation

No.

A8.1



8/1/2019 11:09:52 AM



GENERAL NOTES

- RESTORATION PRIORITY DESIGNATIONS:
 - CATEGORY (CAT.) 1: URGENT
 - CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS
 - CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN 3 TO 5 YEARS.
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Architectural Inspection and Assessment of
Eight Agricultural Buildings at the Templeton
Developmental Center
212 Fuller Drive
Baldwinville, MA 01436
DCAMM

ASSESSMENT

Date:	7/30/19
Scale:	As indicated
Drawn By:	Author
Reviewed By:	Checker
Project No:	1902.00

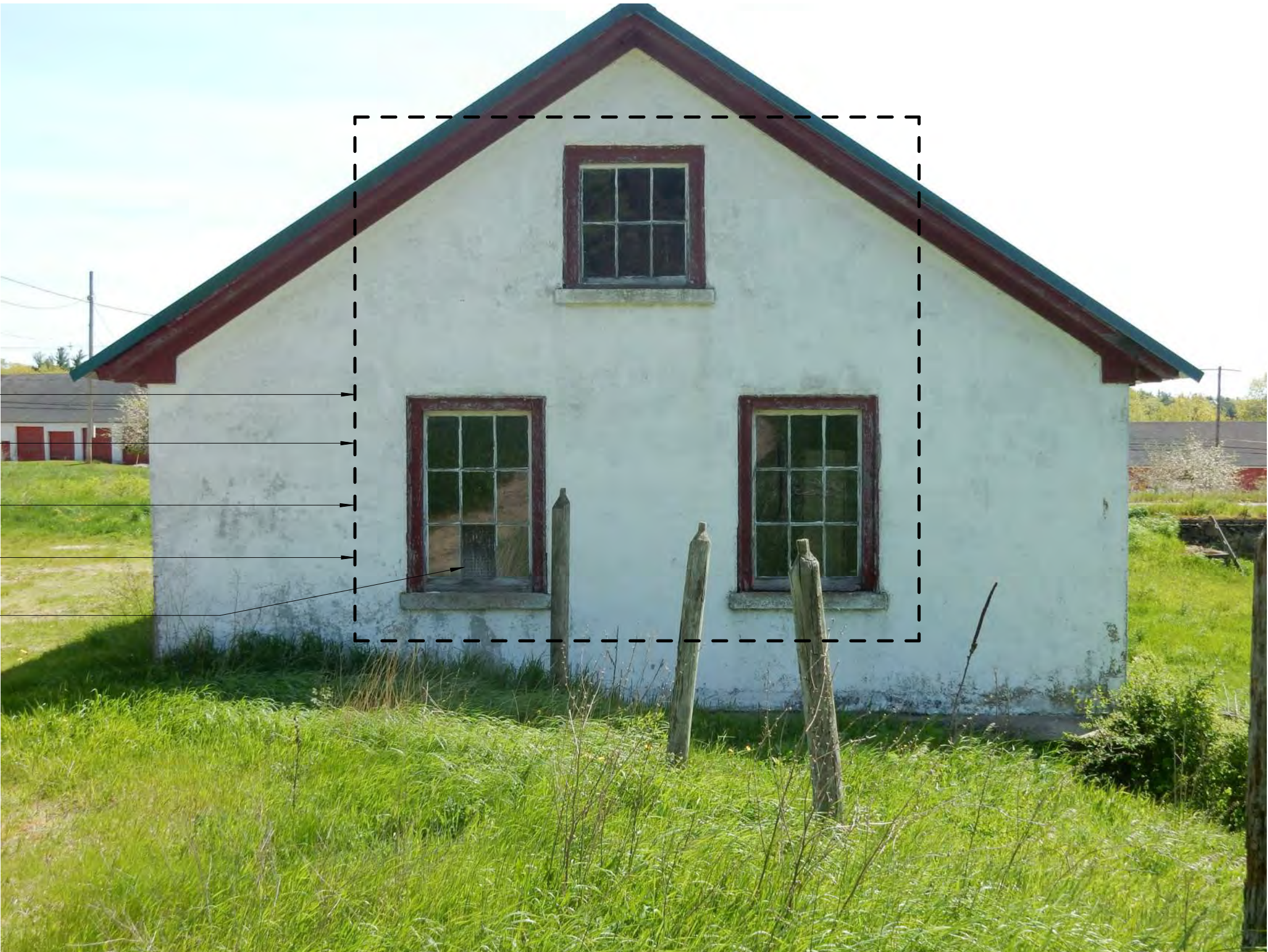
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LA5 Old Cow
Barn - South
Elevation

No.

A8.2



- CAT. 2: REPLACE SILLS AT WINDOWS, TYP.
- CAT. 2: REPLACE BOTTOM 1'-0" OF FLAT WOOD CASING AT WINDOWS, TYP.
- CAT. 2: REPLACE WOOD BRICK MOLD AT WINDOW JAMBS, TYP.
- CAT. 2: REGLAZE WINDOWS, TYP.
- CAT. 2: REPLACE MISSING GLASS

GENERAL NOTES

- RESTORATION PRIORITY DESIGNATIONS:
 - CATEGORY (CAT.) 1: URGENT
 - CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS
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- SCRAPE, PREP, AND PAINT ALL WOOD TRIM AND SIDING (CLAPBOARDS AND/OR SHINGLES).



Architectural Inspection and Assessment of
Eight Agricultural Buildings at the Templeton
Developmental Center
212 Fuller Drive
Baldwinville, MA 01436
DCAMM

ASSESSMENT

Date: 7/30/19
Scale: As indicated
Drawn By: ERC
Reviewed By: WK
Project No: 1902.00

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LA5 Old Cow
Barn - West
Elevation

No.

A8.3

- CAT. 2: REPLACE MISSING WINDOW LITES AND WOOD MUNTINS.
- CAT. 2: REPAIR / REPLACE WOOD WINDOW SASH
- CAT. 2: REPLACE WOOD SILL.
- CAT. 2: REMOVE ALL DEBRIS FROM INSIDE OF BARN.
- CAT. 2: REPLACE BOARD AND BATTEN SIDING THIS ELEVATION.
- CAT. 2: REGLAZE (2) MISSING PANES.
- CAT. 2: REPLACE WOOD SILL.
- CAT. 2: REPLACE SLIDING WOOD BARN DOOR AND HARDWARE



GENERAL NOTES

- RESTORATION PRIORITY DESIGNATIONS:
 - CATEGORY (CAT.) 1: URGENT
 - CAT. 2: HIGH PRIORITY. CONDUCT REPAIRS IN 1 TO 2 YEARS.
 - CAT. 3: NORMAL PRIORITY. CONDUCT REPAIRS IN 3 TO 5 YEARS.
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Architectural Inspection and Assessment of
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Developmental Center
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ASSESSMENT

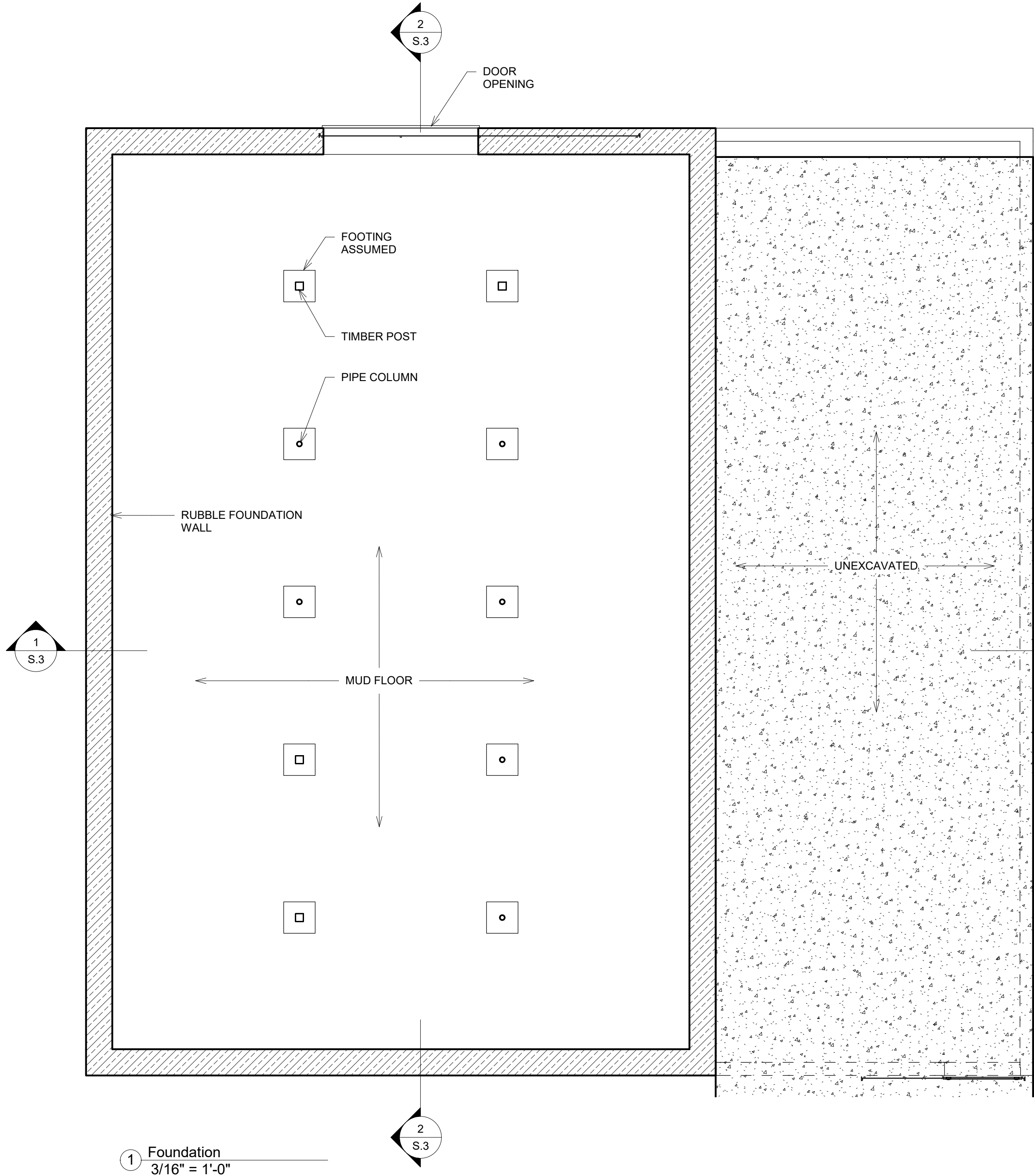
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Scale: As indicated
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Reviewed By: WK
Project No: 1902.00

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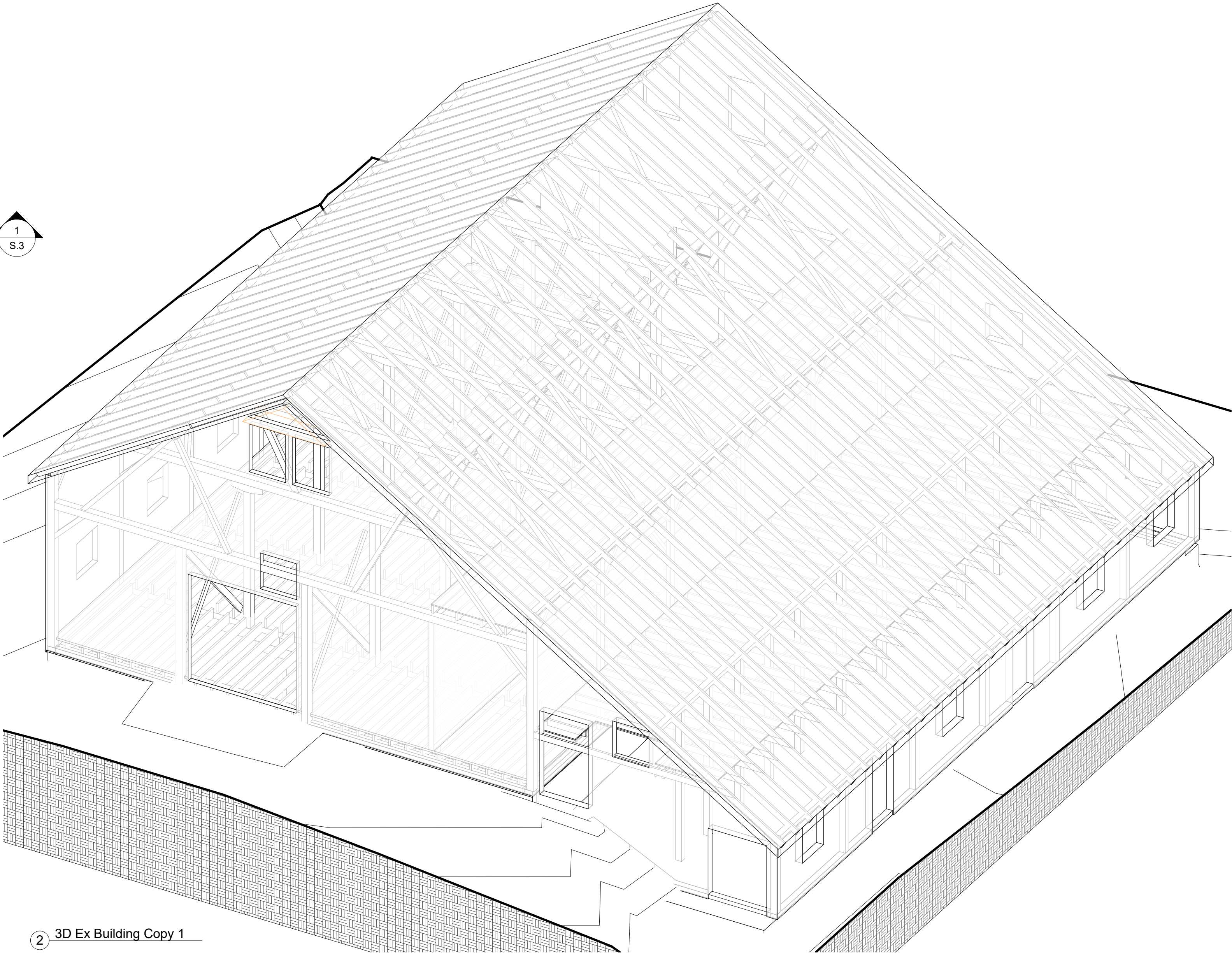
LA5 Old Cow
Barn - North
Elevation

No.

A8.4



① Foundation
3/16" = 1'-0"



② 3D Ex Building Copy 1

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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Elliot Horse Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM DATE: 08/09/2019

DESIGNED BY: AHM

COPYRIGHT:

SHEET TITLE

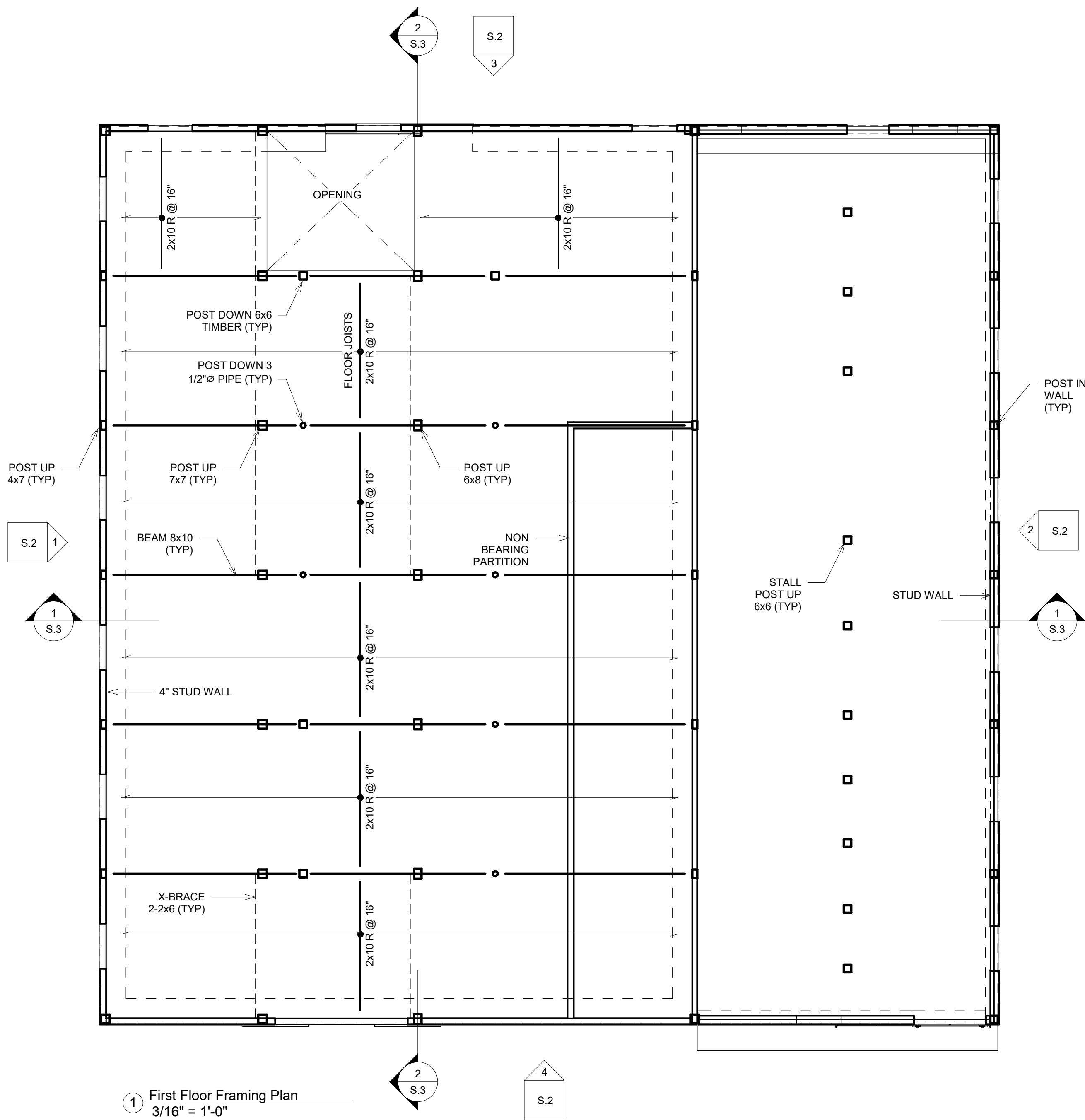
Foundation Plan and
Isometric

S.0

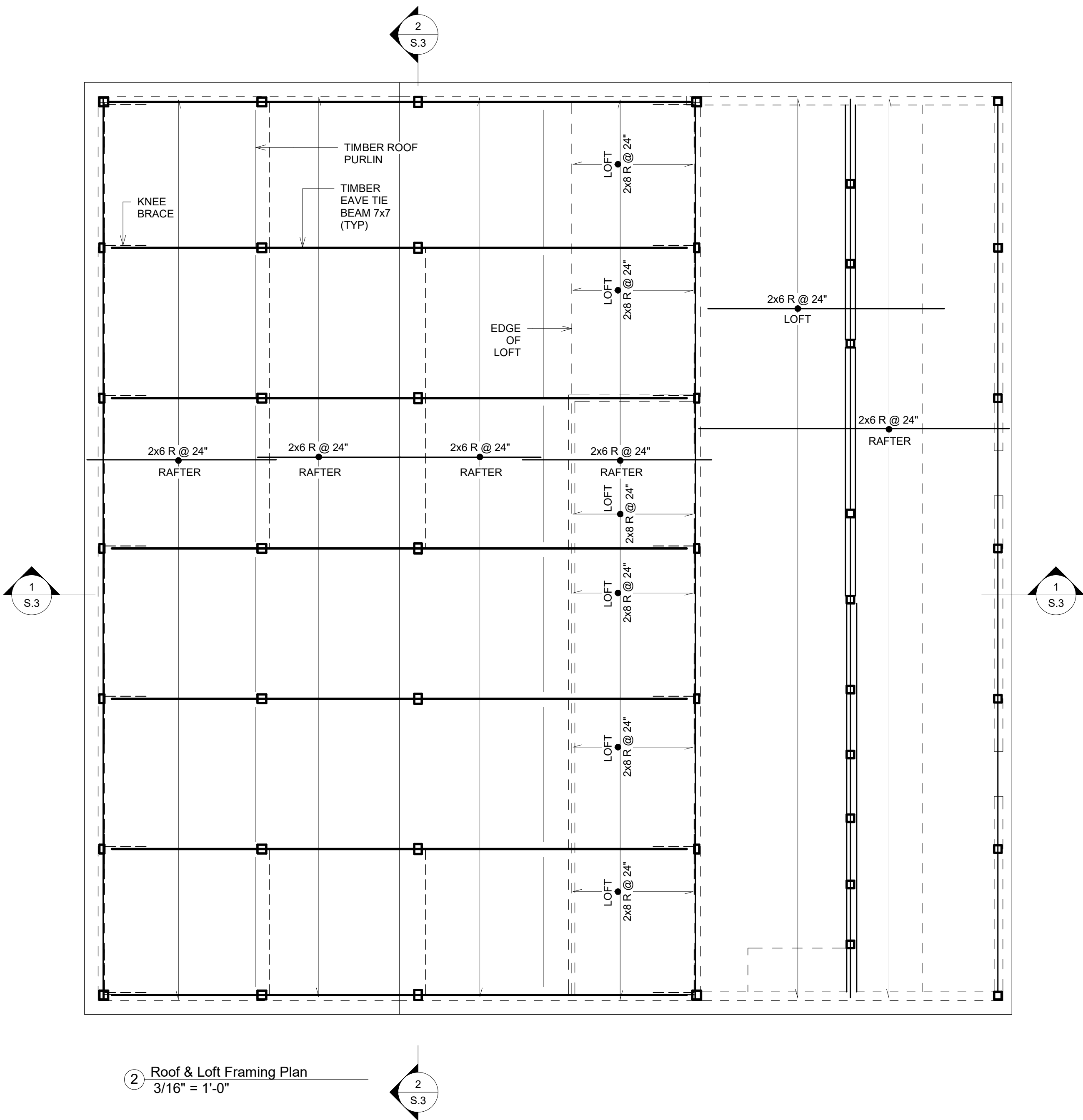
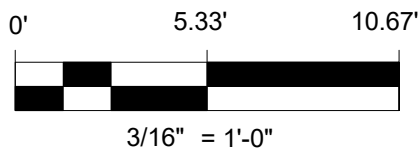
SHEET 1

OF

SHEET PRINTS FULL SCALE AT 22" x 34"



- NOTES
1. DRAWINGS ARE INTENDED TO COMPLEMENT THE EIGHT AGRICULTURAL BUILDING ASSESSMENT NARRATIVE REPORT. THEY ARE PRESENTED TO PROVIDE A BASIS FOR FURTHER USE IN PLANNING REPAIRS AND MAINTENANCE.
 2. SOME COMPONENTS ARE DETERIORATED, REFER TO THE NARRATIVE STRUCTURAL ASSESSMENT AND ARCHITECTURAL REPORT.
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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Elliot Horse Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM DATE: 08/09/2019

DES'D BY: AHM

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SHEET TITLE

First Floor Framing & Roof
Framing Plans

S.1

SHEET 1

OF

SHEET PRINTS FULL SCALE AT 22" x 34"

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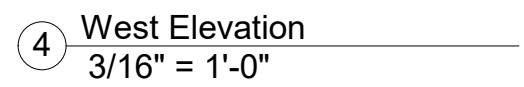
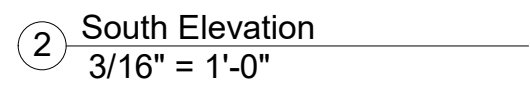
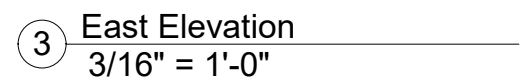
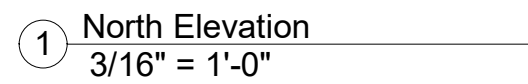
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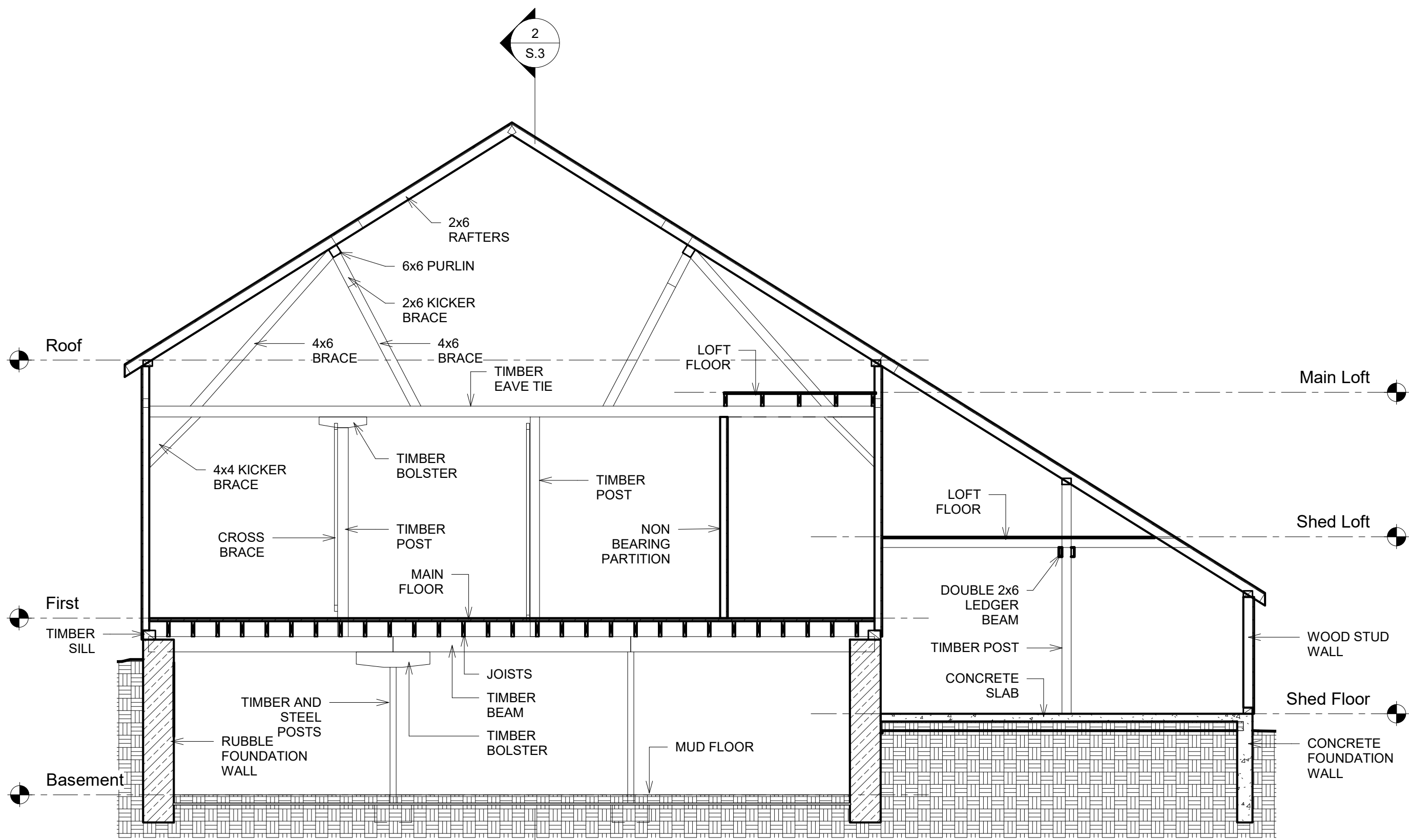
BUILDING NAME
Elliot Horse Barn

PROJECT NO: 2019.13	
CAD DWG FILE:	
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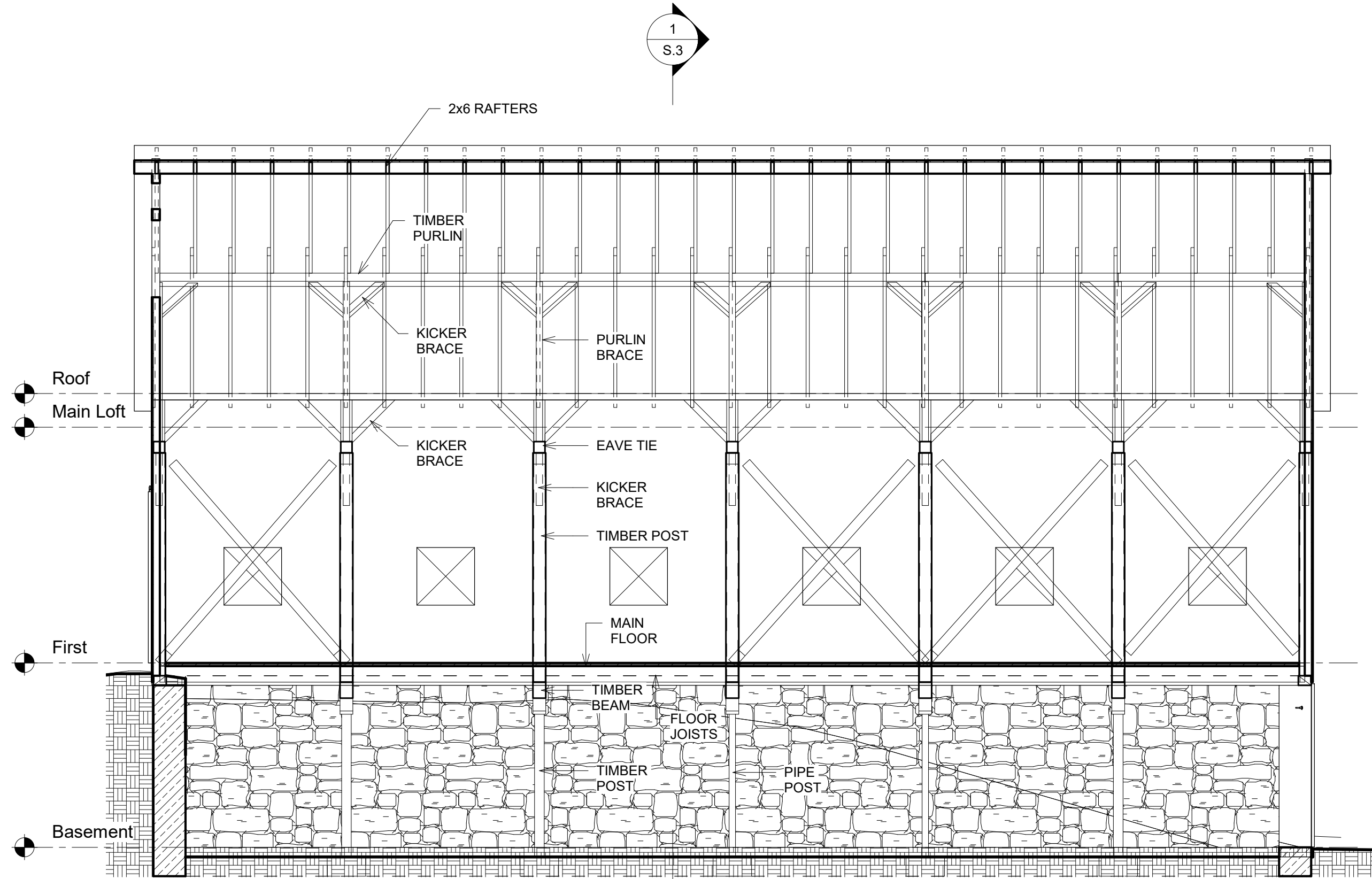
SHEET TITLE
Exterior Elevations
S.2 SHEET OF



SHEET PRINTS FULL SCALE AT 22" x 34"



① Main Barn Transverse Section
3/16" = 1'-0"



② Main Barn Longitudinal Section
3/16" = 1'-0"

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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Elliot Horse Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM DATE: 08/09/2019
DESD BY: AHM

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SHEET TITLE

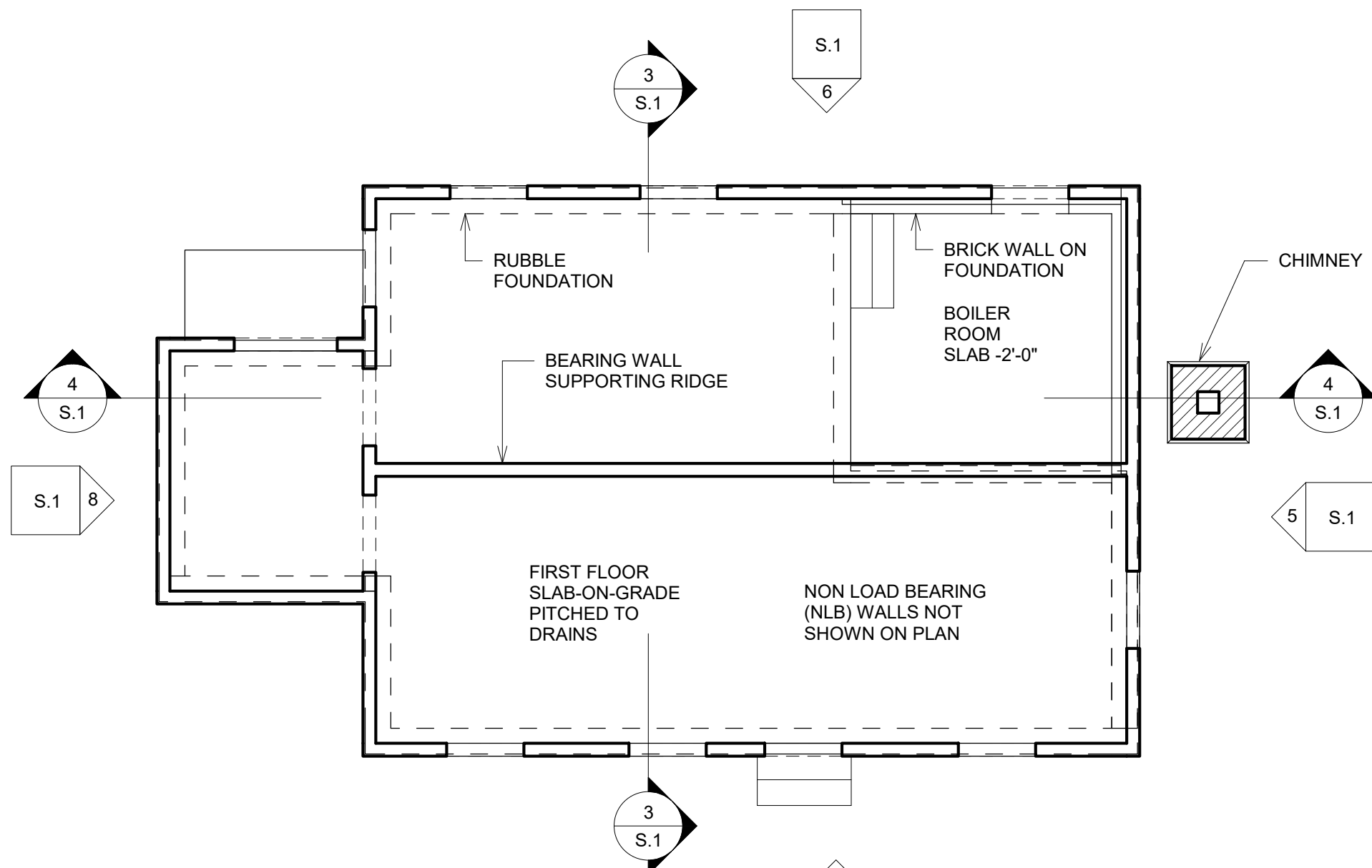
Building Sections

S.3

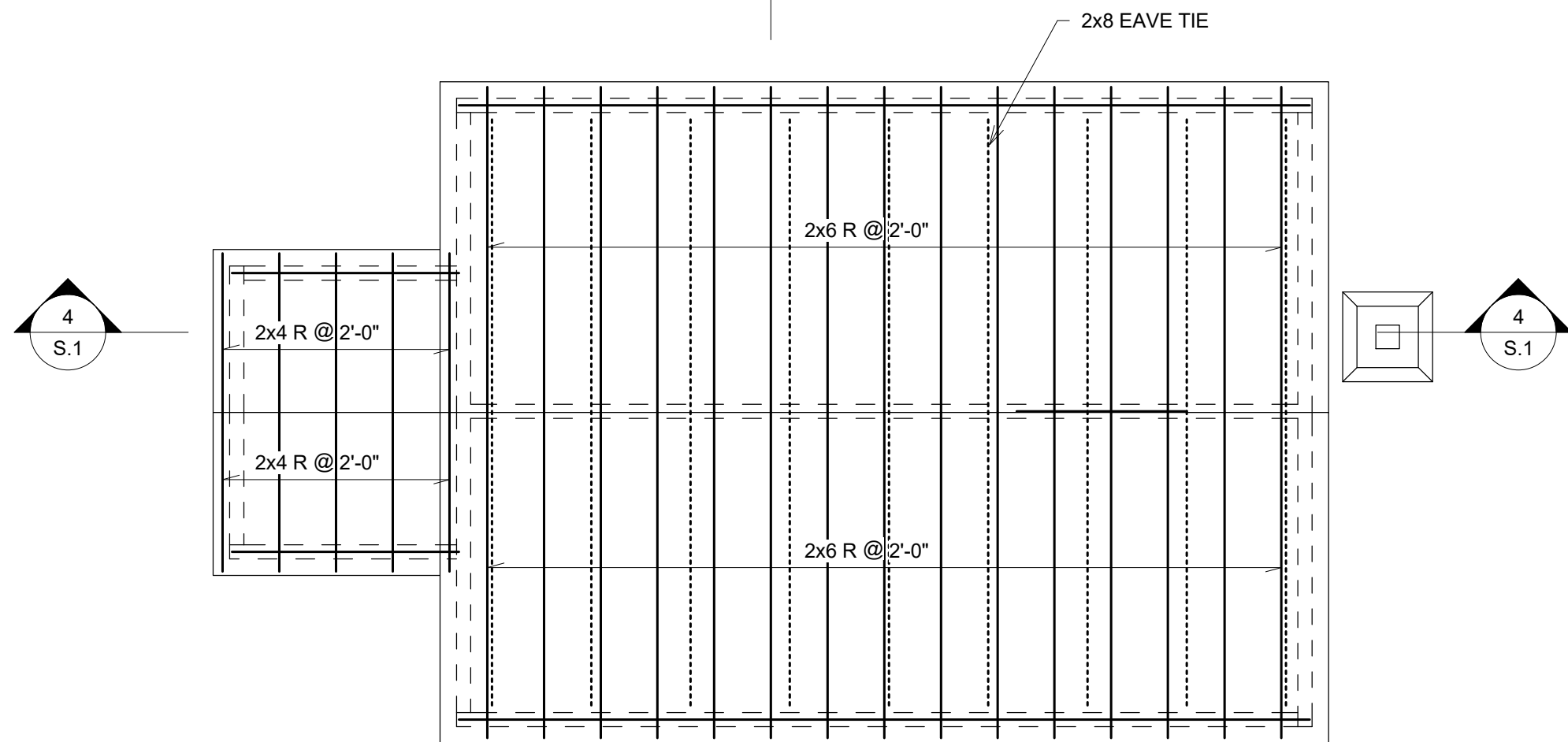
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OF

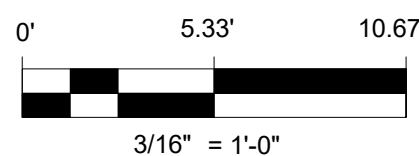
SHEET PRINTS FULL SCALE AT 22" x 34"



① 1st Floor Ex Str Plan
3/16" = 1'-0"

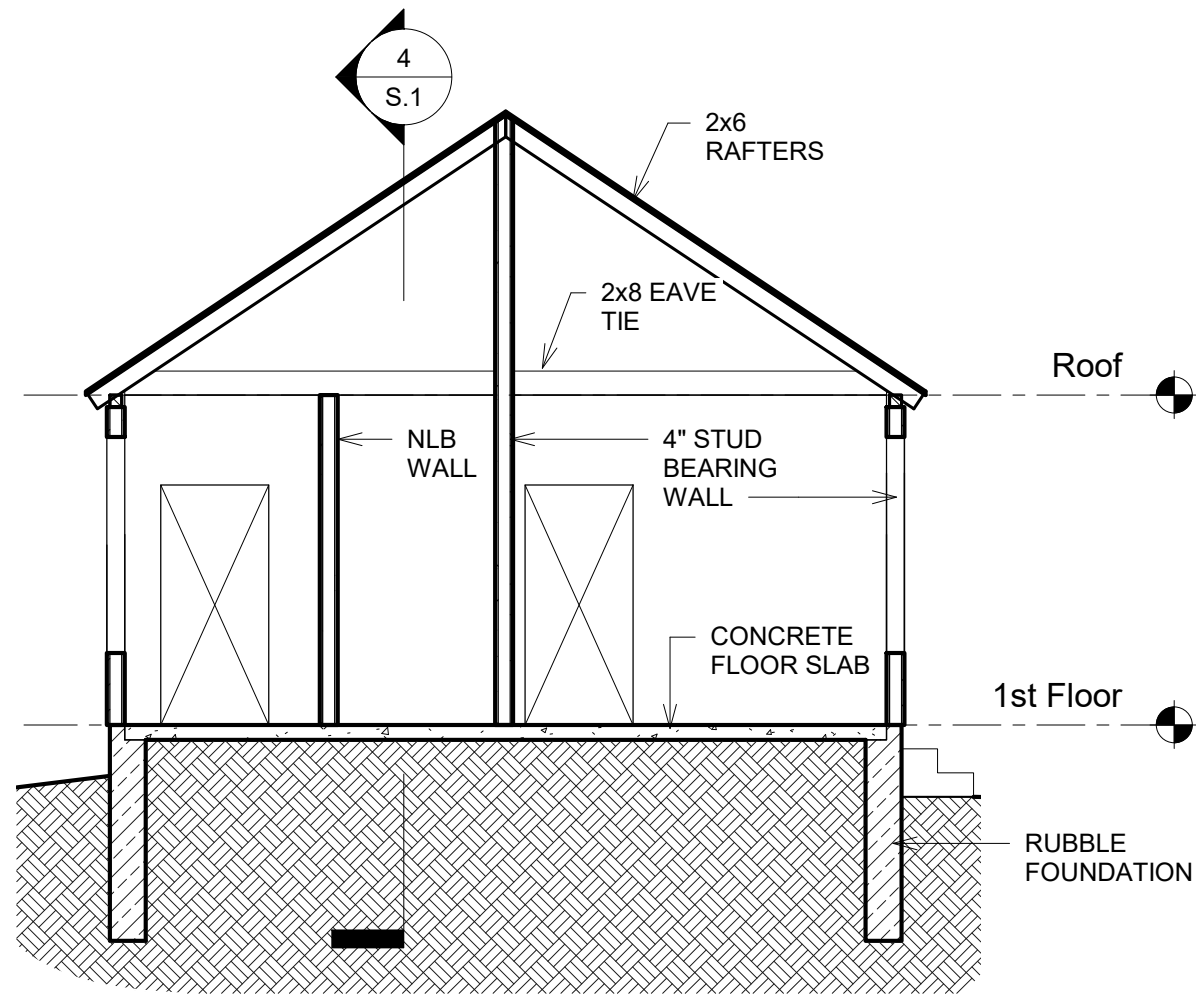


② Roof Ex Str Plan
3/16" = 1'-0"

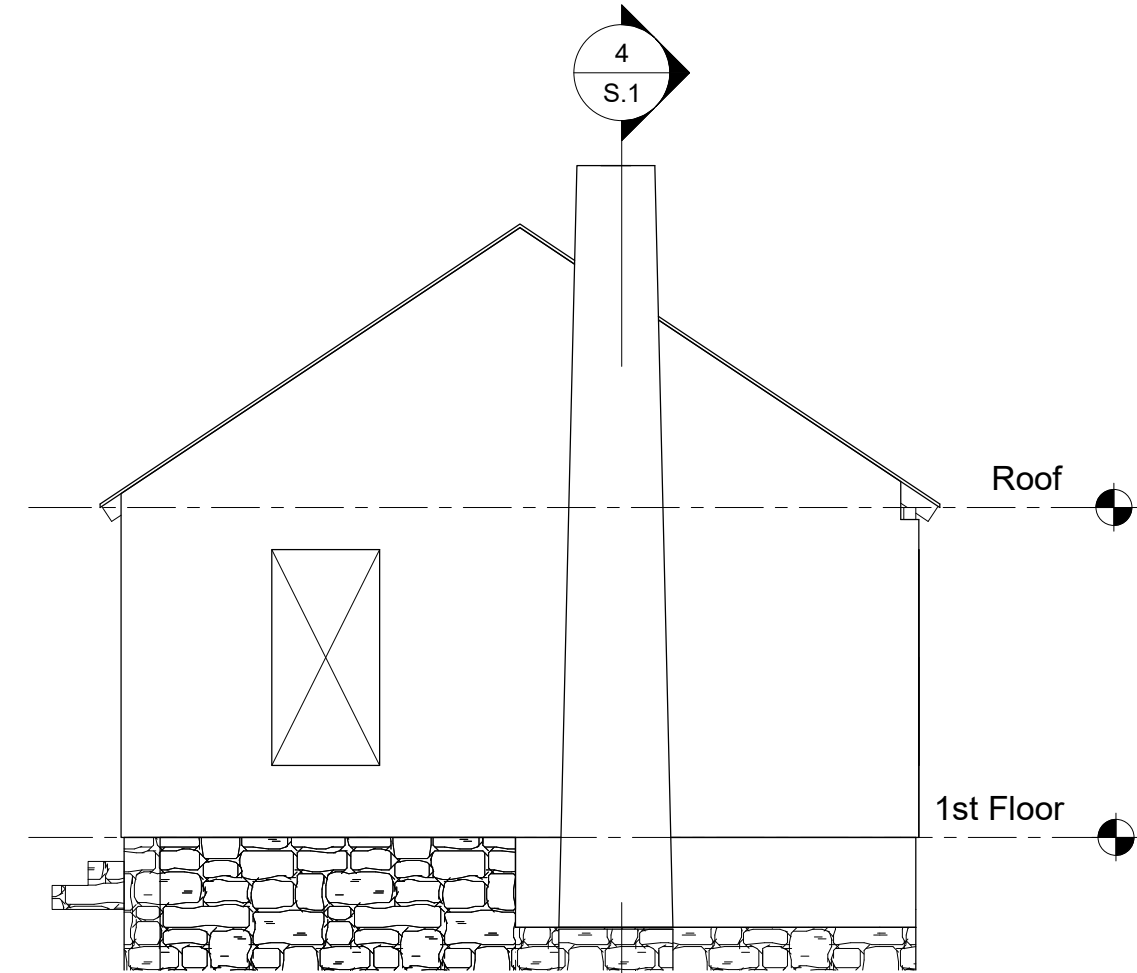


NOTES

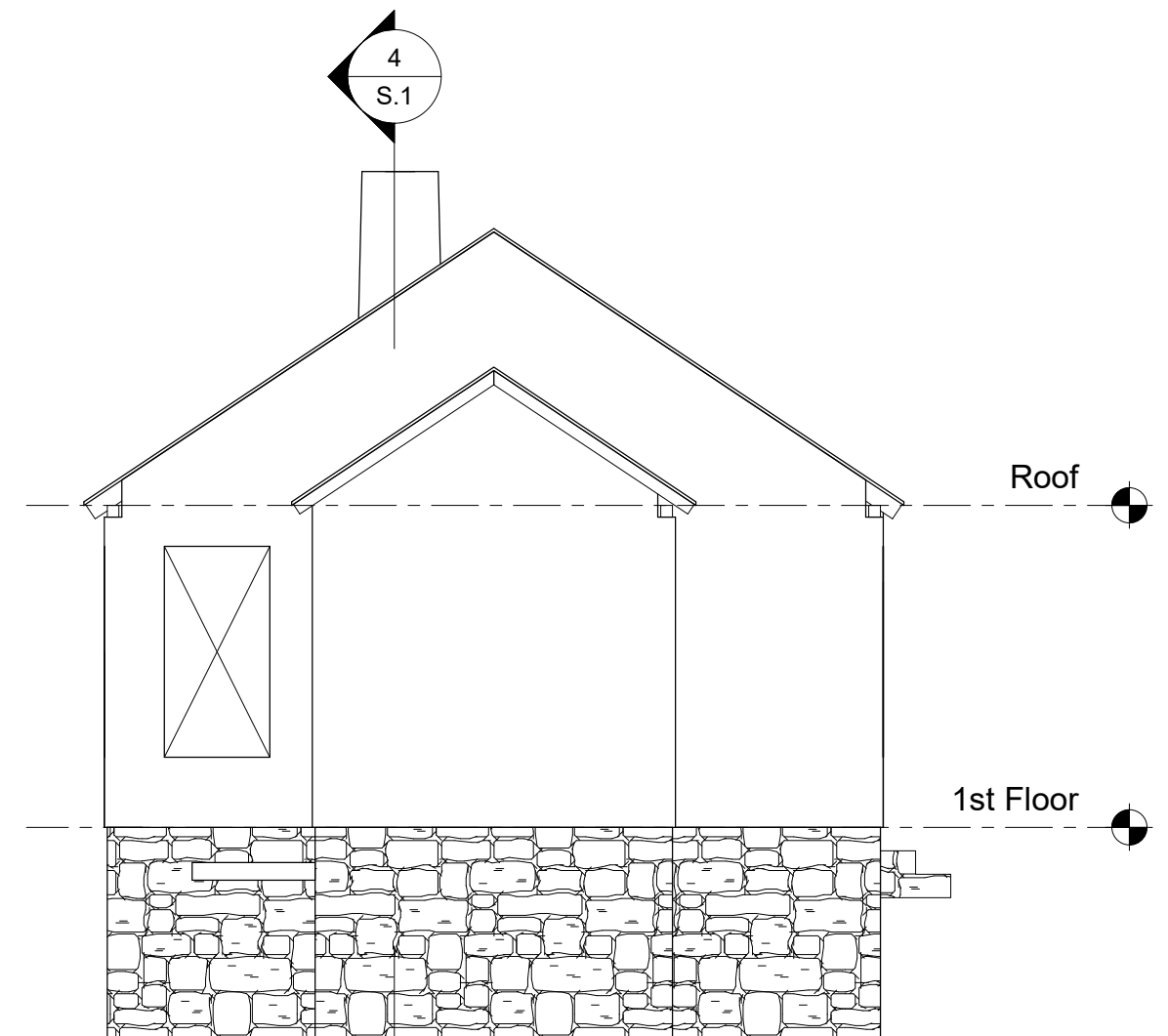
1. DRAWINGS ARE INTENDED TO COMPLEMENT THE EIGHT AGRICULTURAL BUILDING ASSESSMENT NARRATIVE REPORT. THEY ARE PRESENTED TO PROVIDE A BASIS FOR FURTHER USE IN PLANNING REPAIRS AND MAINTENANCE.
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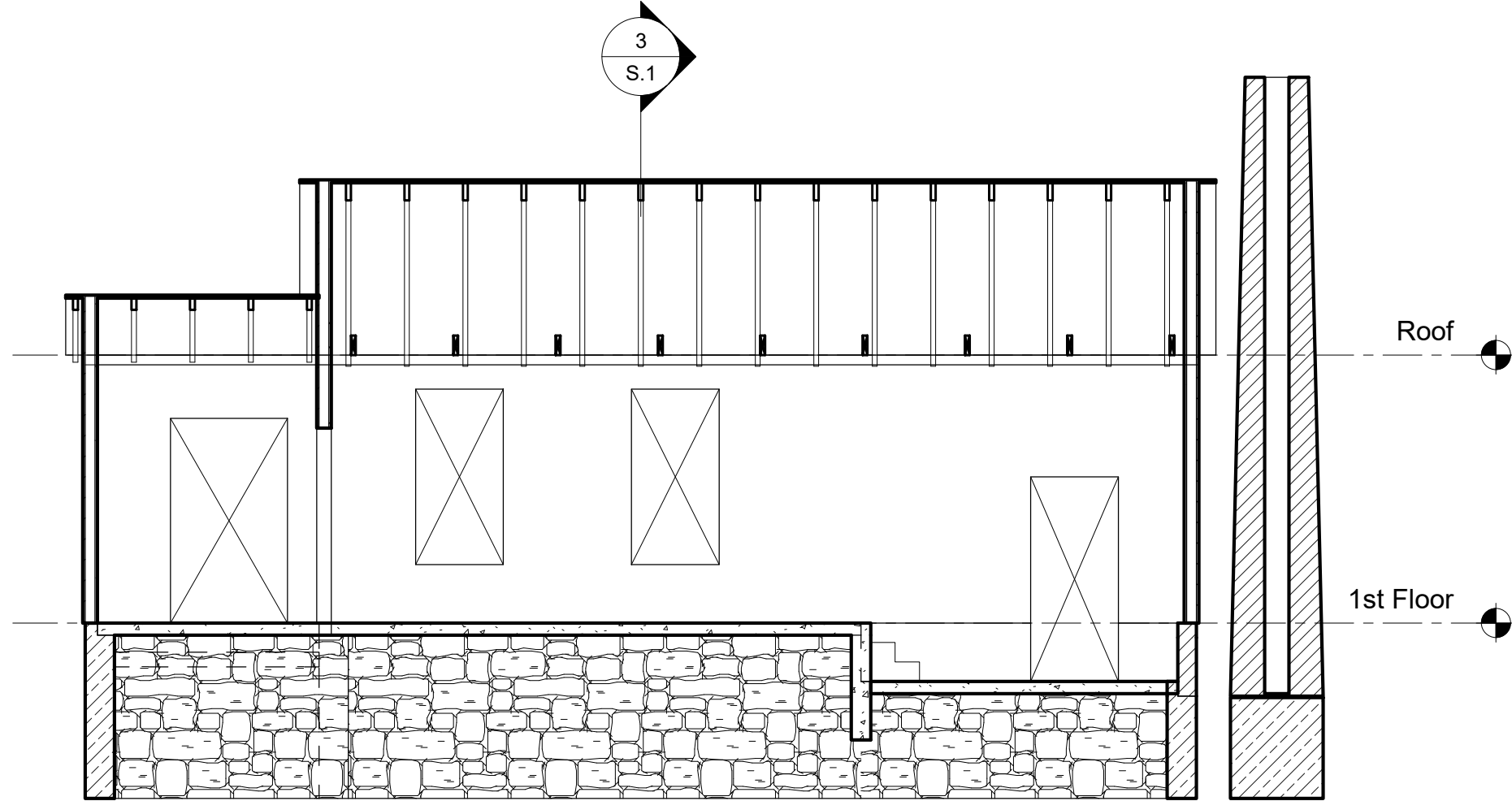
③ North Elevation
3/16" = 1'-0"



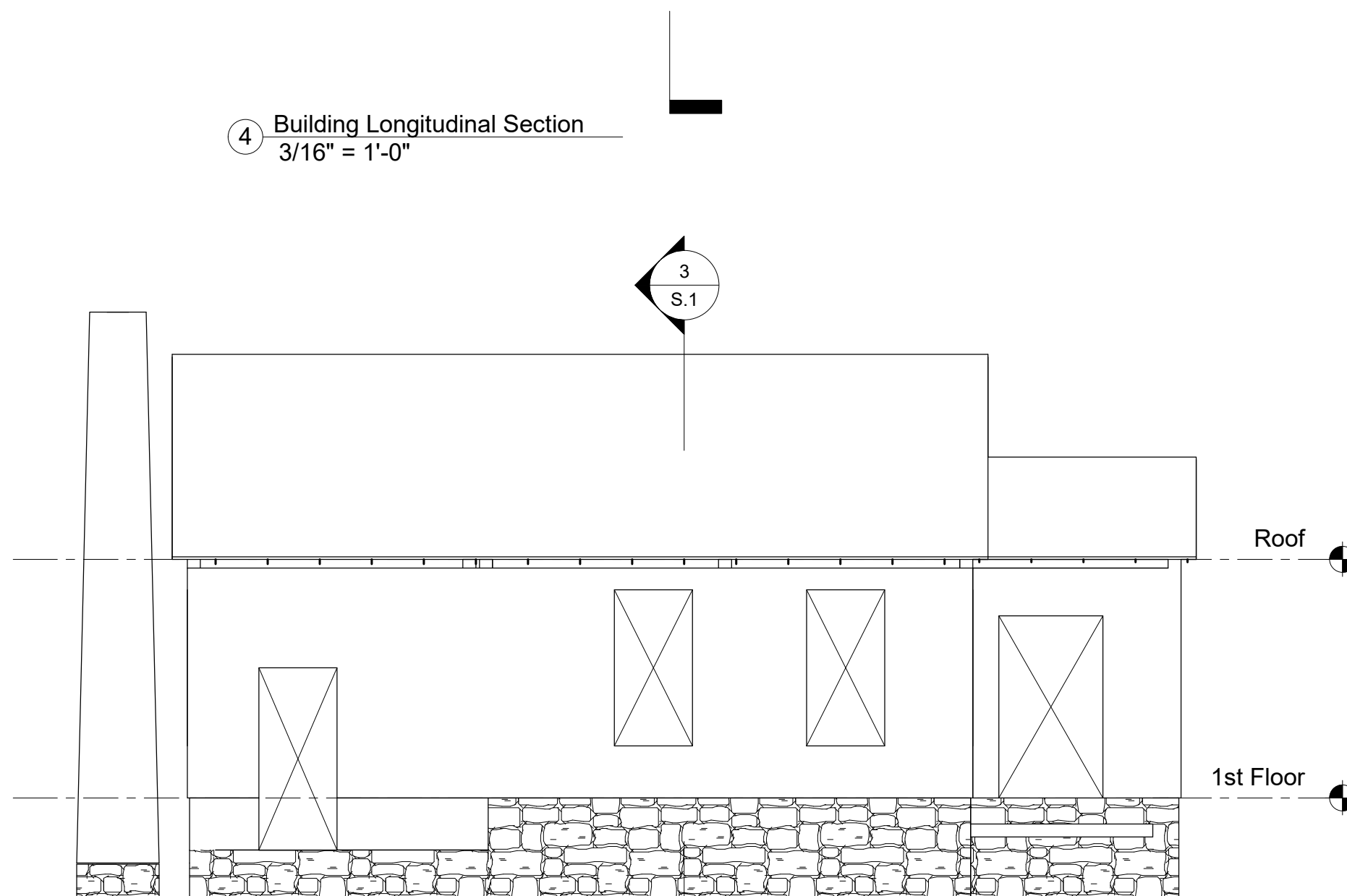
⑤ South Elevation
3/16" = 1'-0"



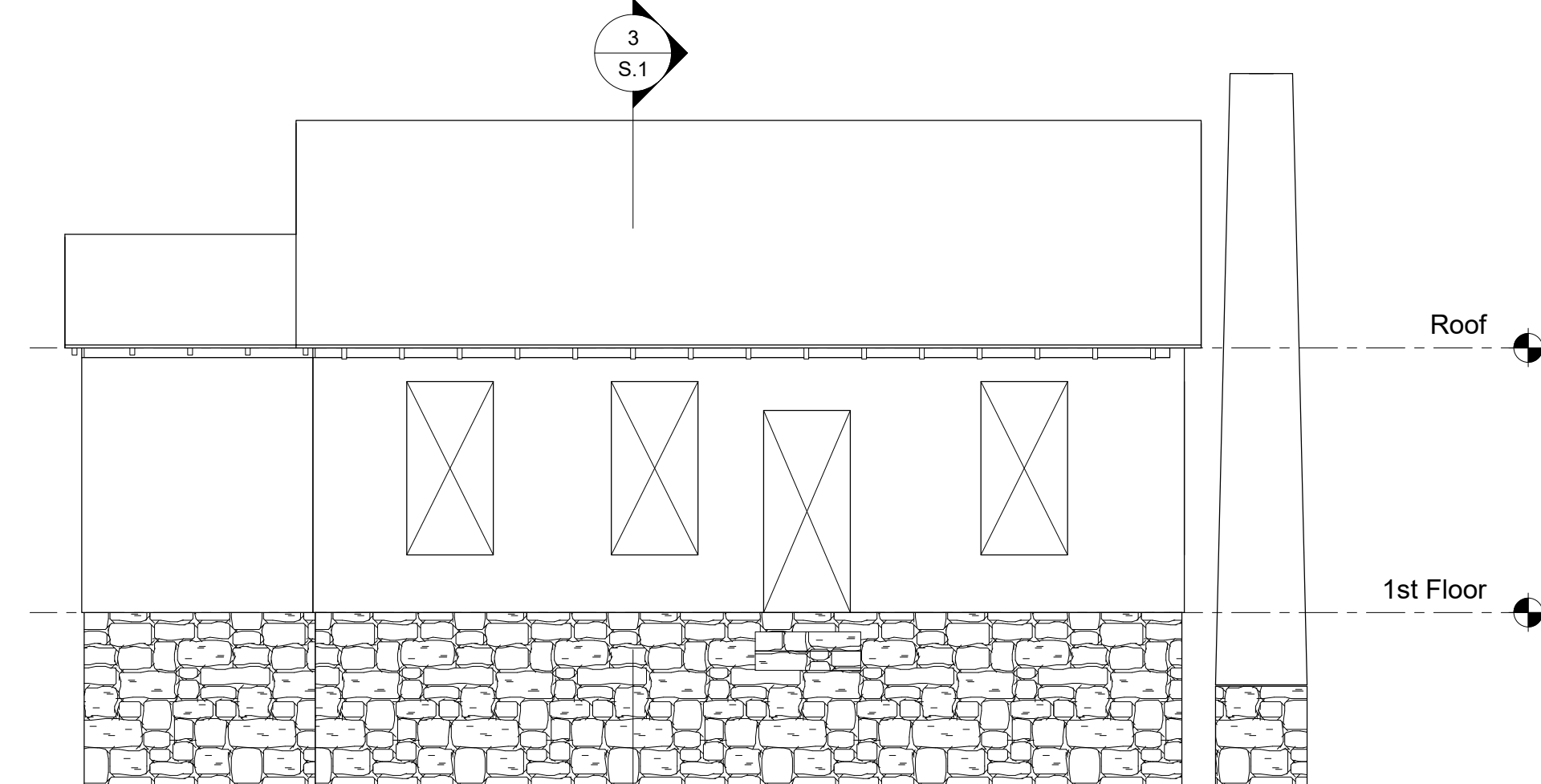
⑧ West Coord
3/16" = 1'-0"



④ Building Longitudinal Section
3/16" = 1'-0"



⑥ East Elevation
3/16" = 1'-0"



⑦ West Elevation
3/16" = 1'-0"

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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Elliot Office

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM DATE: 08/09/2019

DESIGNED BY: AHM

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SHEET TITLE

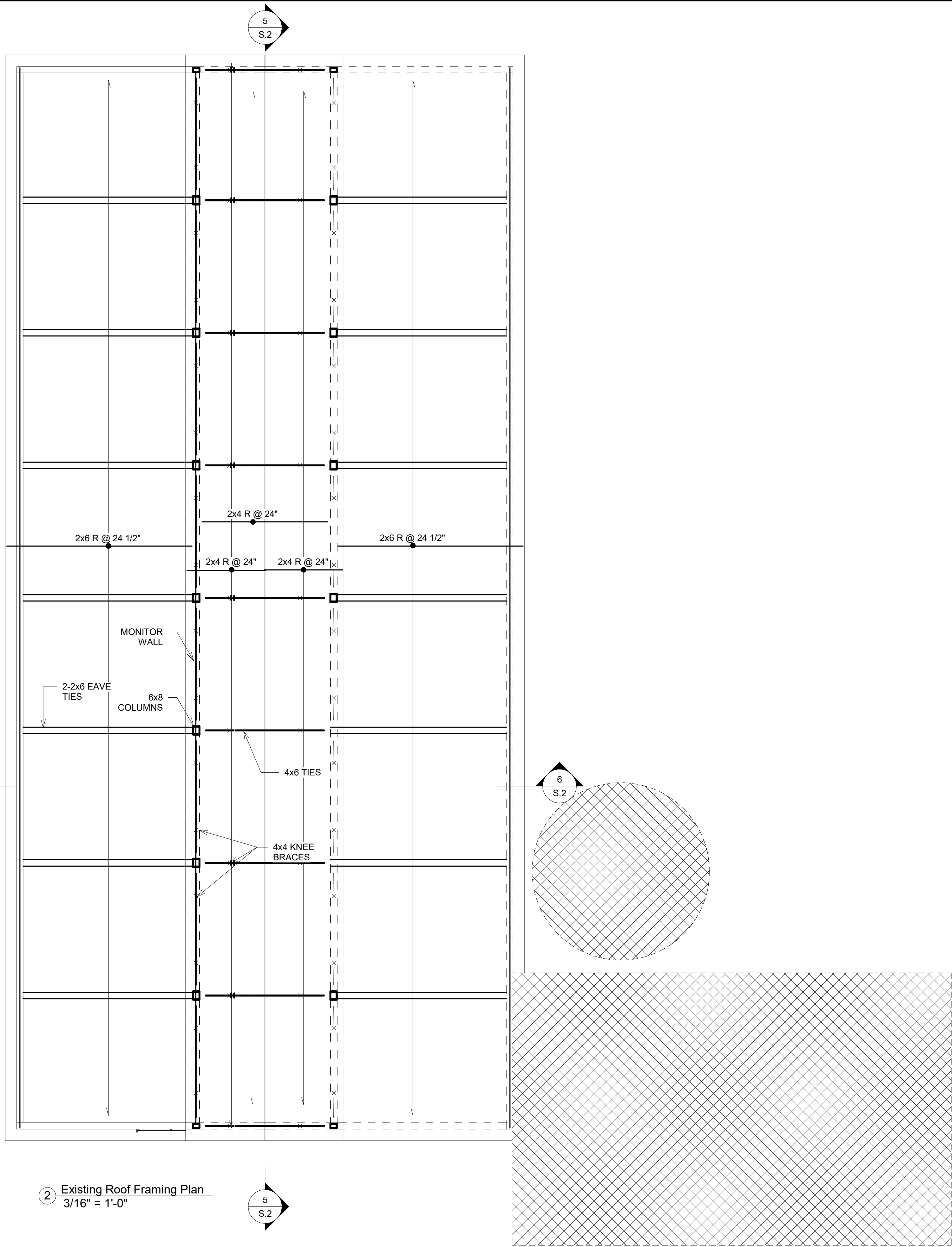
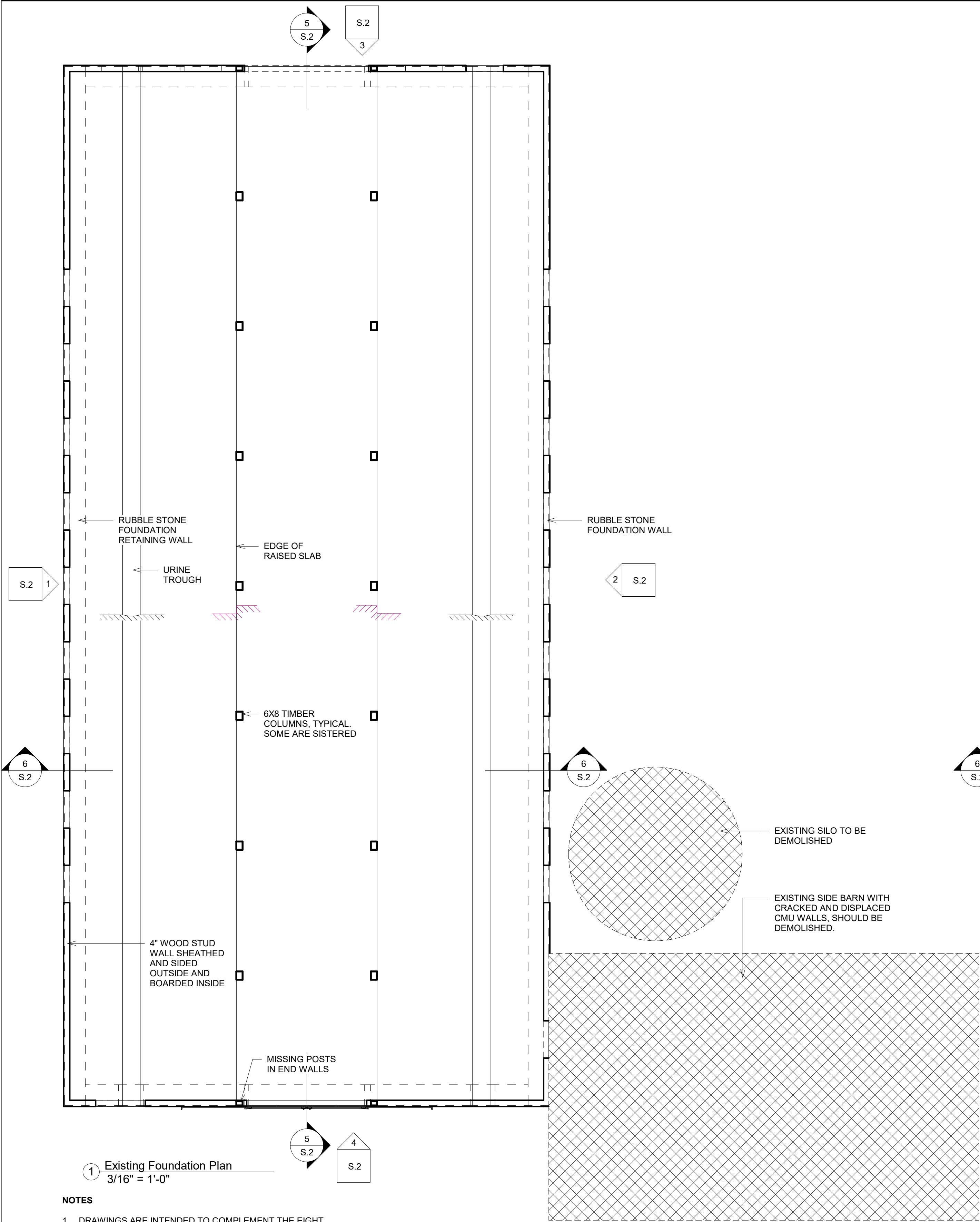
Foundation, Roof Framing
Plans, Building Sections, and
Elevations

S.1

SHEET 1

OF

SHEET PRINTS FULL SCALE AT 22" x 34"

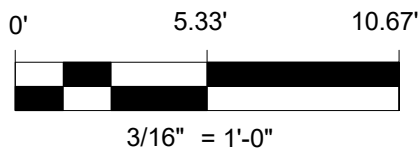


① Existing Foundation Plan
3/16" = 1'-0"

② Existing Roof Framing Plan
3/16" = 1'-0"

NOTES

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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Elliot Upper Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM

DATE: 08/09/2019

DESIGNED BY: AHM

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SHEET TITLE

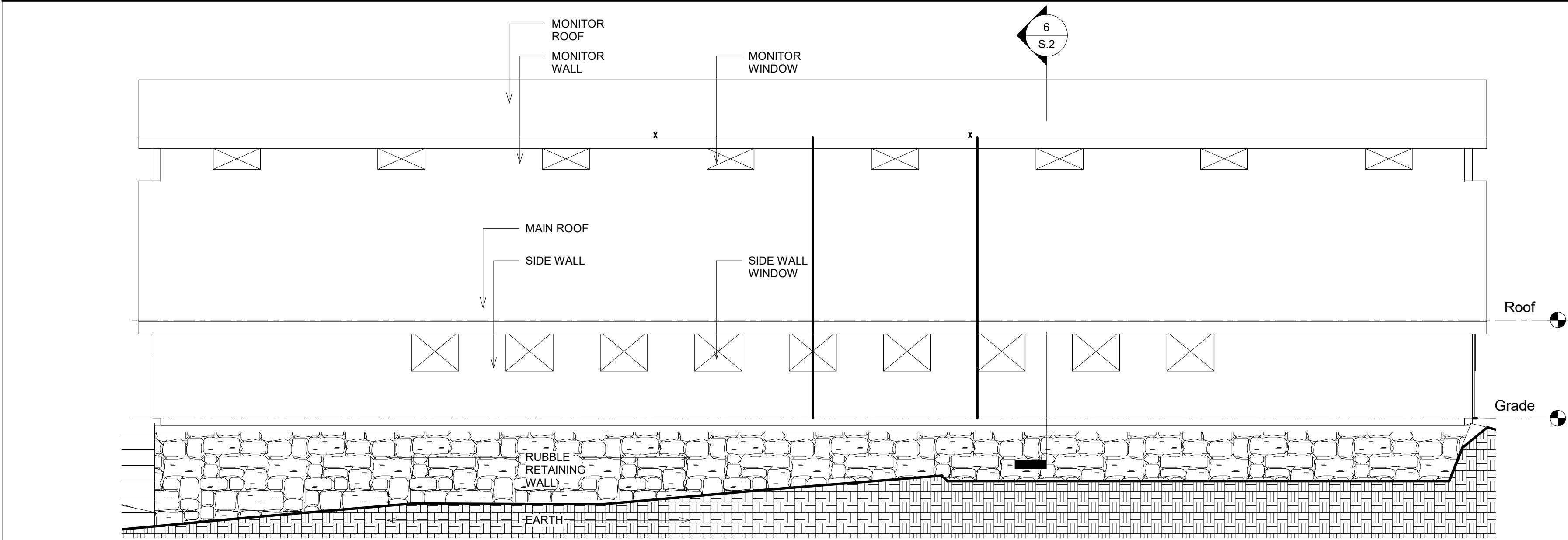
Foundation & Roof Framing
Plans

S.1

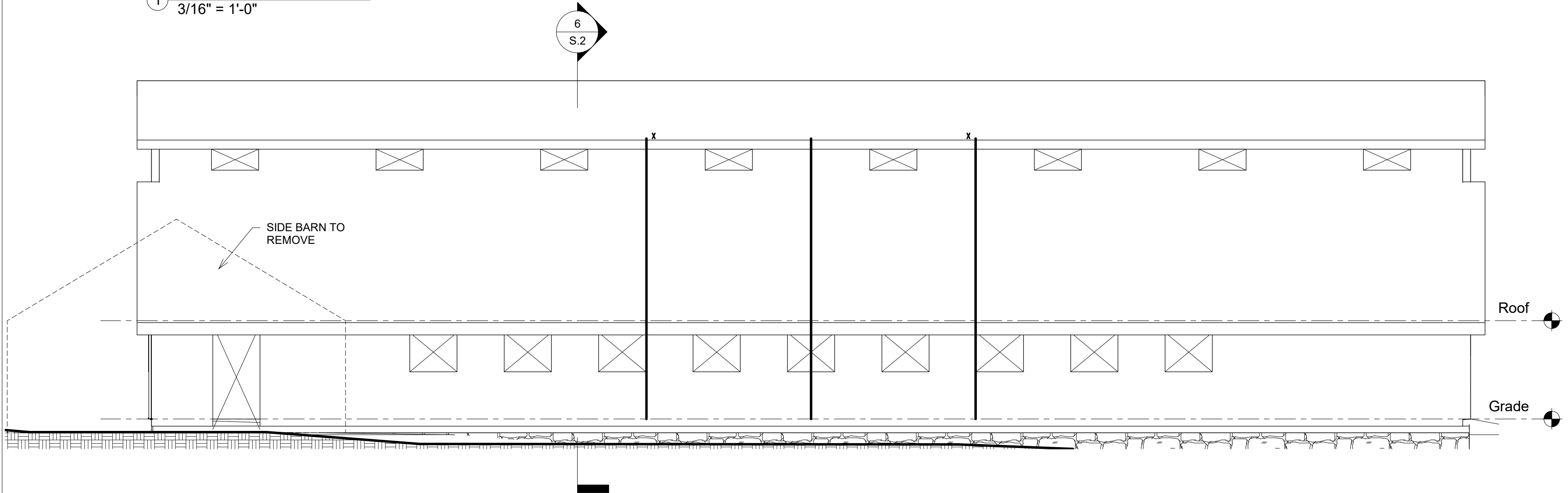
SHEET 1

OF

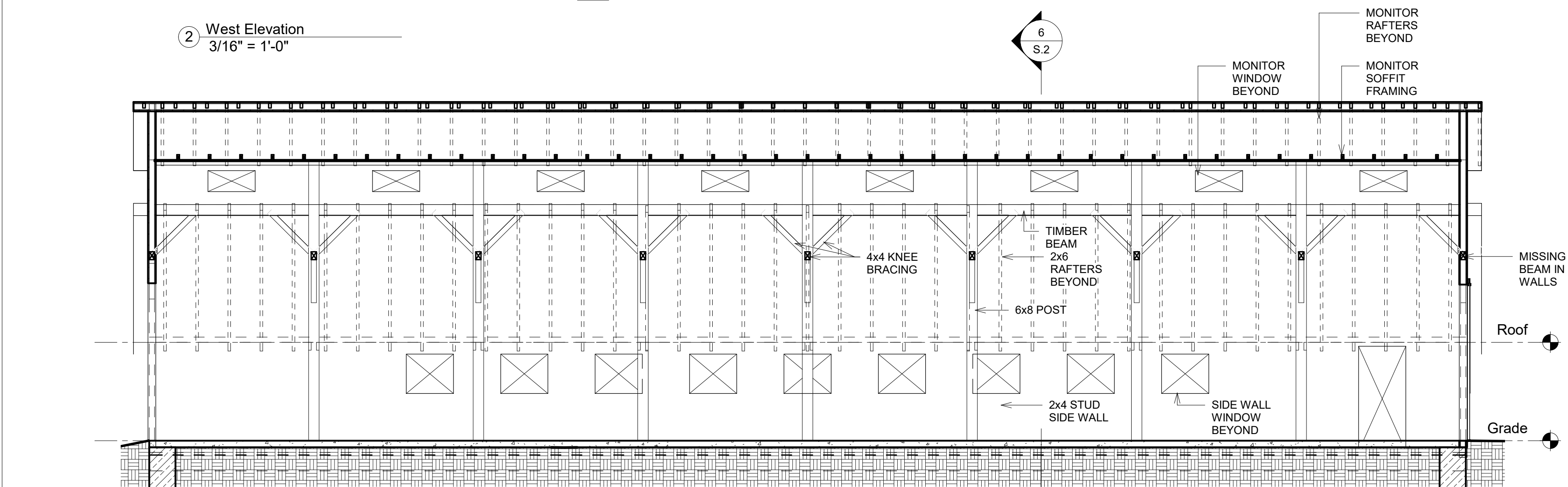
SHEET PRINTS FULL SCALE AT 22" x 34"



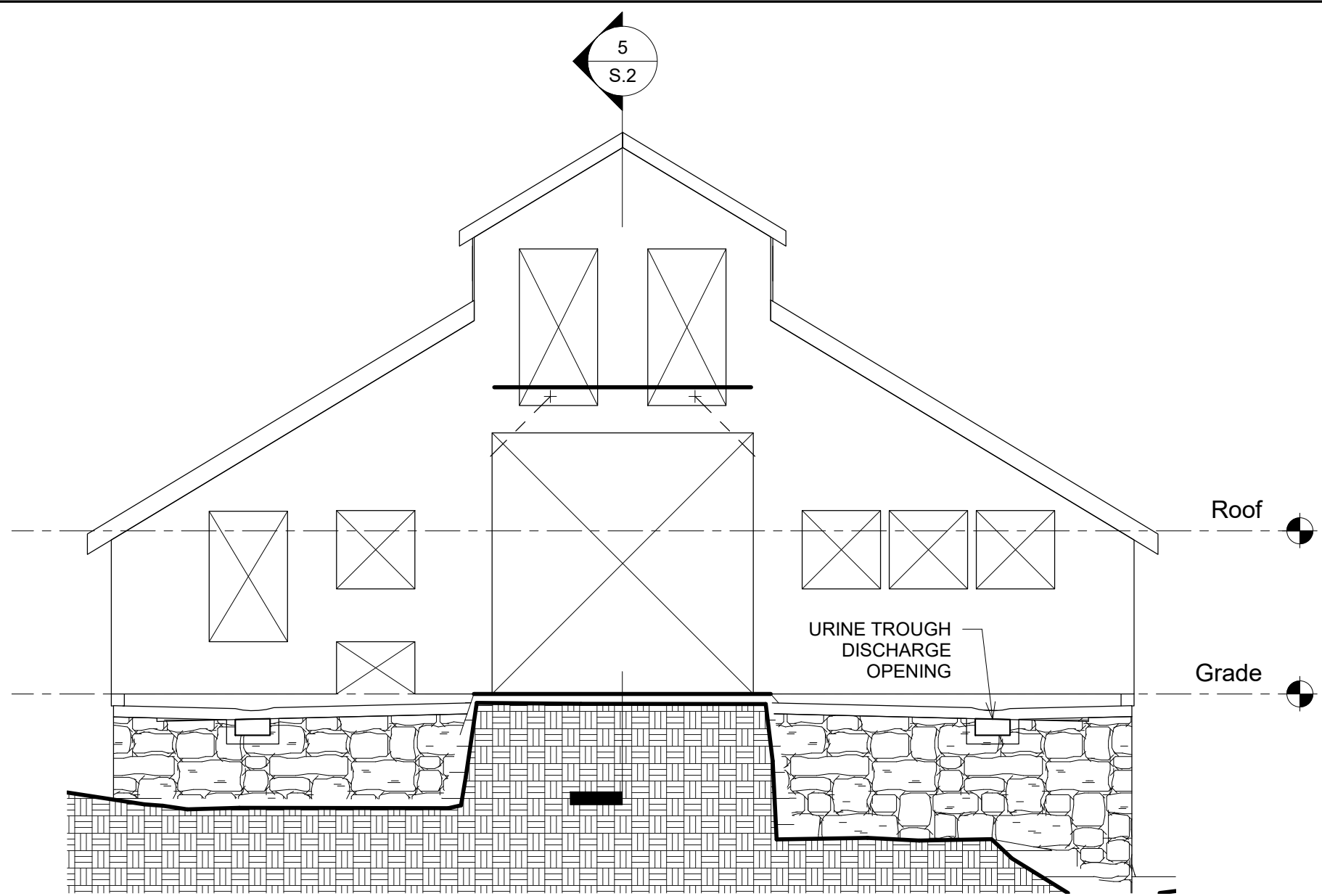
1 East Elevation
3/16" = 1'-0"



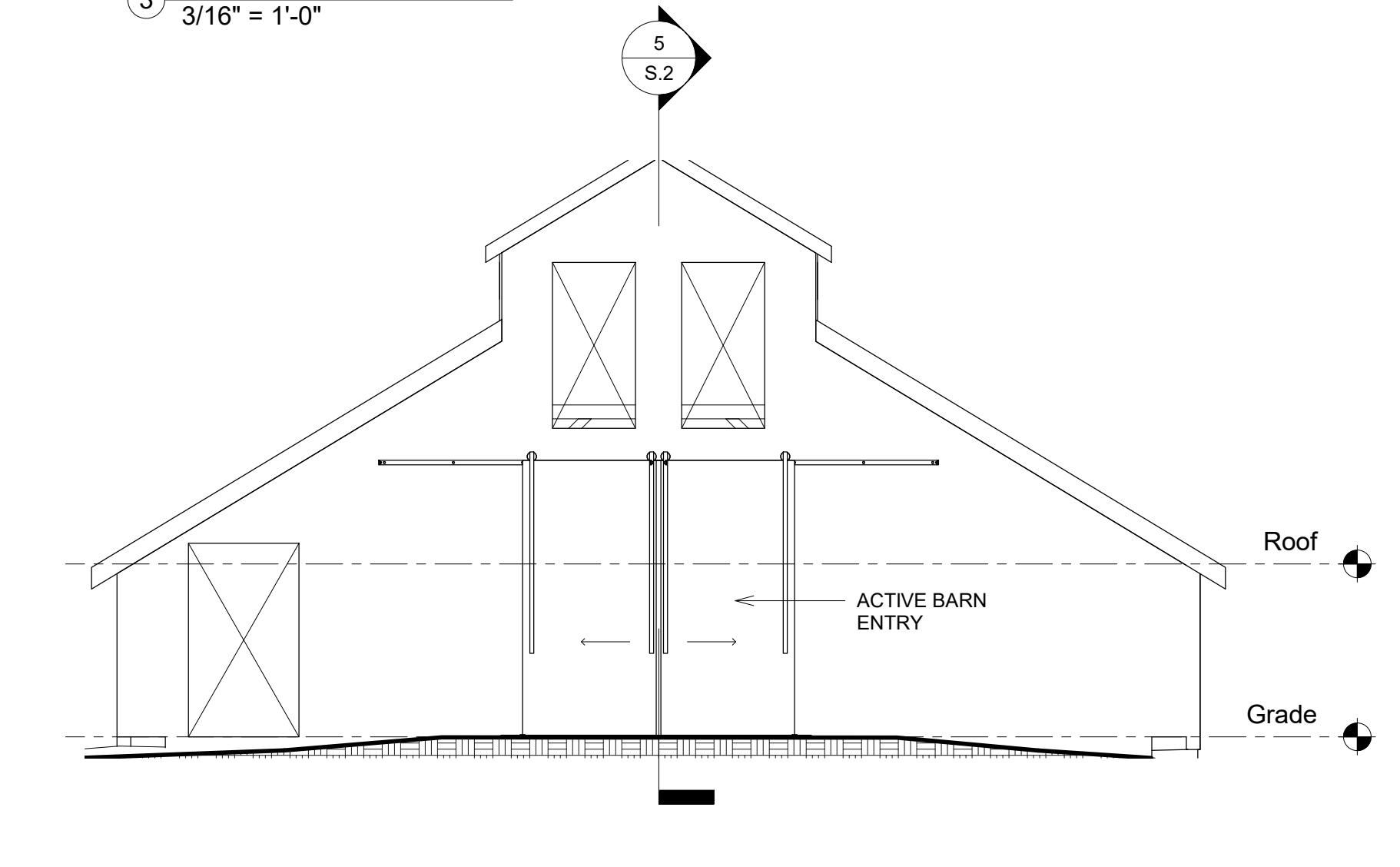
2 West Elevation
3/16" = 1'-0"



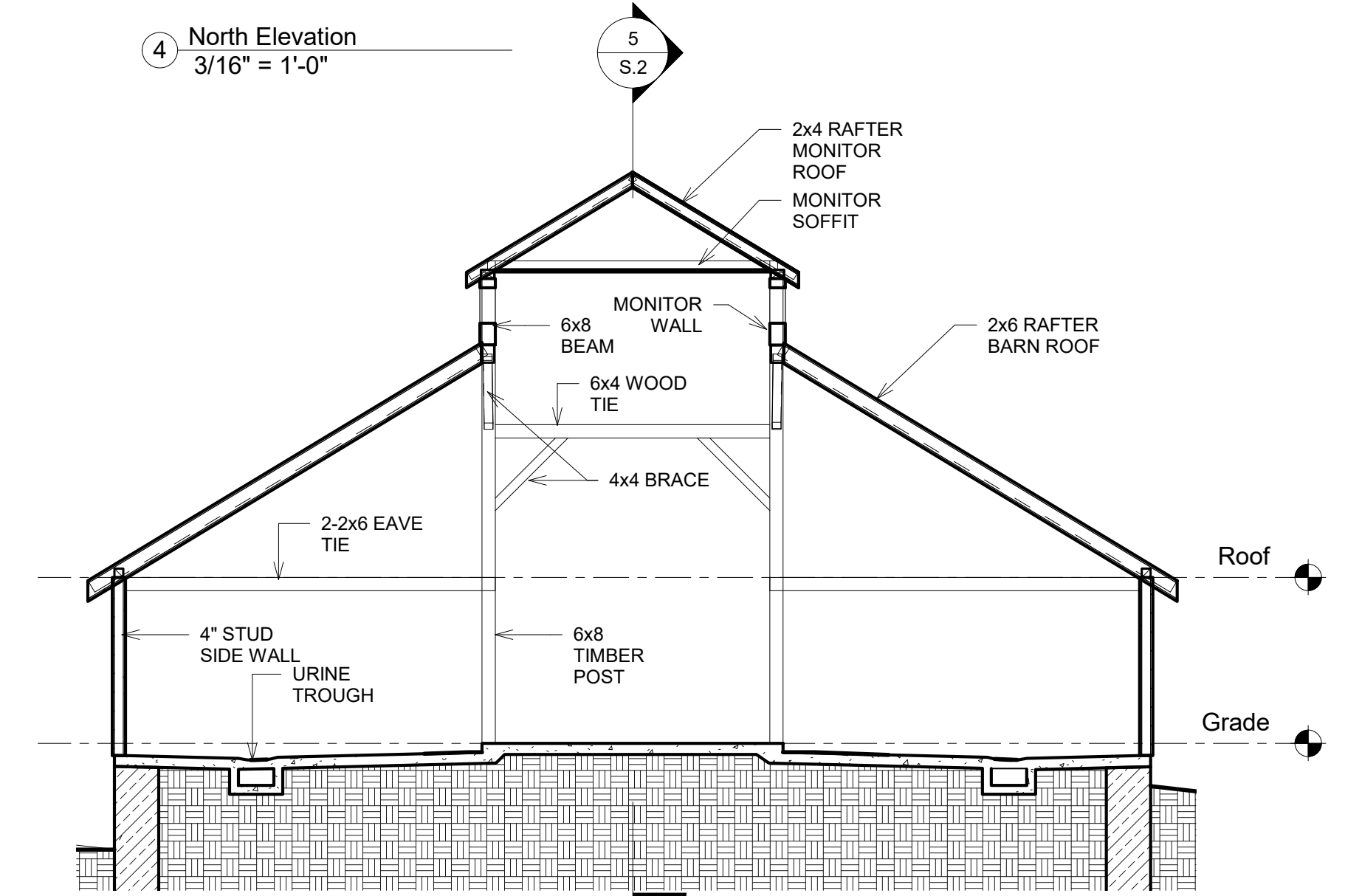
5 Main Barn Longitudinal Section
3/16" = 1'-0"



3 South Elevation
3/16" = 1'-0"



4 North Elevation
3/16" = 1'-0"



6 Main Barn Transverse Section
3/16" = 1'-0"

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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Elliot Upper Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY:

AHM

DATE: 08/09/2019

DESIGNED BY:

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SHEET TITLE

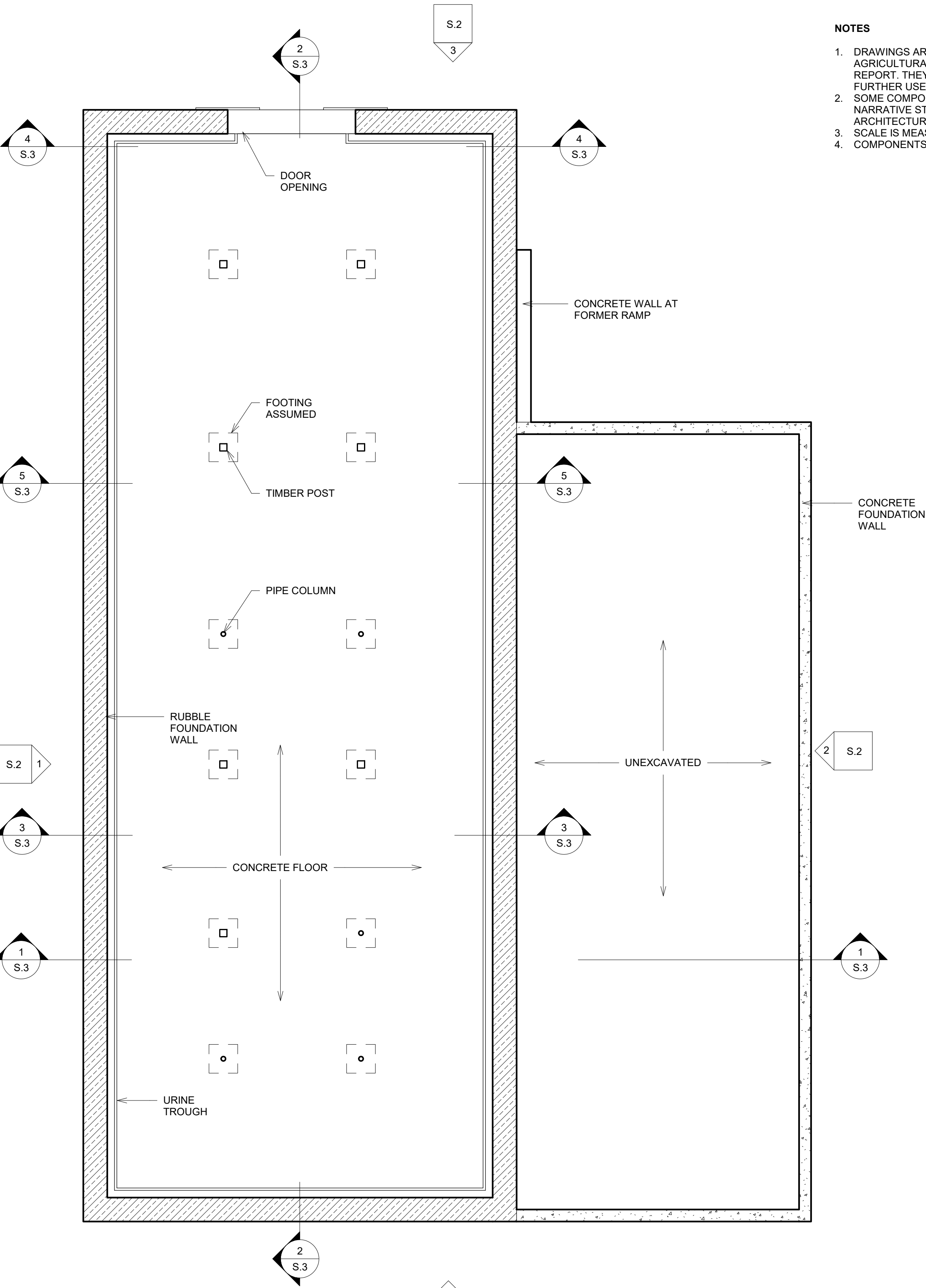
Elevations and Building
Sections

S.2

SHEET

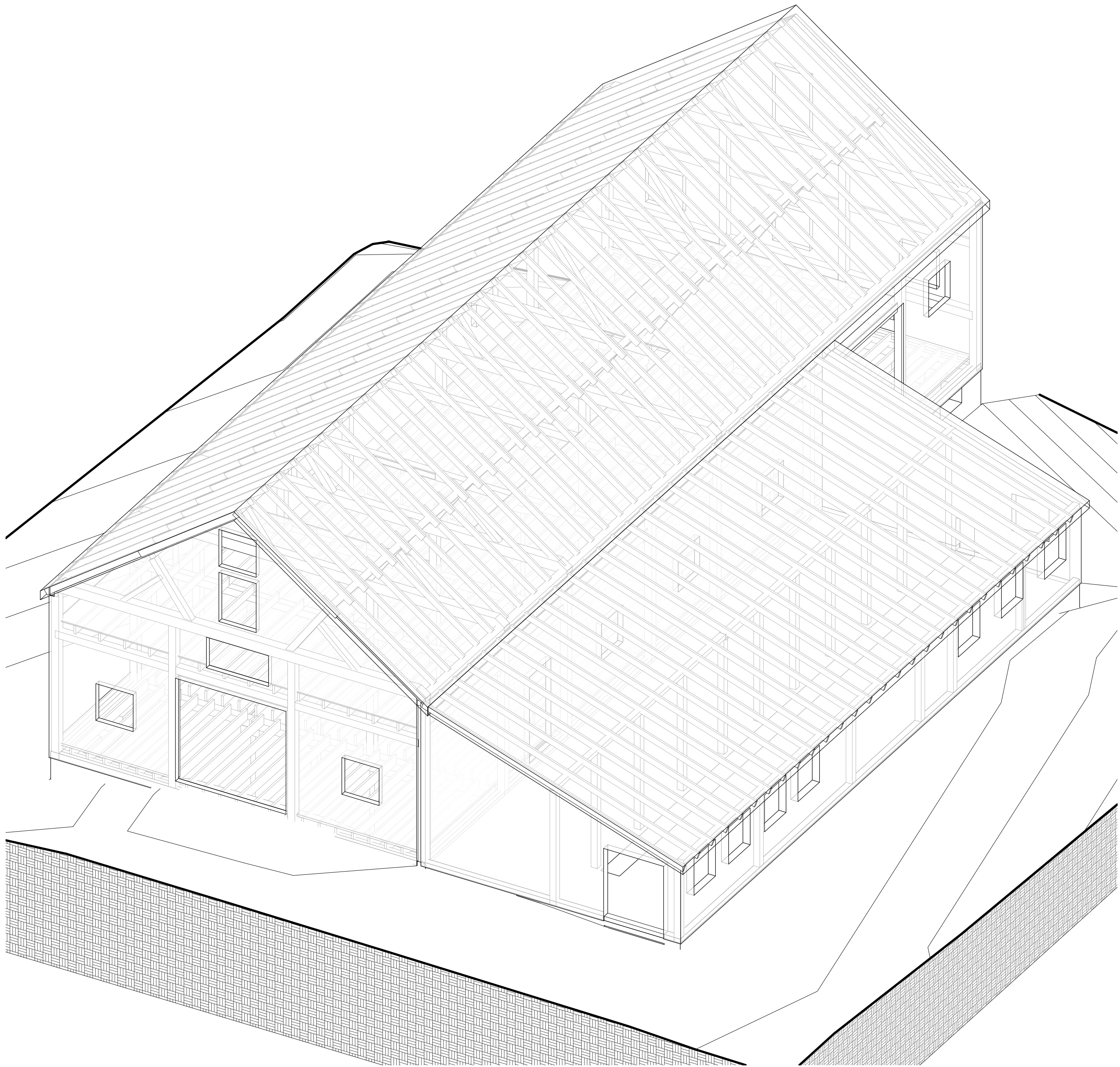
OF

SHEET PRINTS FULL SCALE AT 22" x 34"



NOTES

1. DRAWINGS ARE INTENDED TO COMPLEMENT THE EIGHT AGRICULTURAL BUILDING ASSESSMENT NARRATIVE REPORT. THEY ARE PRESENTED TO PROVIDE A BASIS FOR FURTHER USE IN PLANNING REPAIRS AND MAINTENANCE.
2. SOME COMPONENTS ARE DETERIORATED, REFER TO THE NARRATIVE STRUCTURAL ASSESSMENT AND ARCHITECTURAL REPORT.
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① Foundation
3/16" = 1'-0"

② 3D Ex Building Copy 1

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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Brook House Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM

DATE: 08/09/2019

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SHEET TITLE

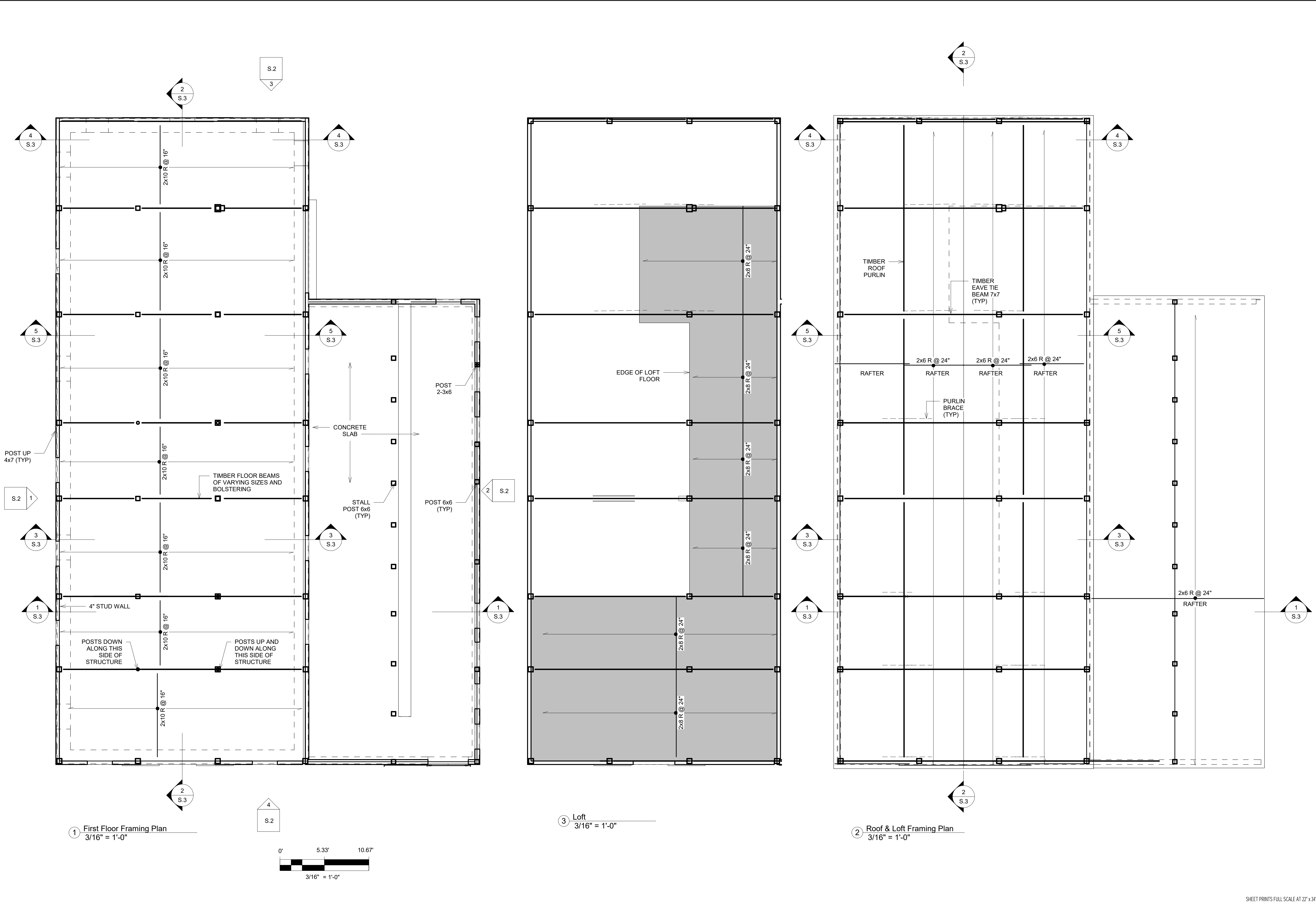
Foundation Plan and
Isometric

S.0

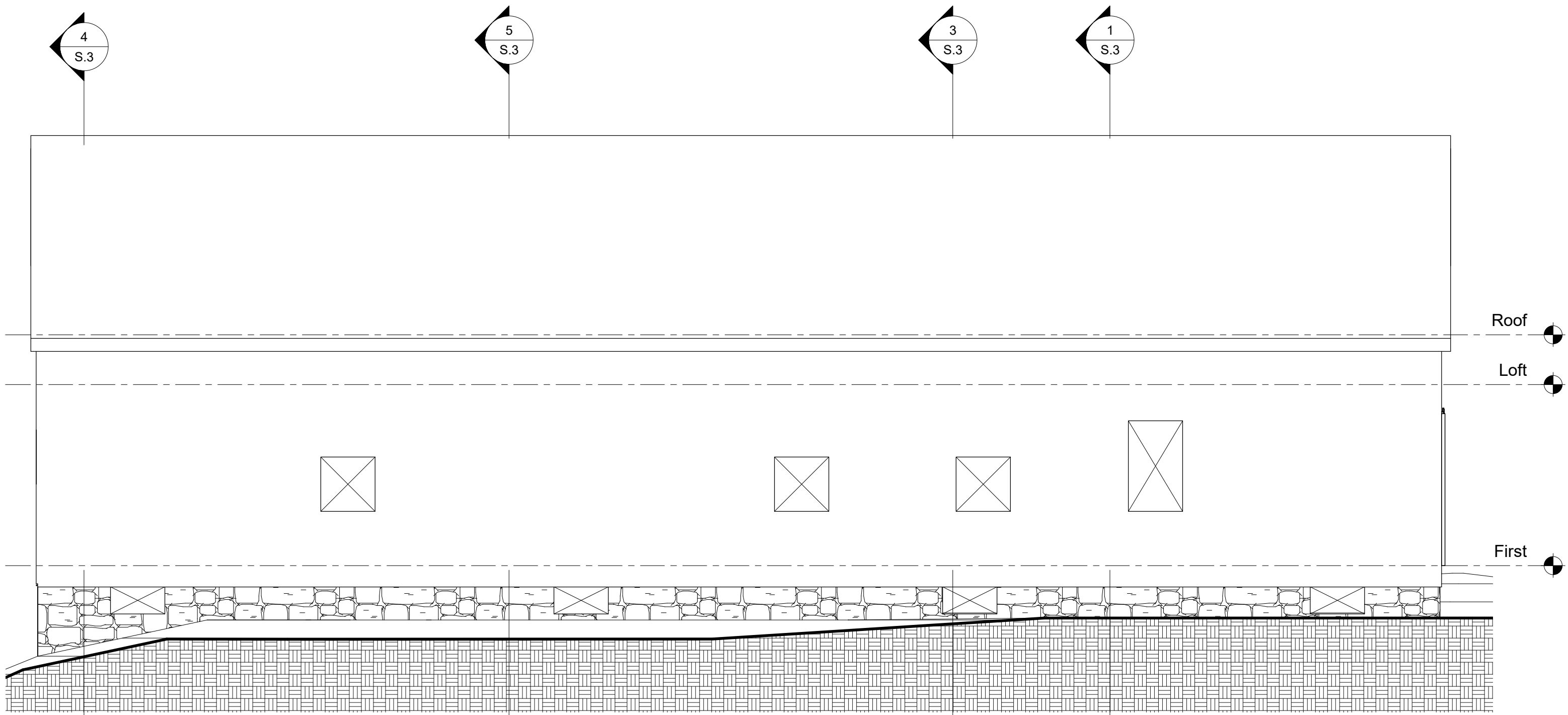
SHEET 1

OF

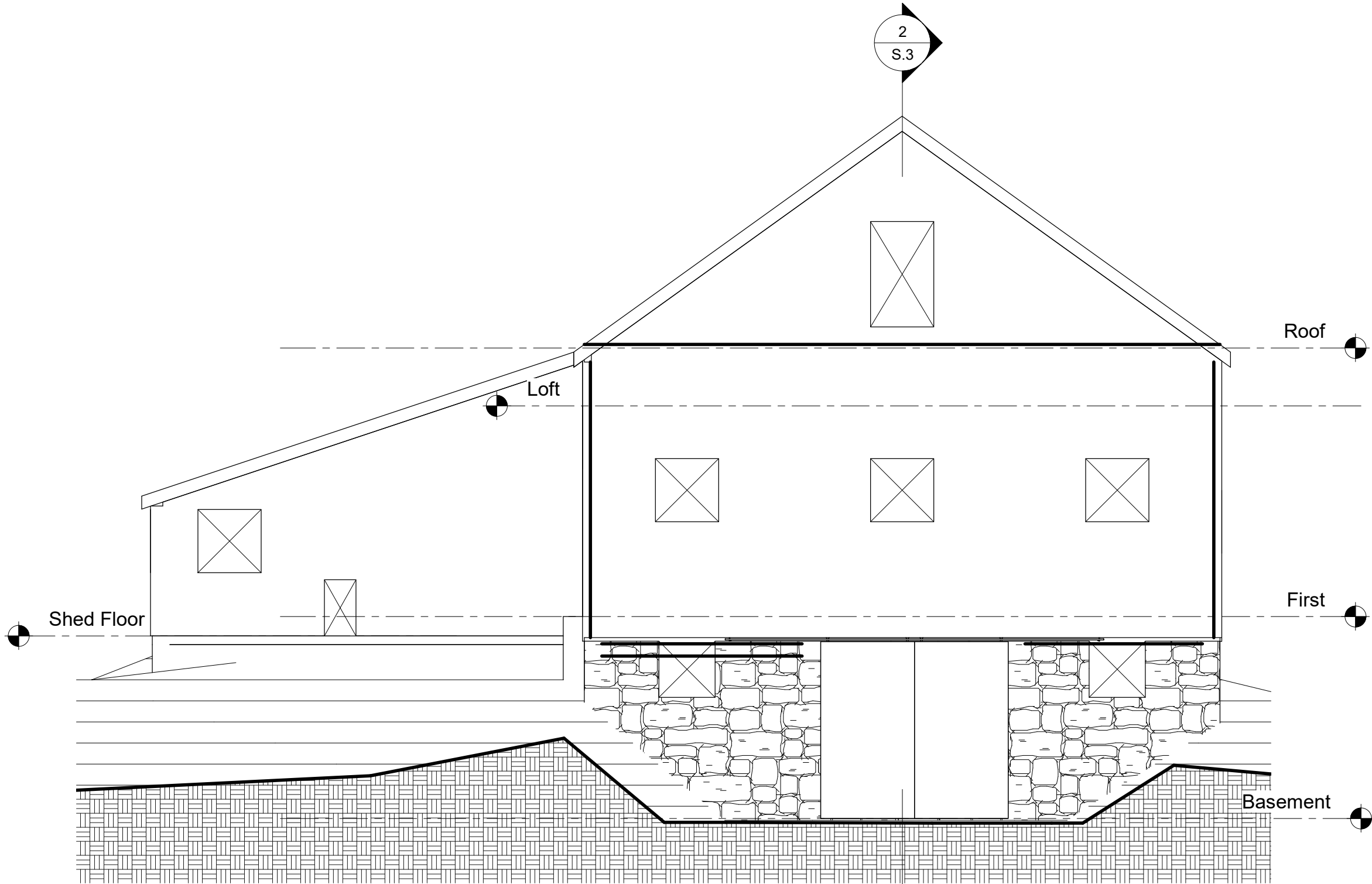
SHEET PRINTS FULL SCALE AT 22" x 34"



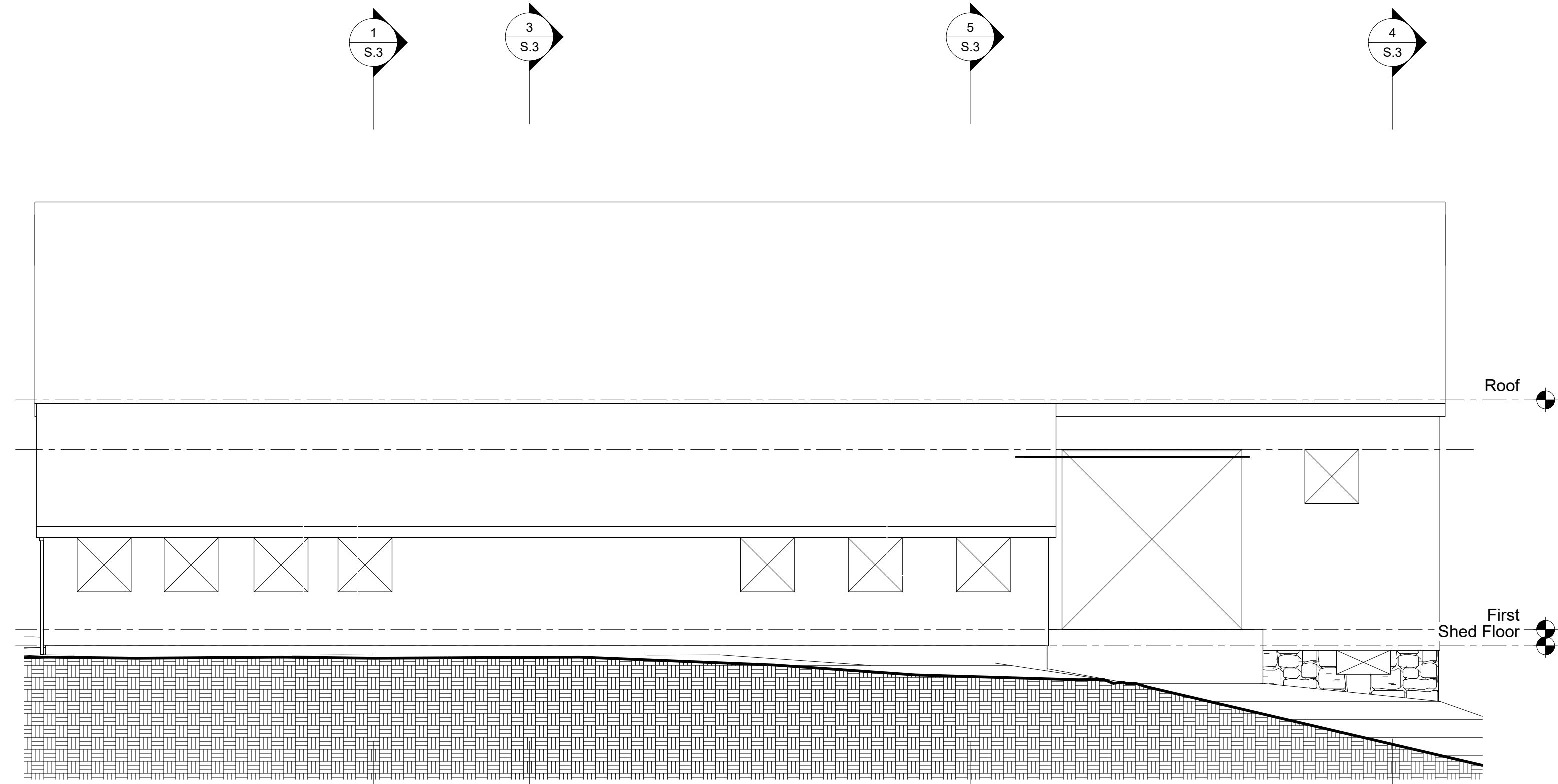
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CONSULTING ARCHITECT	<div>McGinley Kalsow & Associates, Inc.</div> <div>324 Broadway - PO Box 45248 Somerville, MA 02145-2803</div> <div>(617) 625-8901</div>
PROJECT	Architectural and Structural Inspection and Assessment of Eight Agricultural Buildings at the Templeton Developmental Center
BUILDING NAME	Brook House Barn
SITE NAME	Templeton Developmental Center
PROJECT NO:	2019.13
CAD DWG FILE:	
DRAWN BY:	AHM
DATE:	08/09/2019
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SHEET TITLE	First Floor, Loft, & Roof Framing Plans
S.1	OF



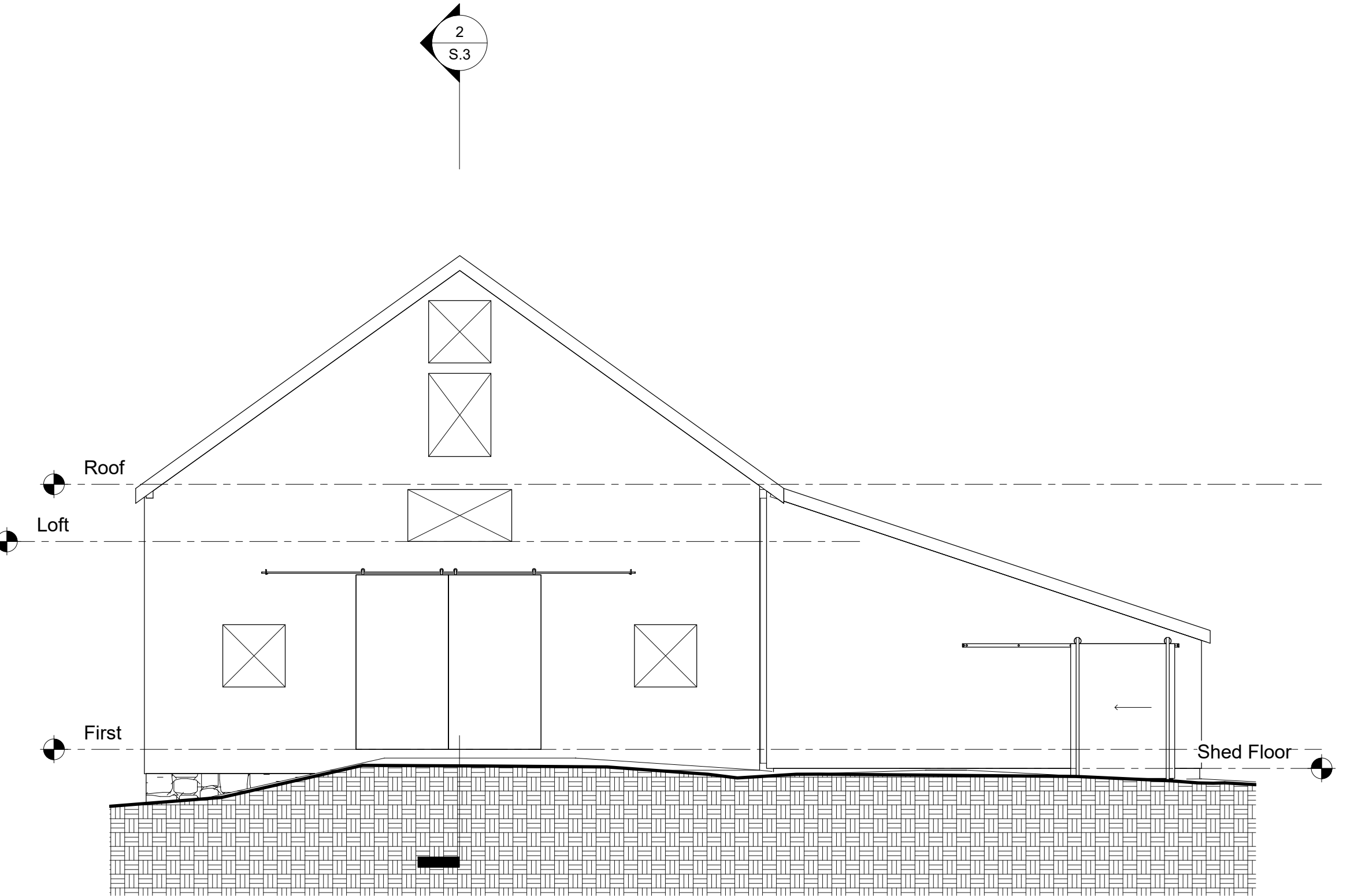
① North Elevation
3/16" = 1'-0"



③ East Elevation
3/16" = 1'-0"



② South Elevation
3/16" = 1'-0"



④ West Elevation
3/16" = 1'-0"

SHEET PRINTS FULL SCALE AT 22" x 34"

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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Brook House Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

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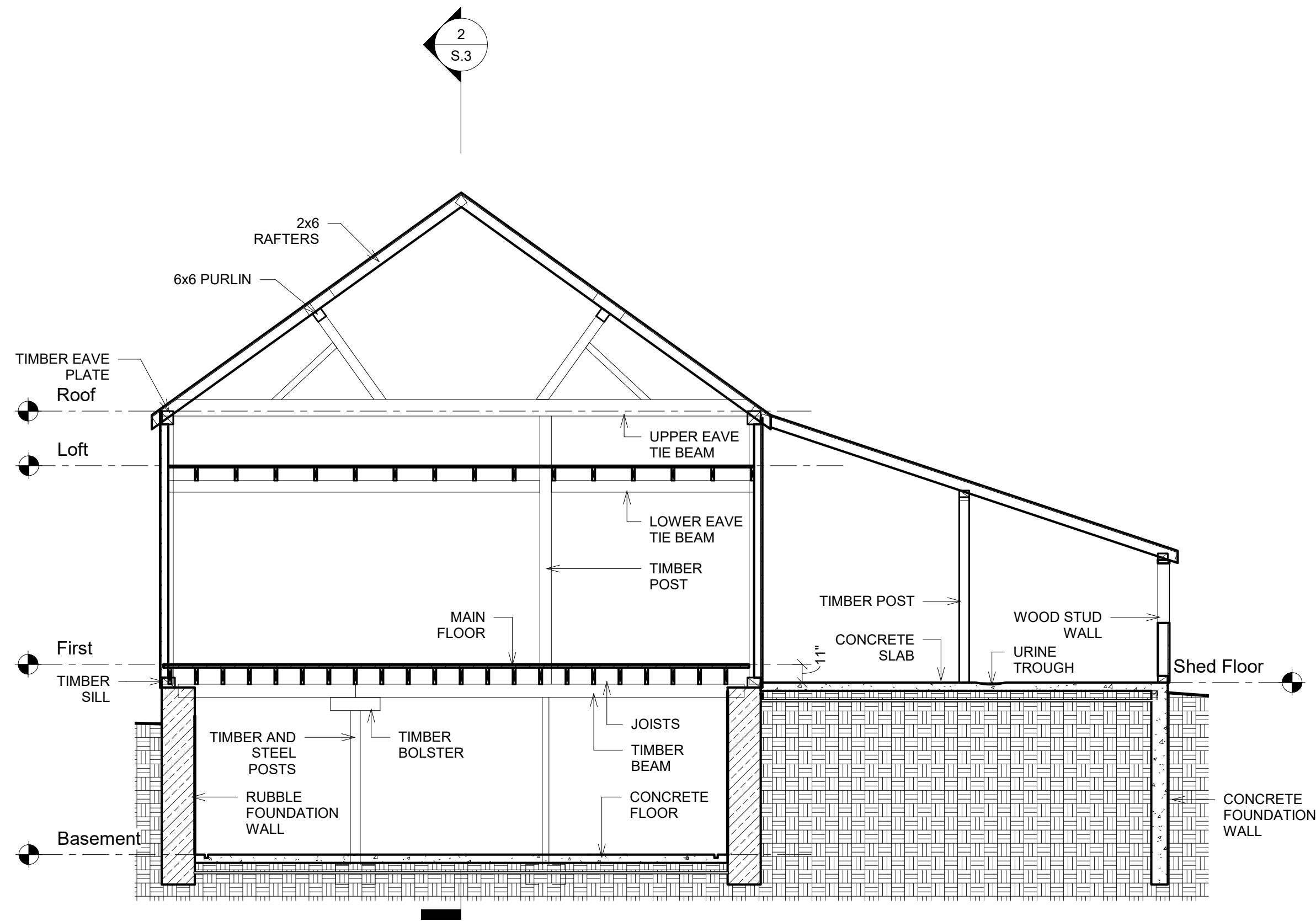
SHEET TITLE

Exterior Elevations

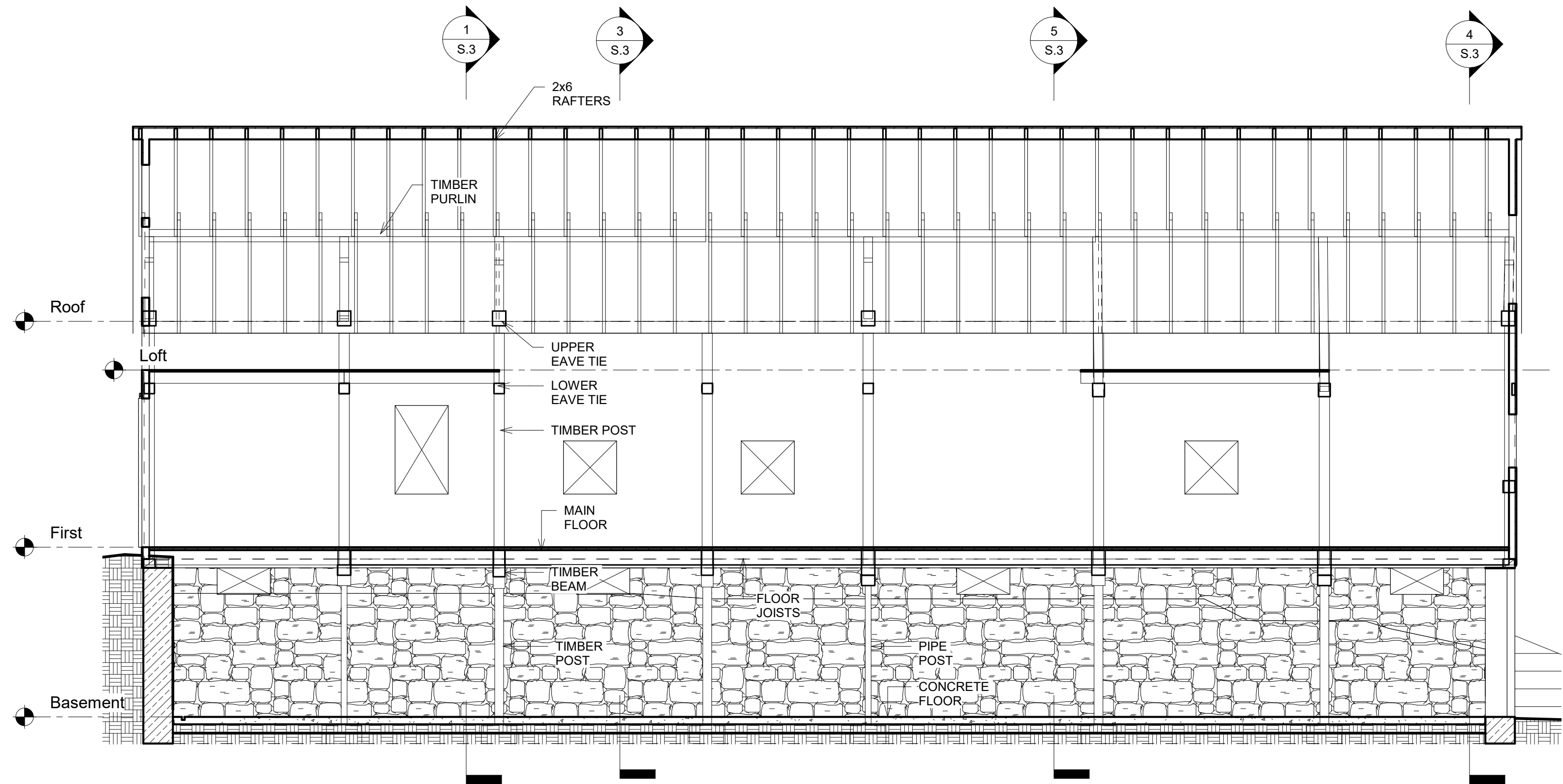
S.2

SHEET 1

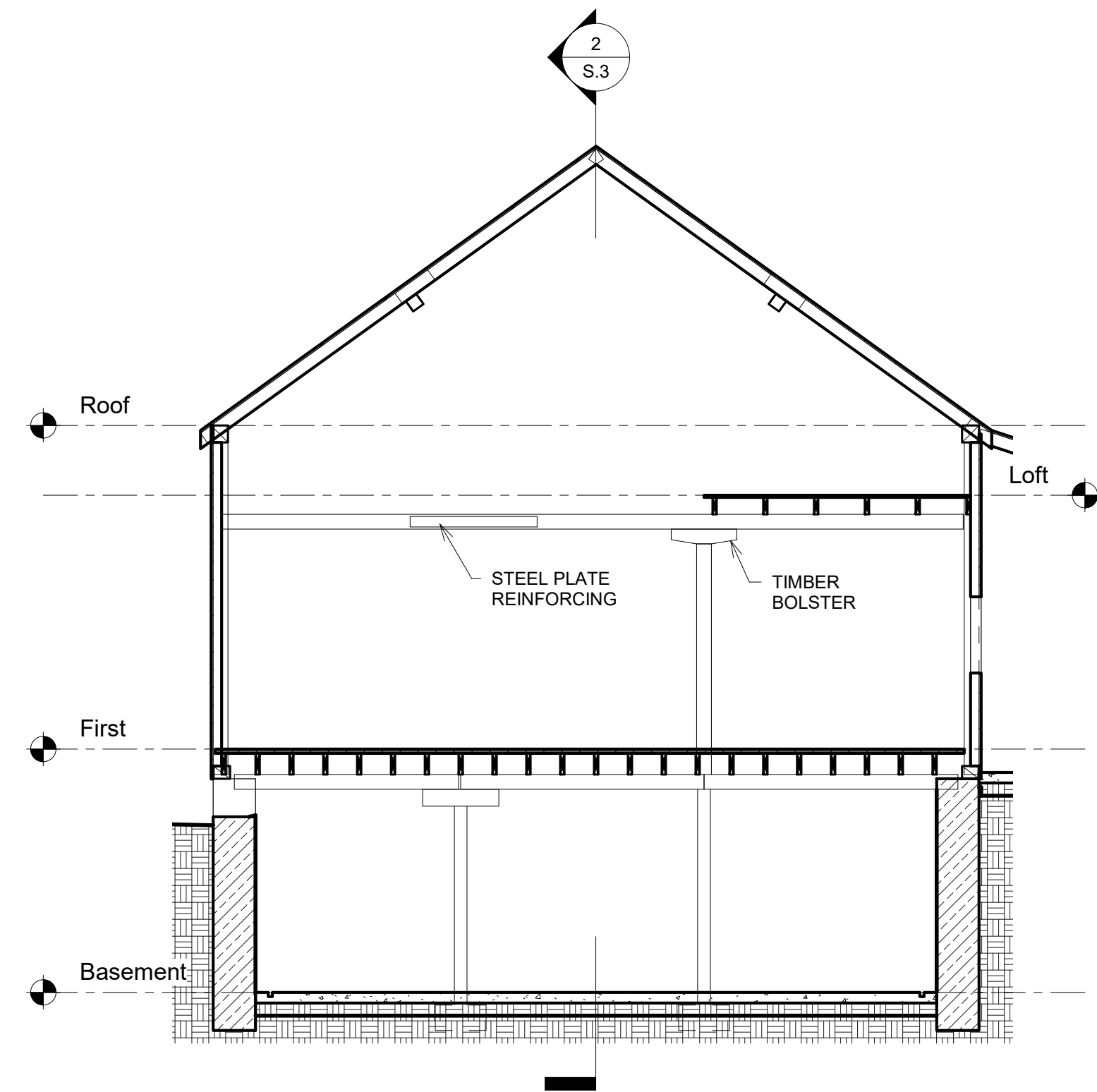
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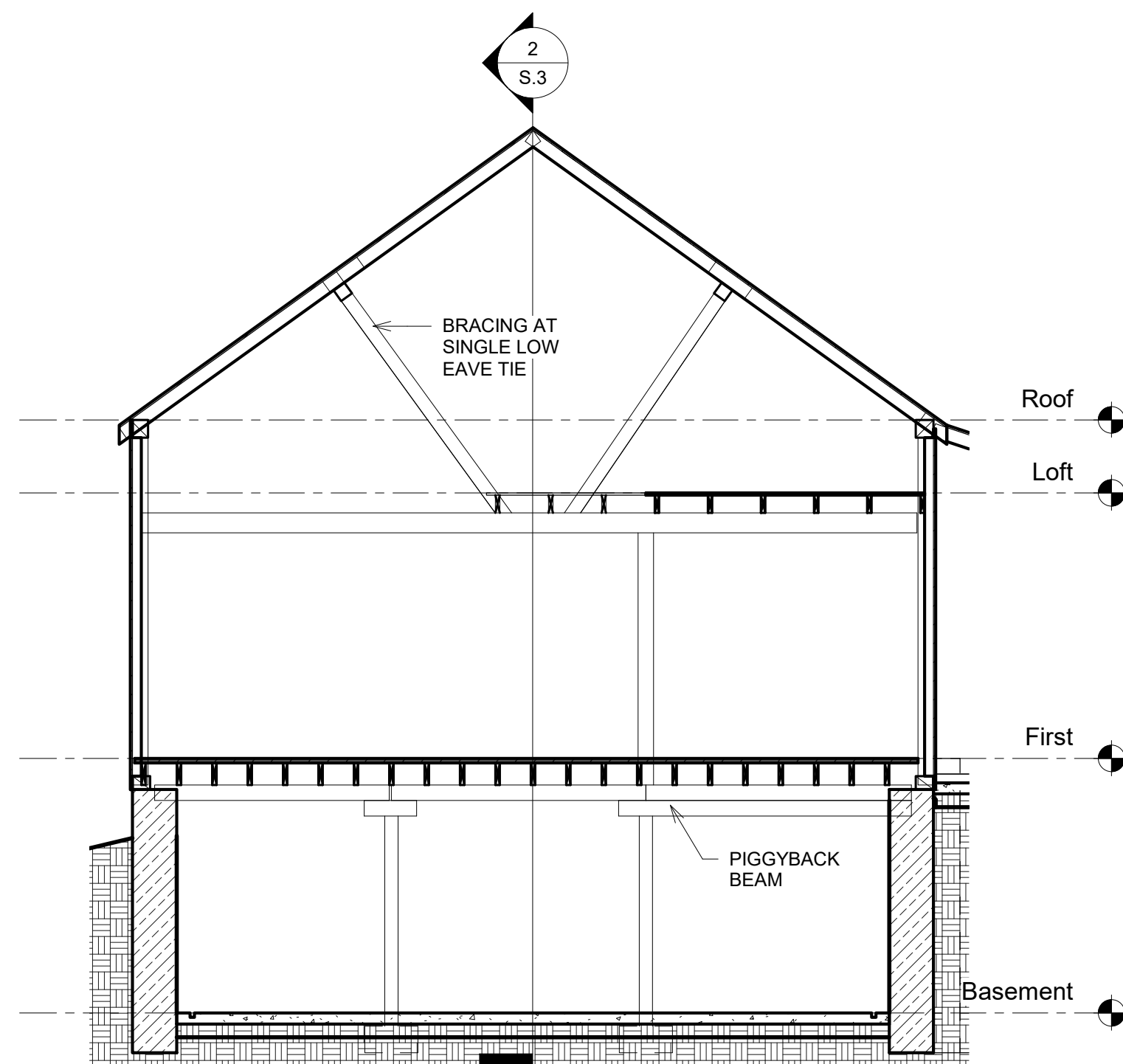
① Transverse Section at Double Eave Ties
3/16" = 1'-0"



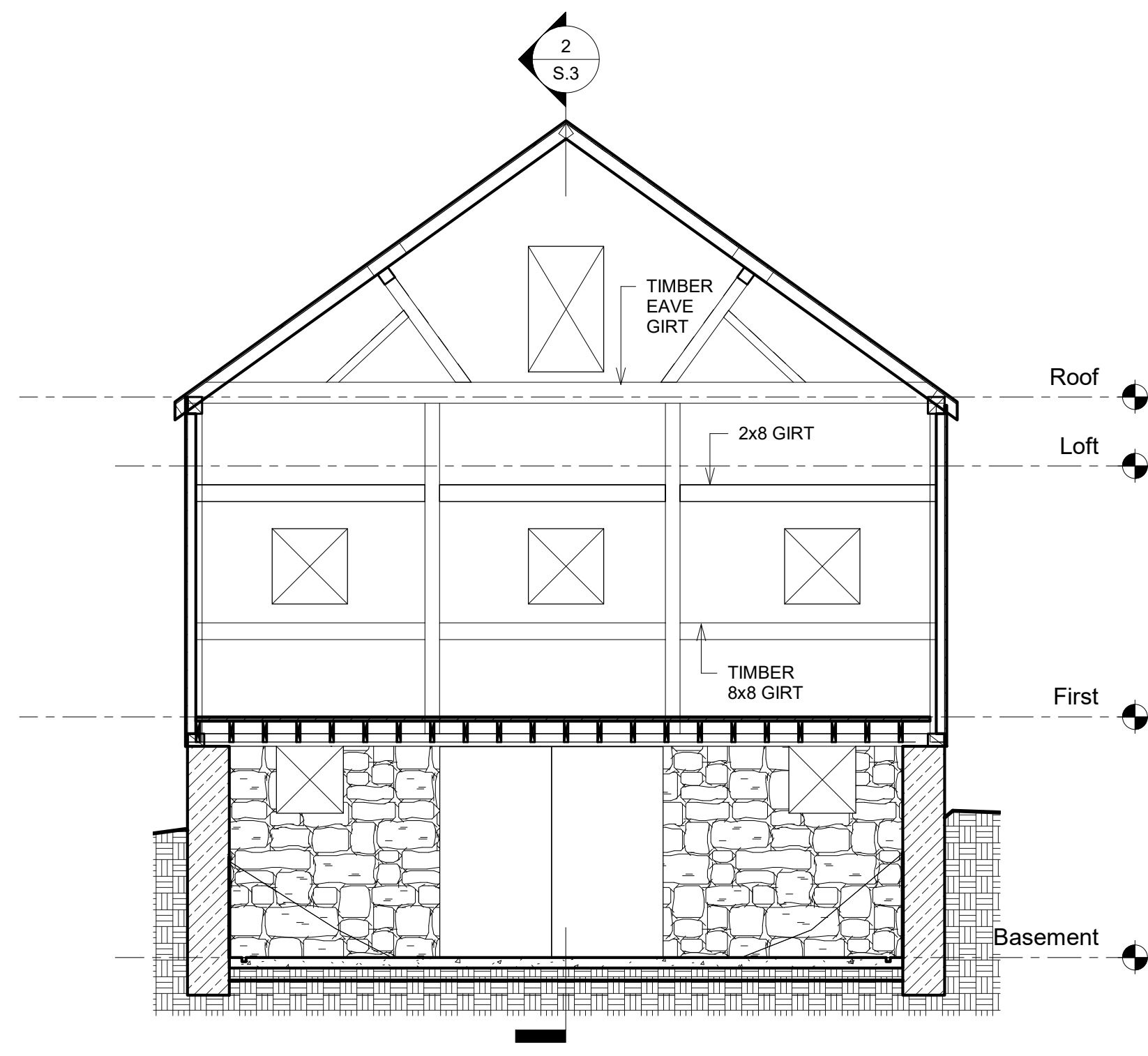
② Main Barn Longitudinal Section
3/16" = 1'-0"



③ Transverse Section at Unbraced Purlins
3/16" = 1'-0"



⑤ Transverse Section at Single Eave Tie
3/16" = 1'-0"



④ Transverse Section at End Wall
3/16" = 1'-0"

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PROJECT

**Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center**

BUILDING NAME

Brook House Barn

SITE NAME

**Templeton Developmental
Center**

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM DATE: 08/09/2019

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SHEET TITLE

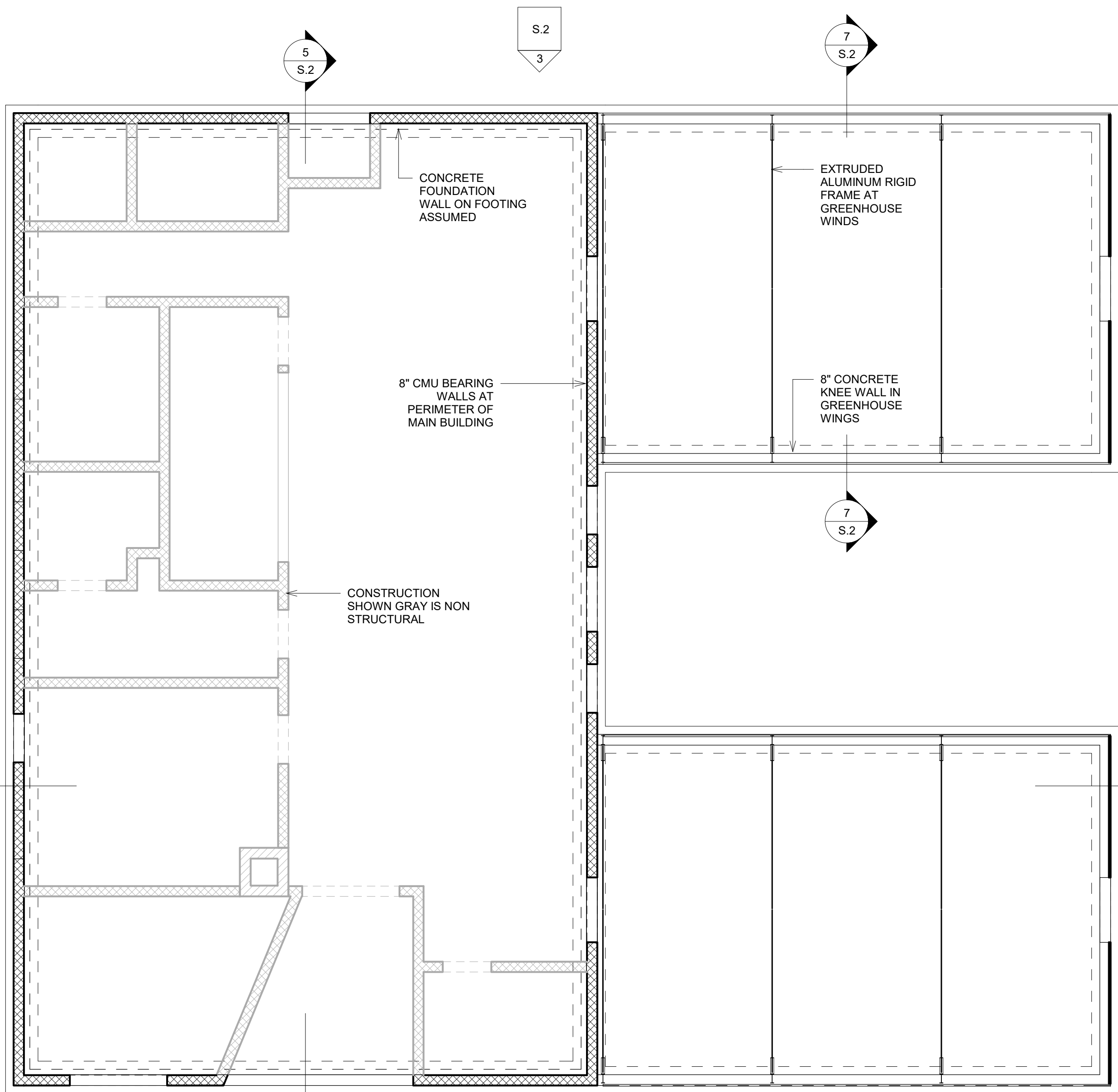
Building Sections

S.3

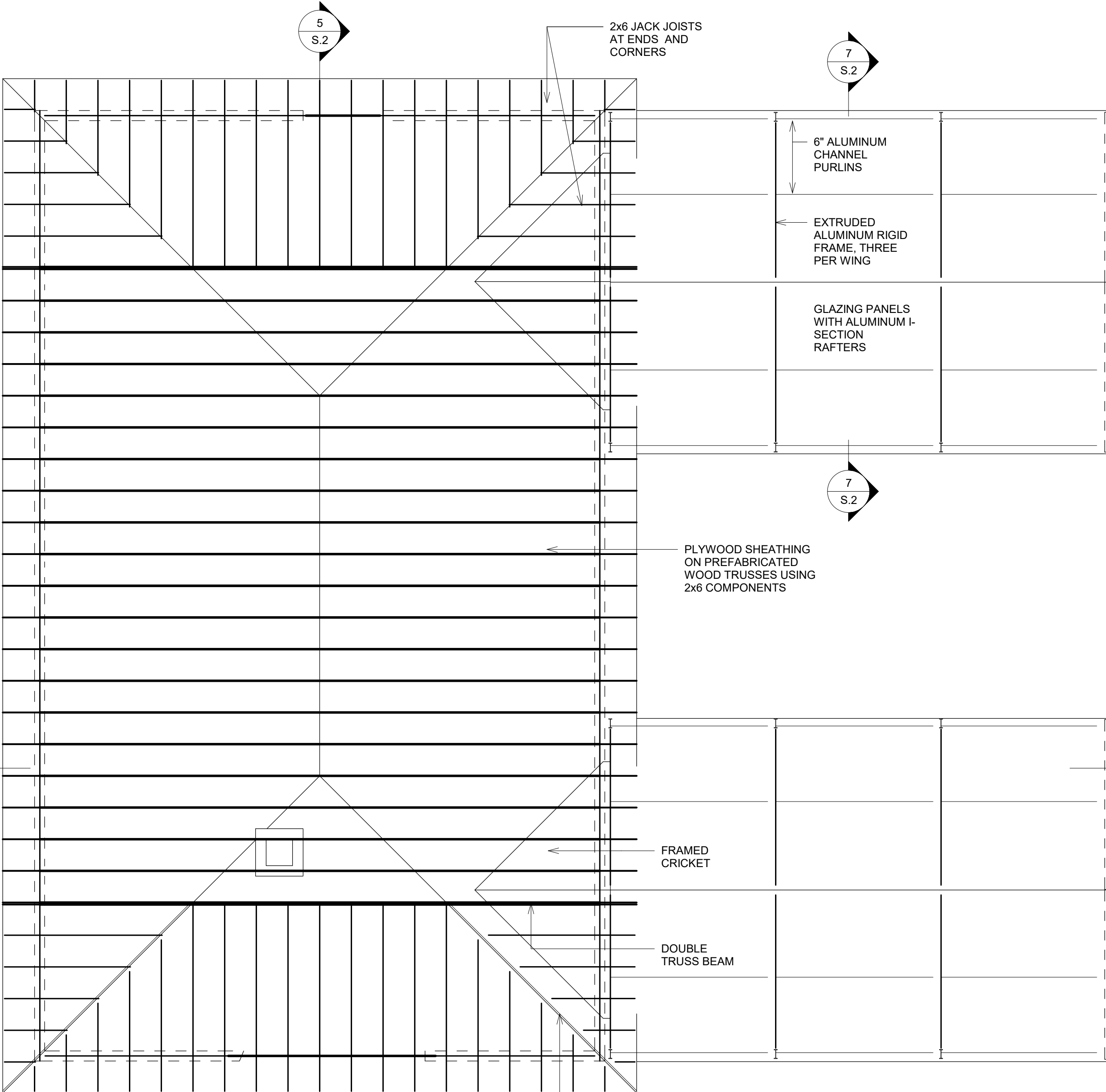
SHEET 1

OF

SHEET PRINTS FULL SCALE AT 22" x 34"



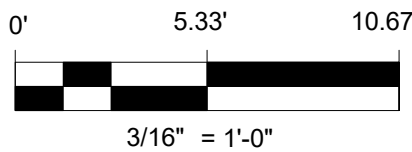
1 Existing Foundation Plan
3/16" = 1'-0"



2 Existing Roof Framing Plan
3/16" = 1'-0"

NOTES

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SHEET PRINTS FULL SCALE AT 22" x 34"

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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Greenhouse

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

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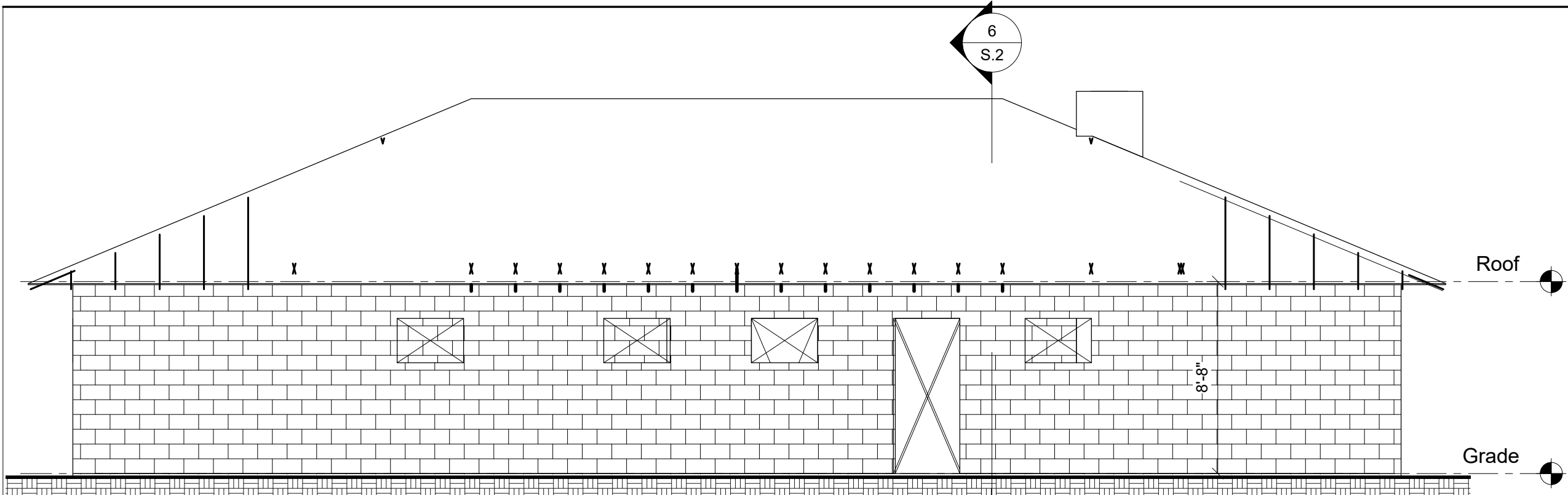
SHEET TITLE

Foundation & Roof Framing
Plans

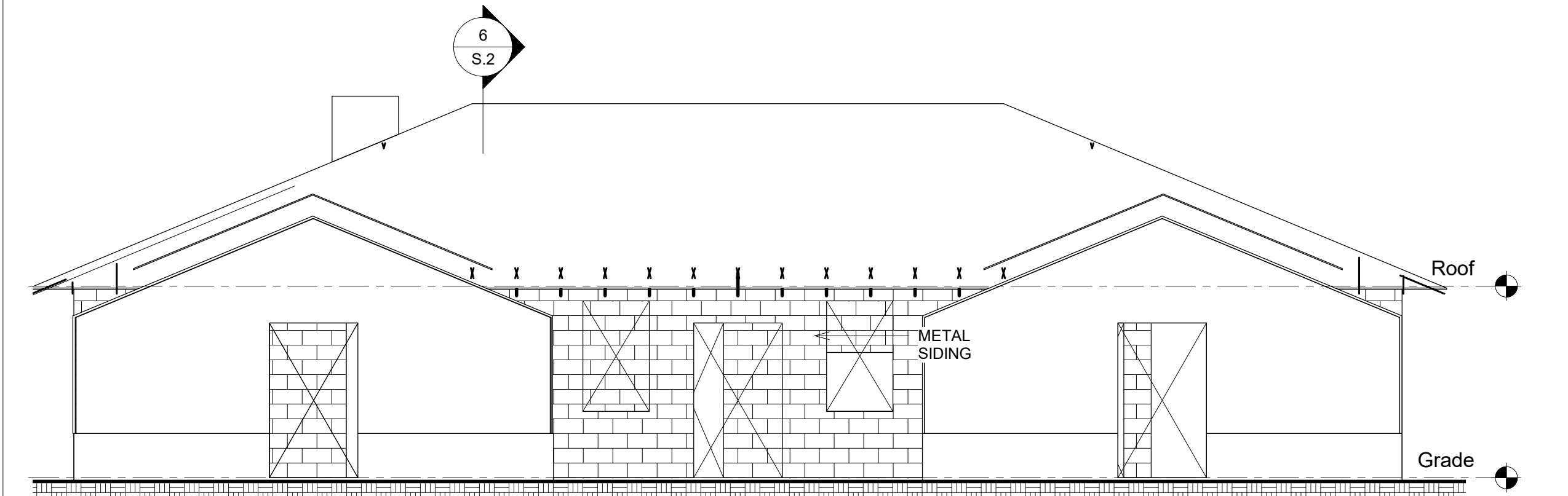
S.1

SHEET 1

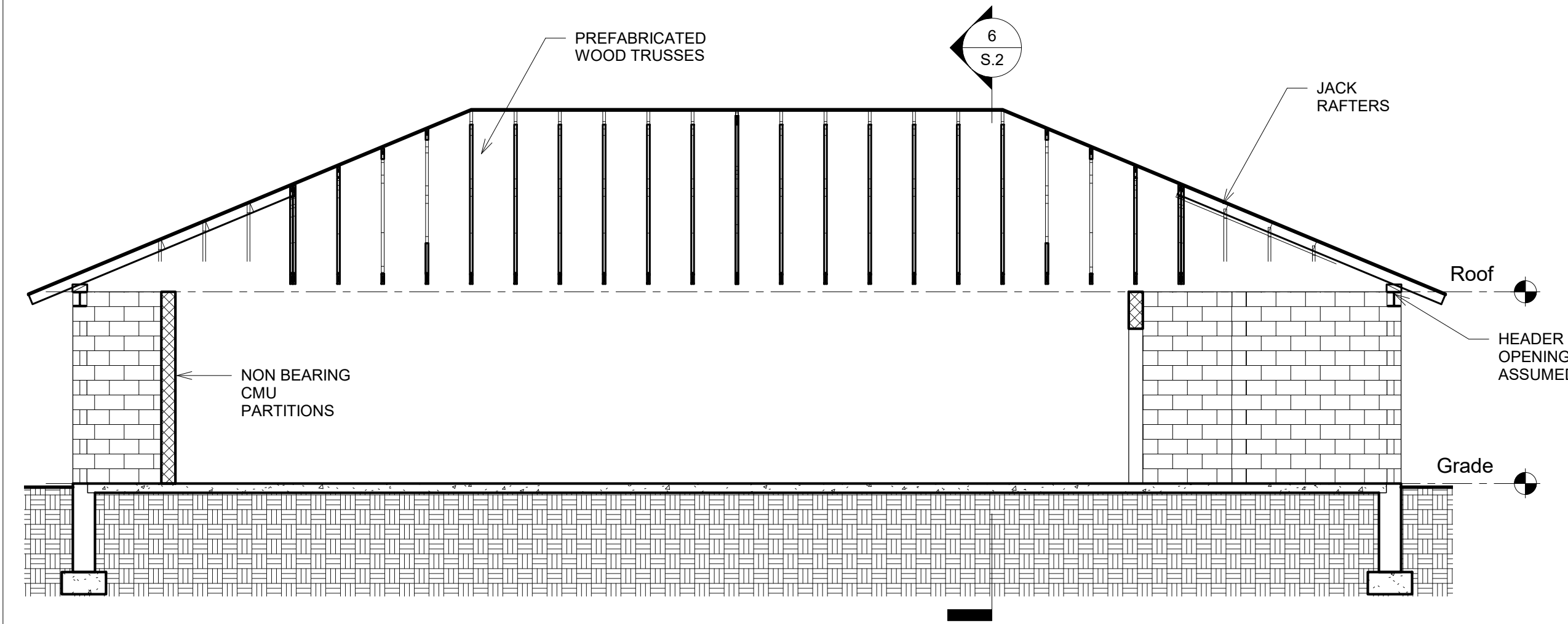
OF



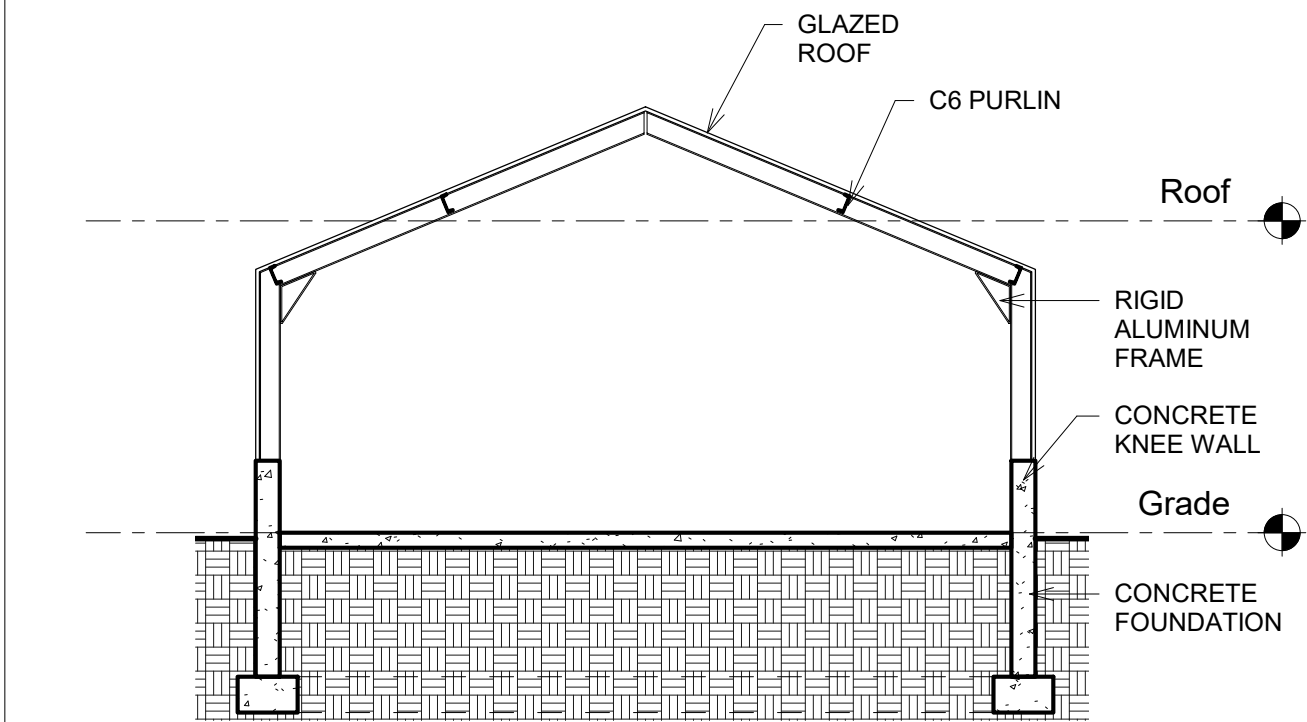
① North Elevation
3/16" = 1'-0"



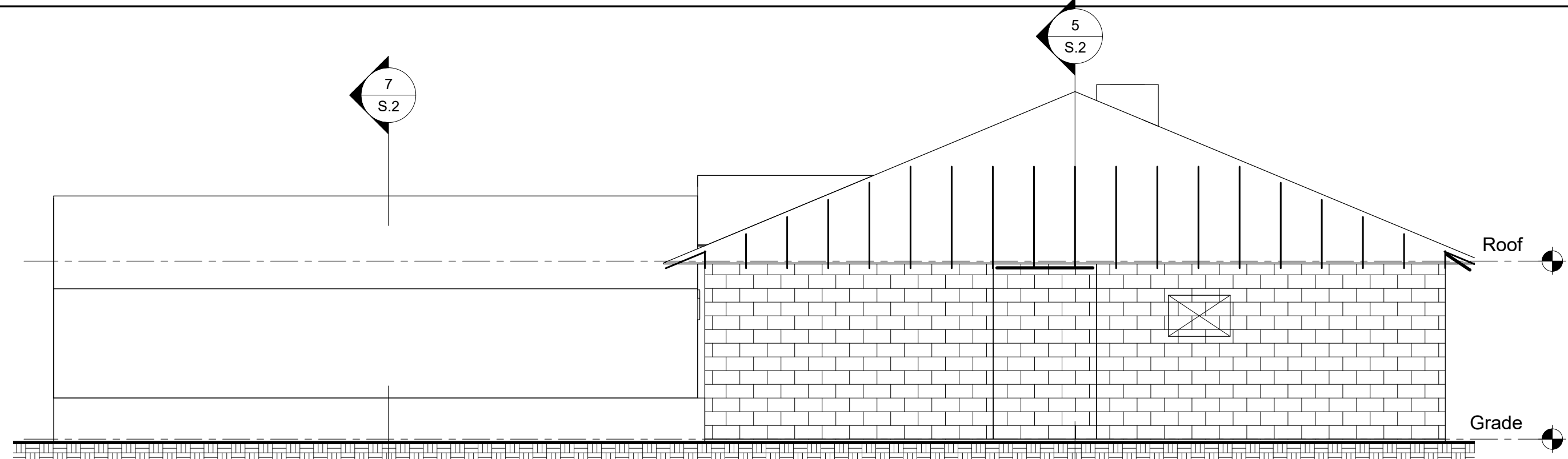
② South Elevation
3/16" = 1'-0"



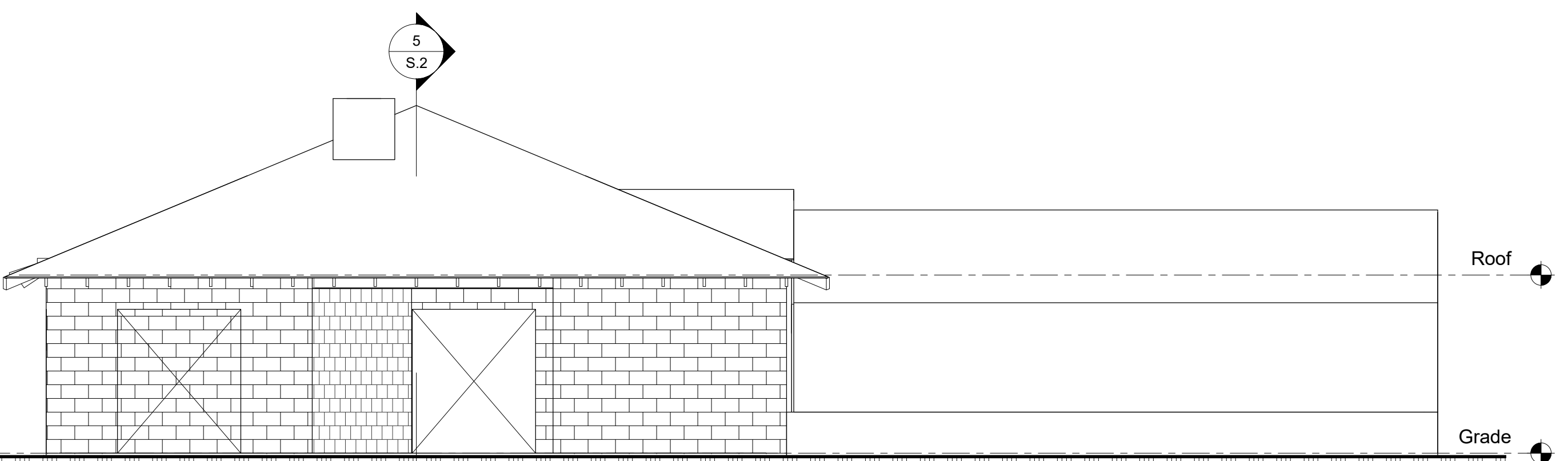
⑤ Section View Toward South
3/16" = 1'-0"



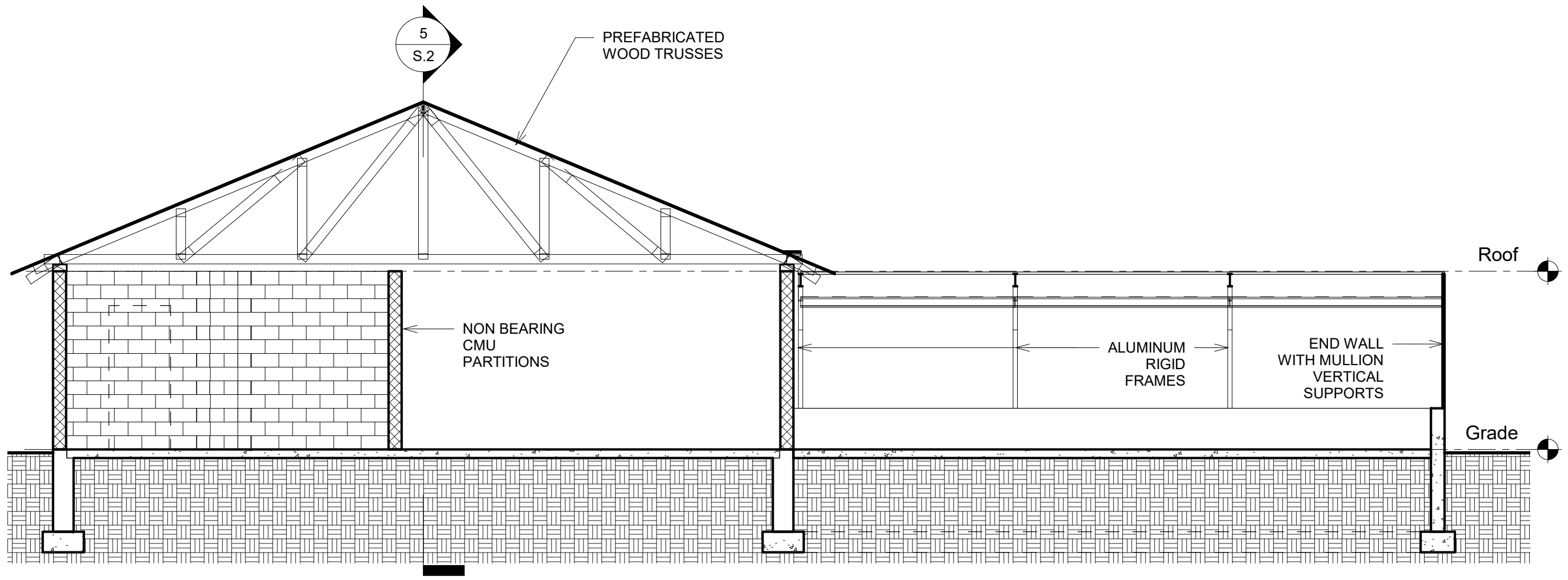
⑦ Section Through Greenhouse Wing
3/16" = 1'-0"



③ East Elevation
3/16" = 1'-0"



④ West Elevation
3/16" = 1'-0"



⑥ Section View Toward East
3/16" = 1'-0"

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PROJECT

Architectural and Structural
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Buildings at the Templeton
Developmental Center

BUILDING NAME

Greenhouse

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY:

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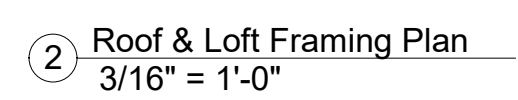
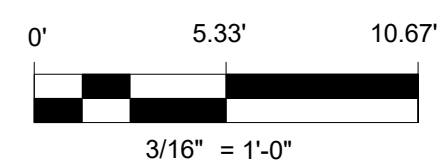
Elevations and Building
Sections

S.2

SHEET

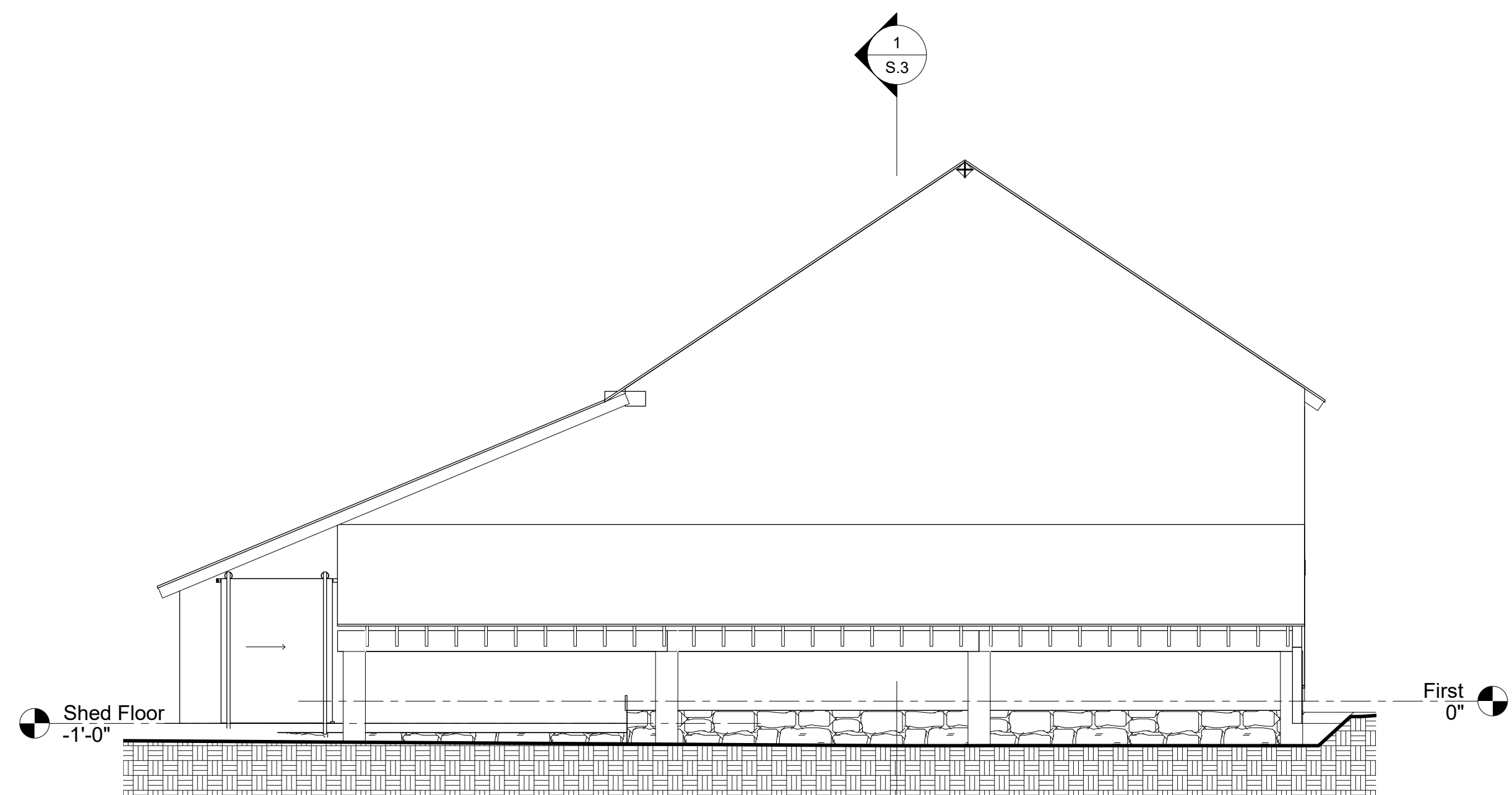
OF

SHEET PRINTS FULL SCALE AT 22" x 34"

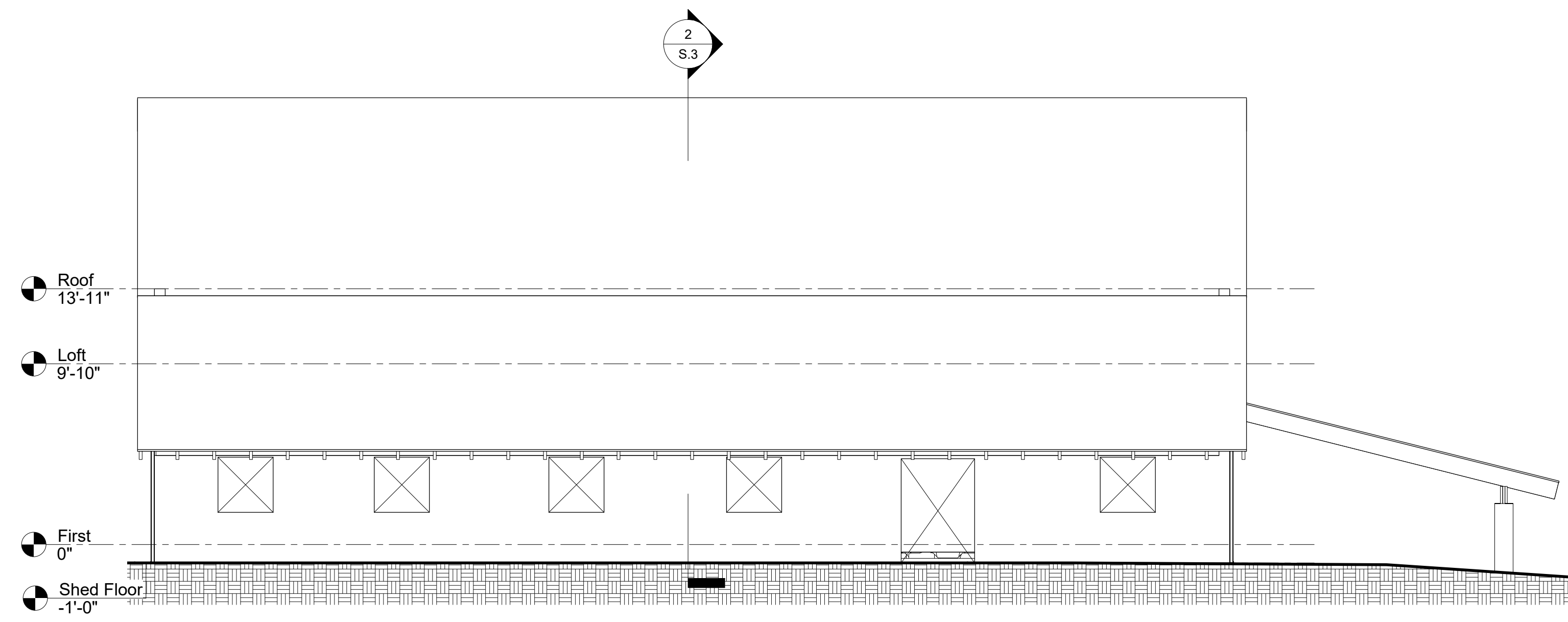


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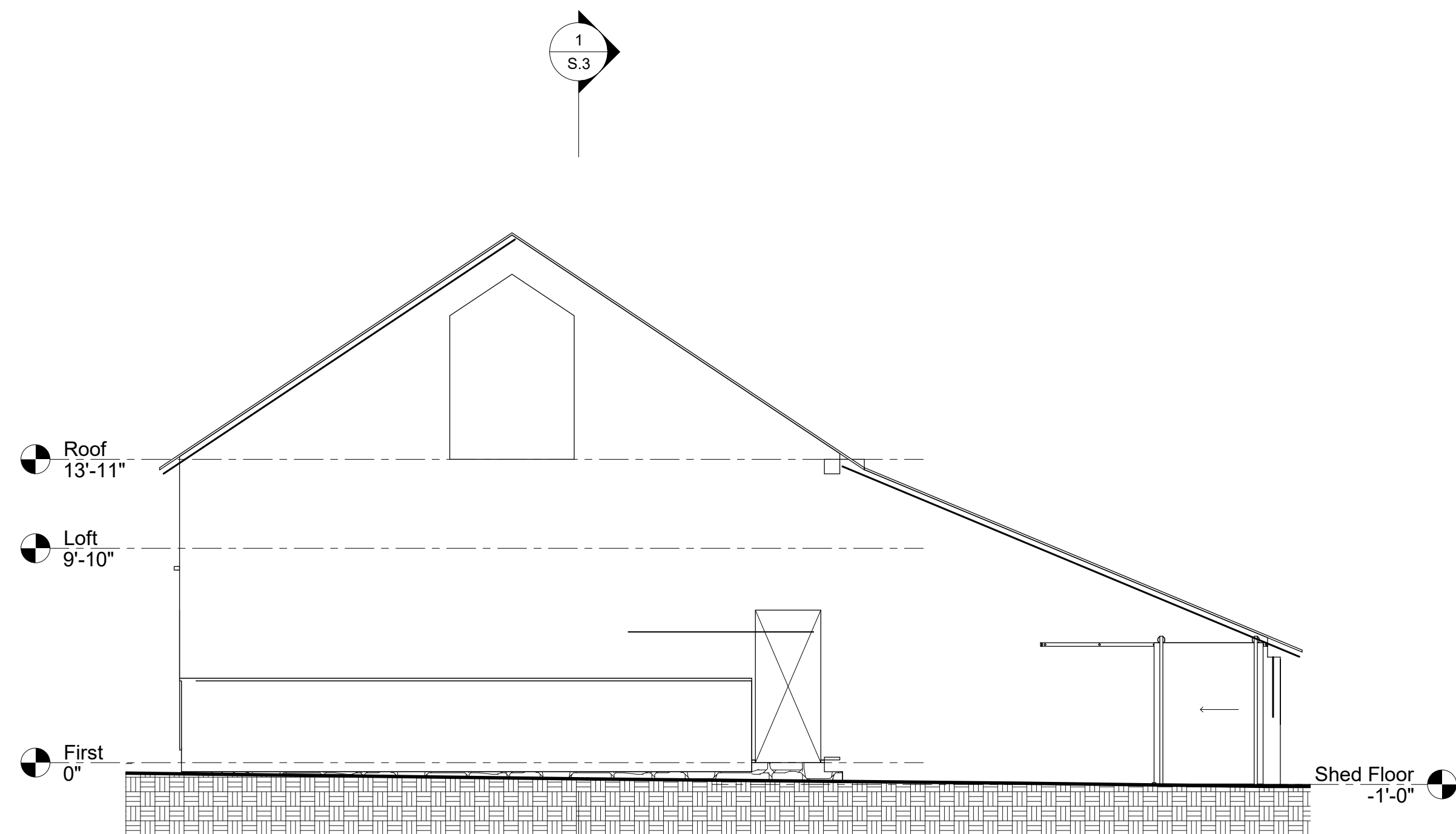
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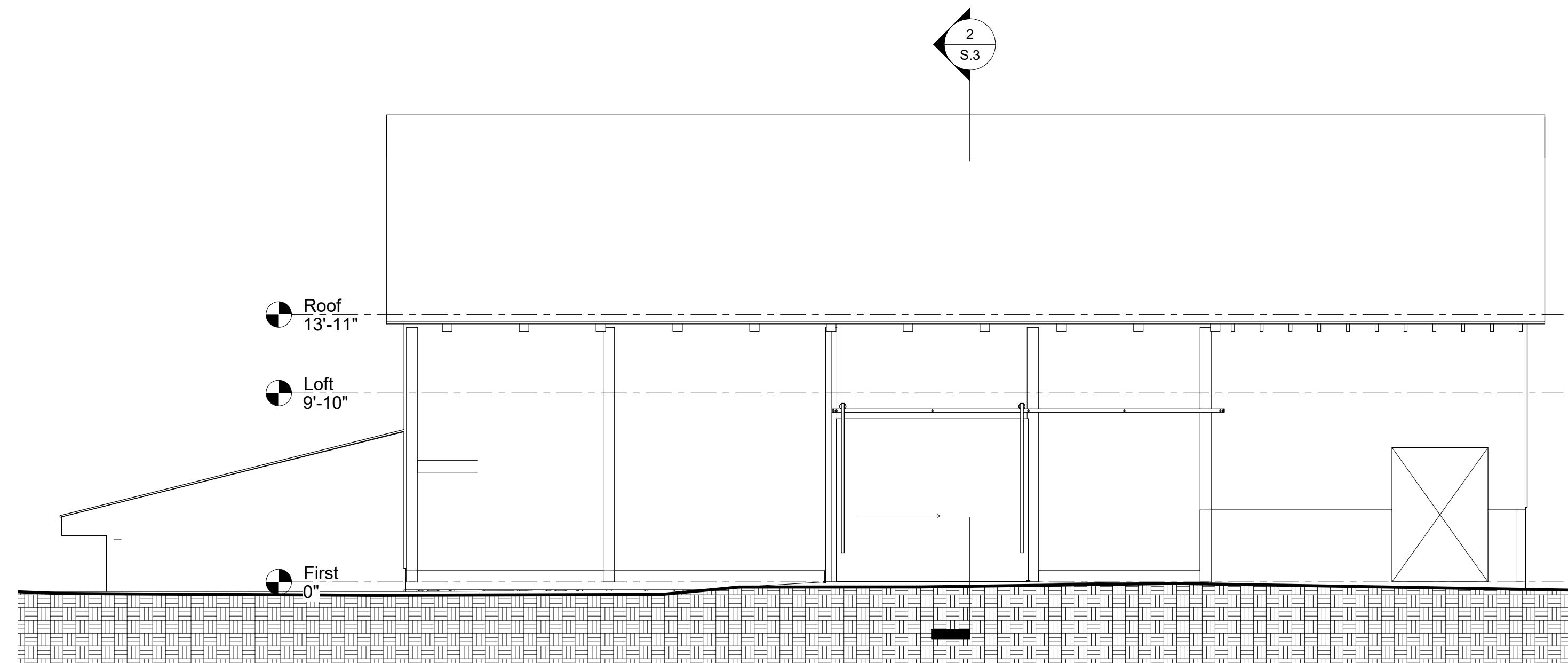
① South Elevation
3/16" = 1'-0"



③ West Elevation
 $3/16" = 1'-0"$



② A North Elevation
 $\frac{3}{16}'' = 1'-0''$



4 East Elevation
3/16" = 1'-0"

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PROJECT

Architectural and Structural Inspection and Assessment of Eight Agricultural Buildings at the Templeton Developmental Center

BUILDING NAME

Horse Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY:	AHM	DATE: 08/09/2019
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SHEET TITLE

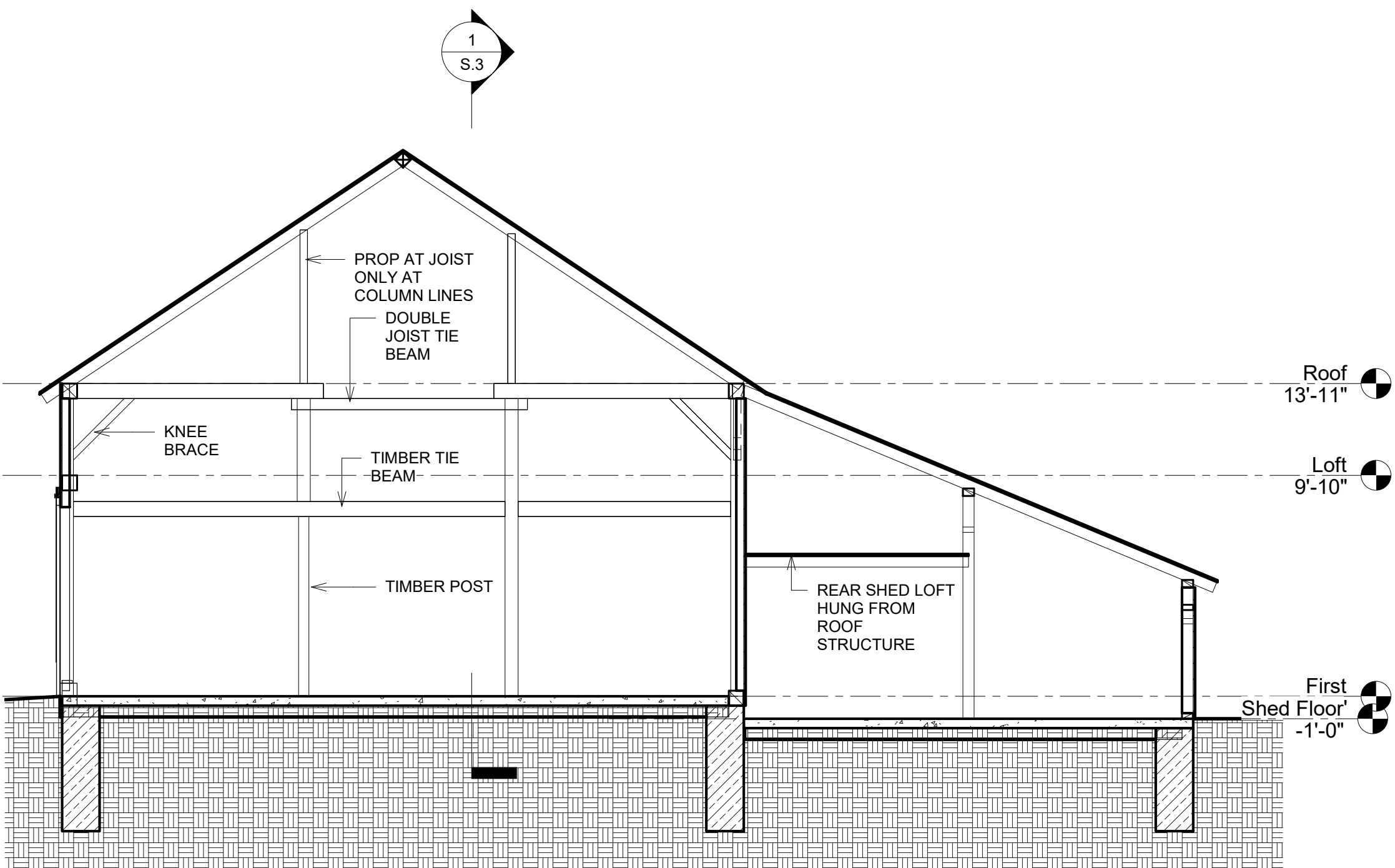
Exterior Elevations

S.2

SHEET

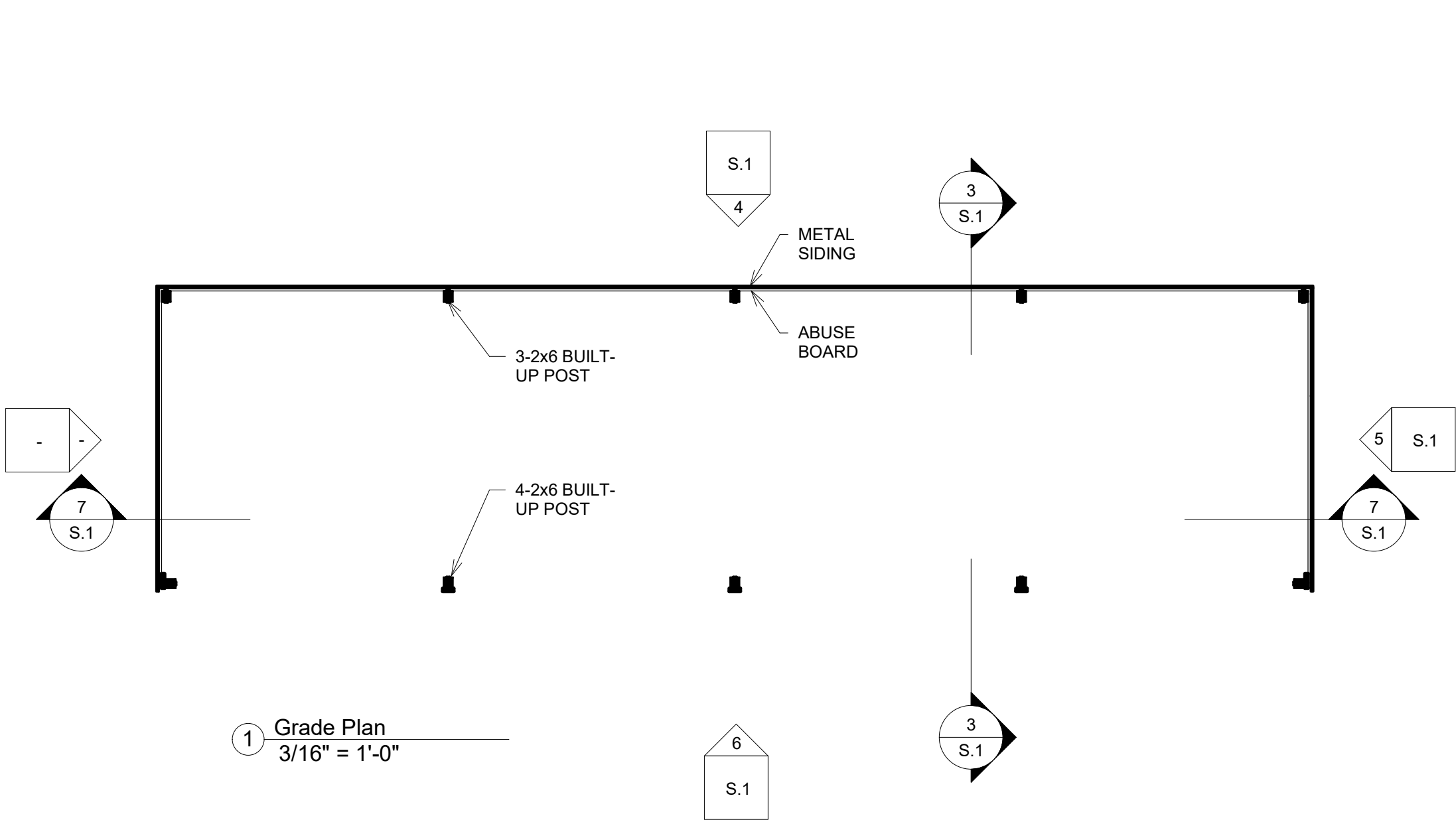
OF

SHEET PRINTS FULL SCALE AT 22" x 34"

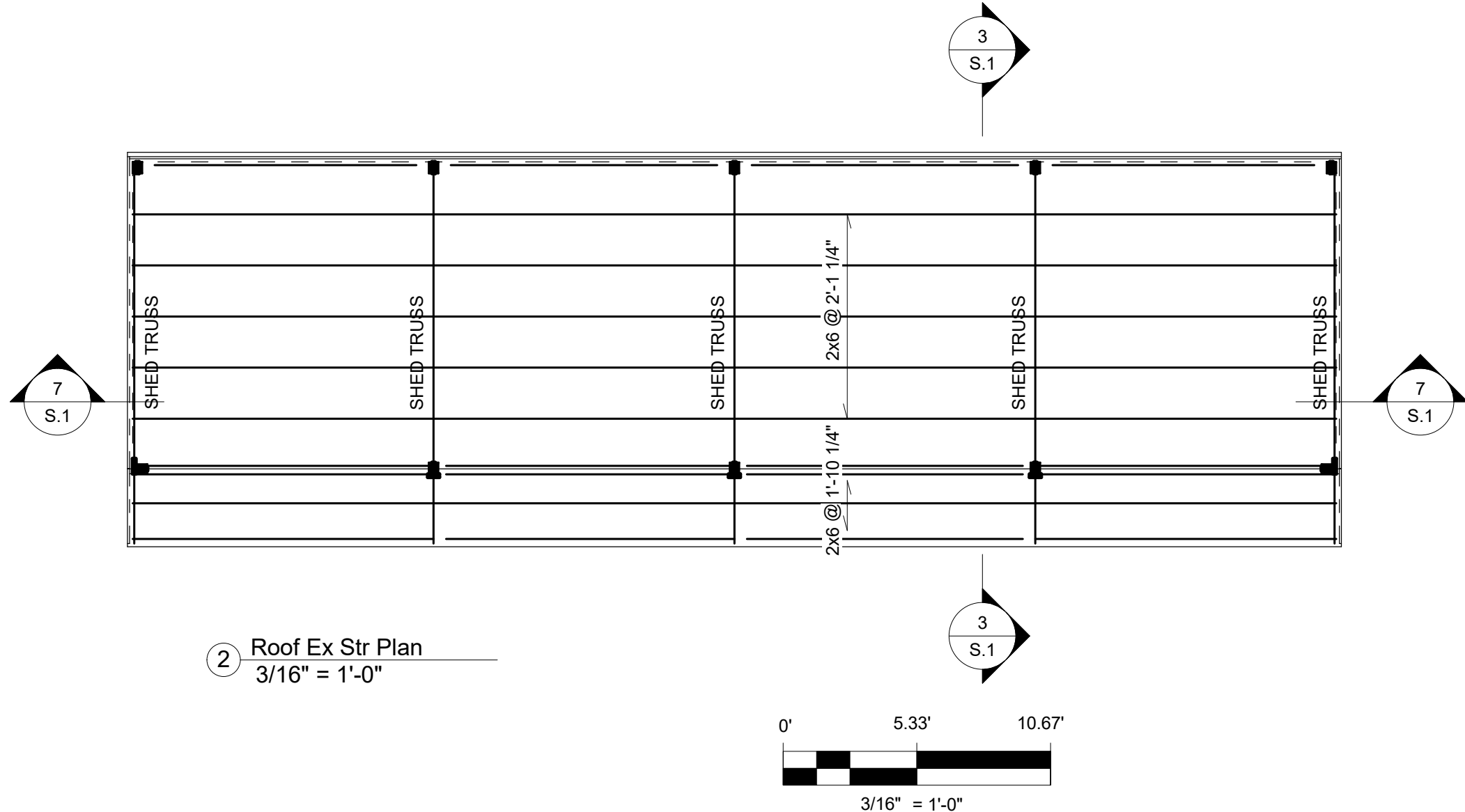


② Transverse Section
3/16" = 1'-0"

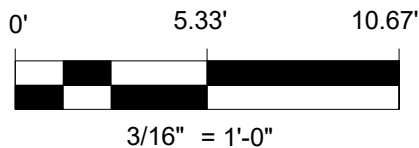
SHEET PRINTS FULL SCALE AT 22" x 34"



① Grade Plan
3/16" = 1'-0"



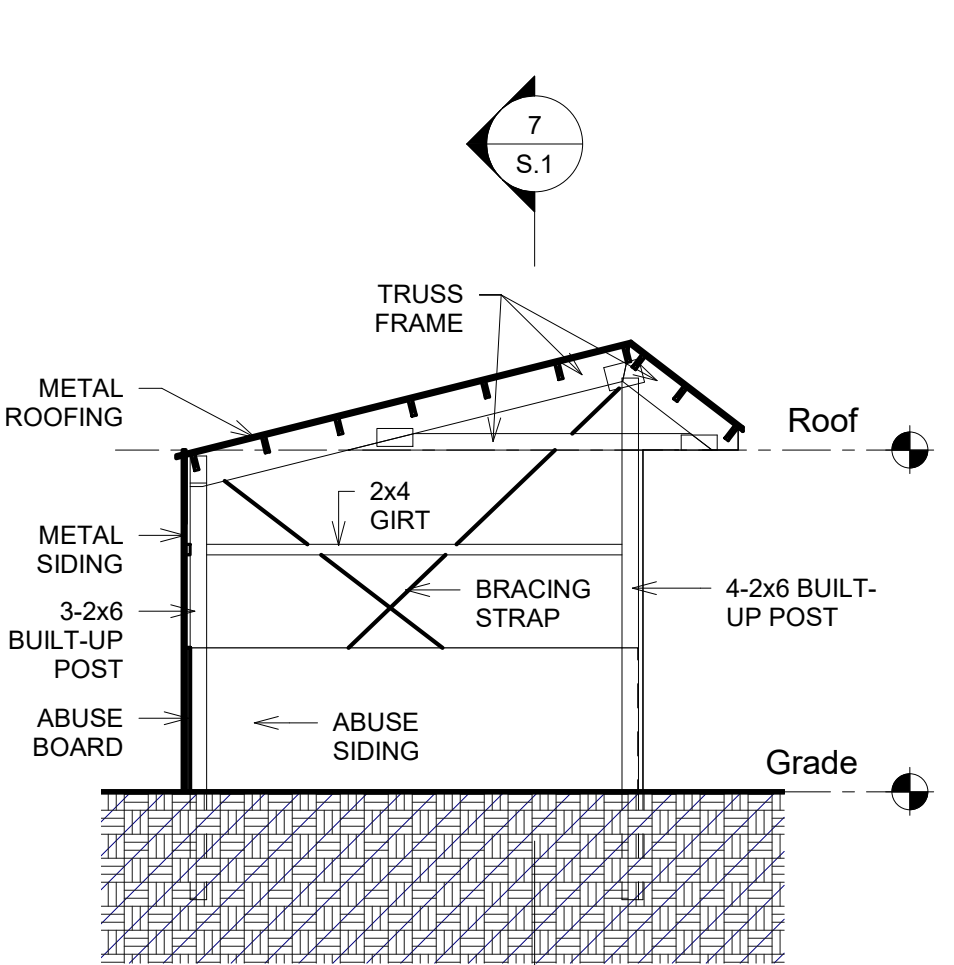
② Roof Ex Str Plan
3/16" = 1'-0"



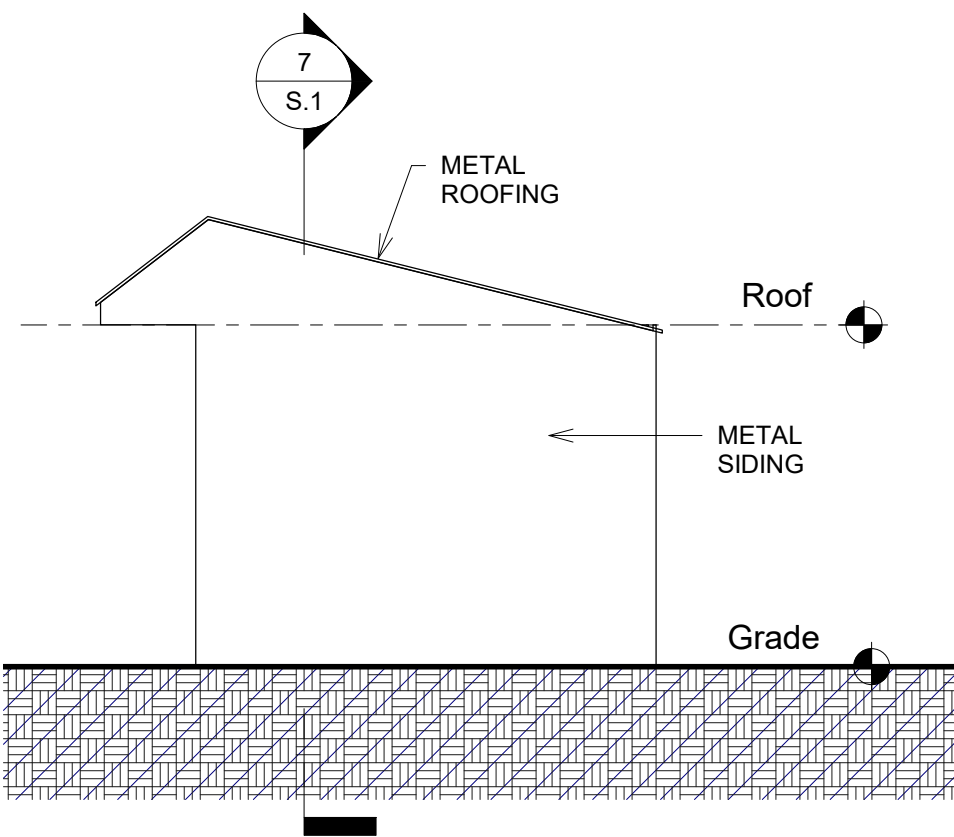
3/16" = 1'-0"

NOTES

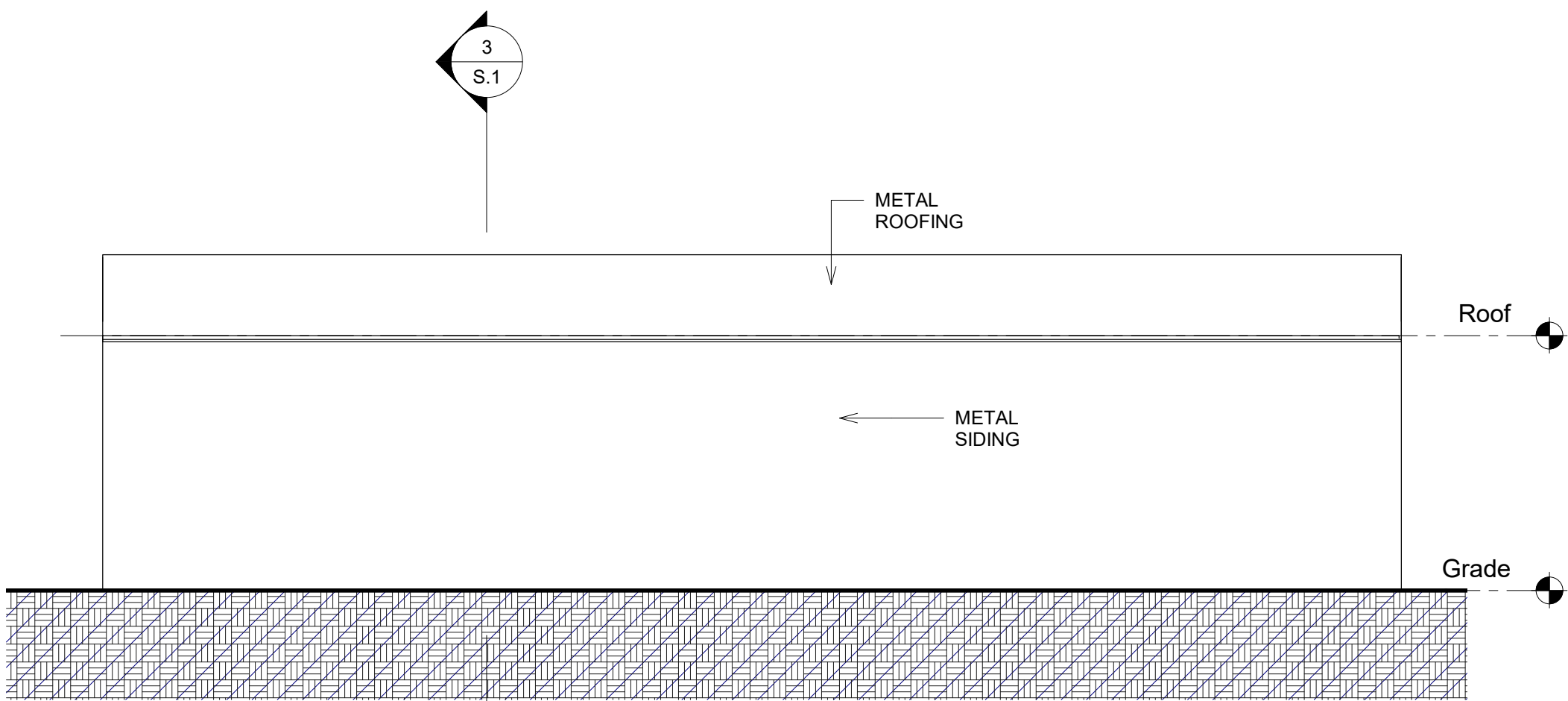
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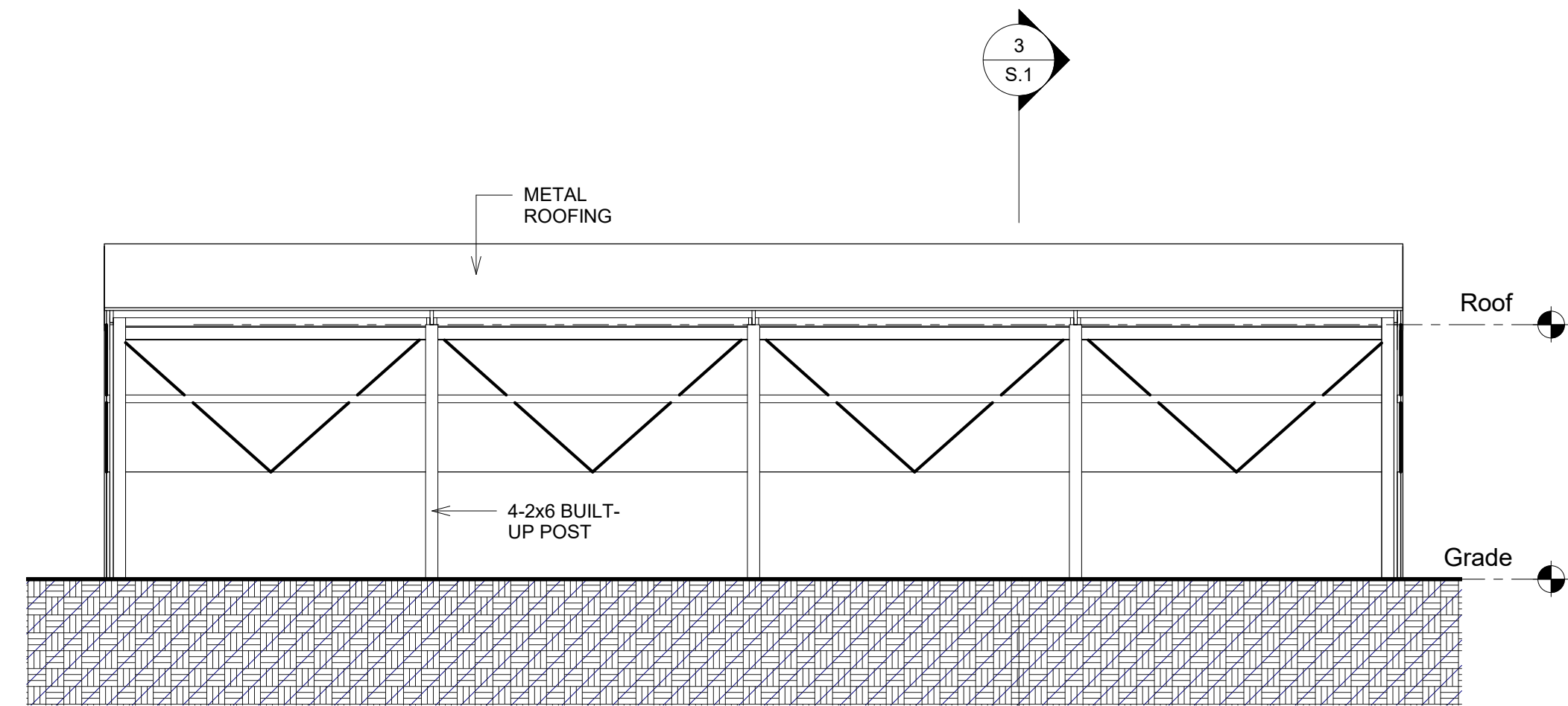
③ Transverse Section
3/16" = 1'-0"



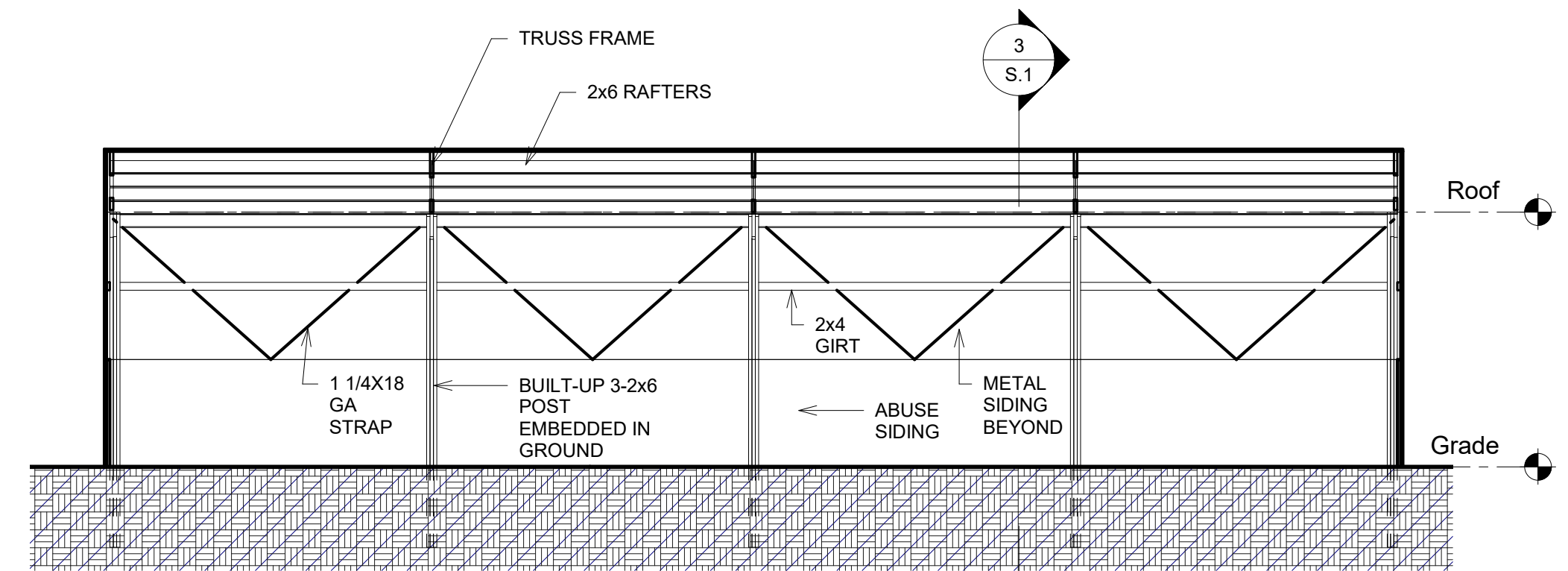
⑤ East Elevation
3/16" = 1'-0"



④ North Elevation
3/16" = 1'-0"



⑥ South Elevation
3/16" = 1'-0"



⑦ Building Longitudinal Section
3/16" = 1'-0"

SHEET PRINTS FULL SCALE AT 22" x 34"

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and Environmental Affairs

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Boston, MA 02114

CONSULTING ARCHITECT

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Somerville, MA 02145-2803

(617) 625-8901

PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Morton Building

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM DATE: 08/09/2019

DESIGNED BY: AHM

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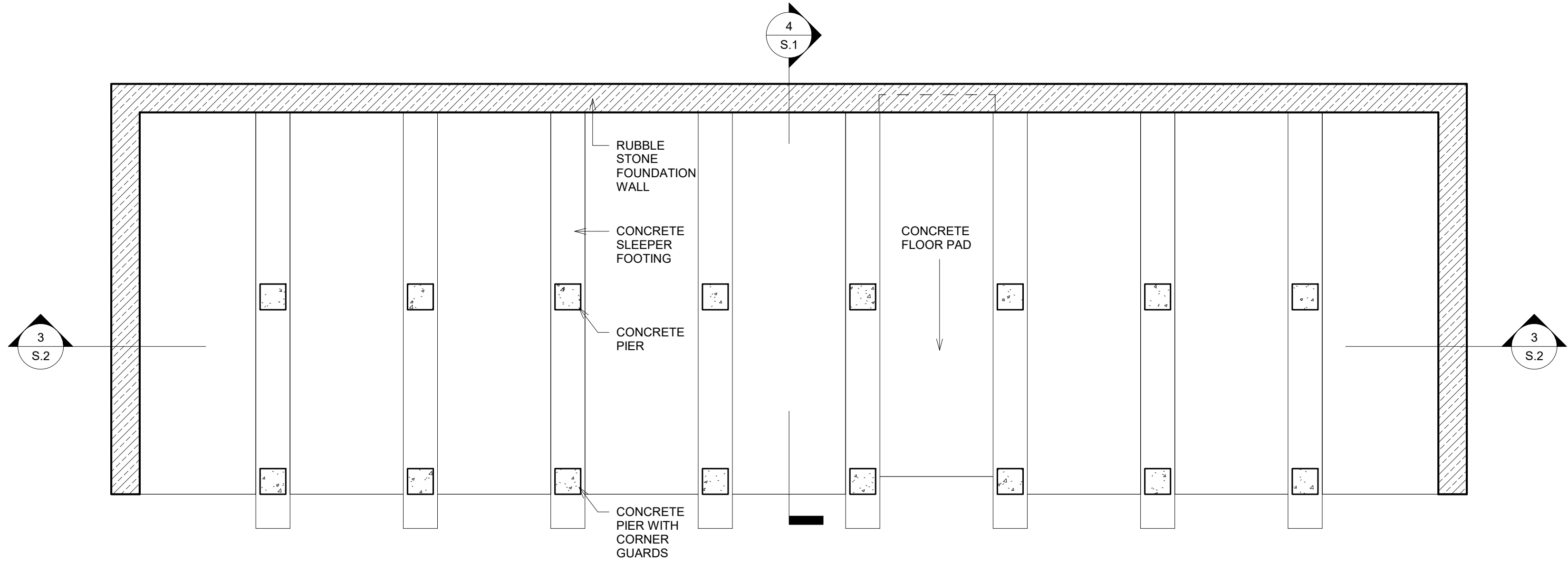
SHEET TITLE

Roof Framing Plan, Building
Sections, and Wall
Elevations

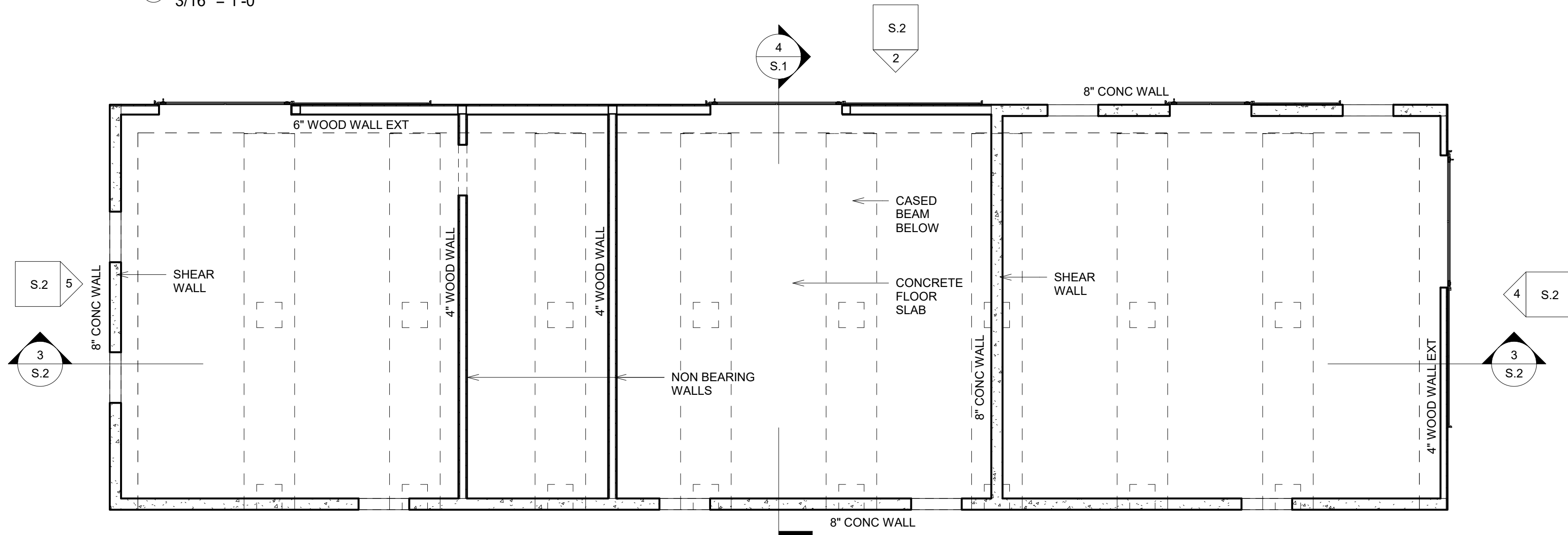
S.1

SHEET 1

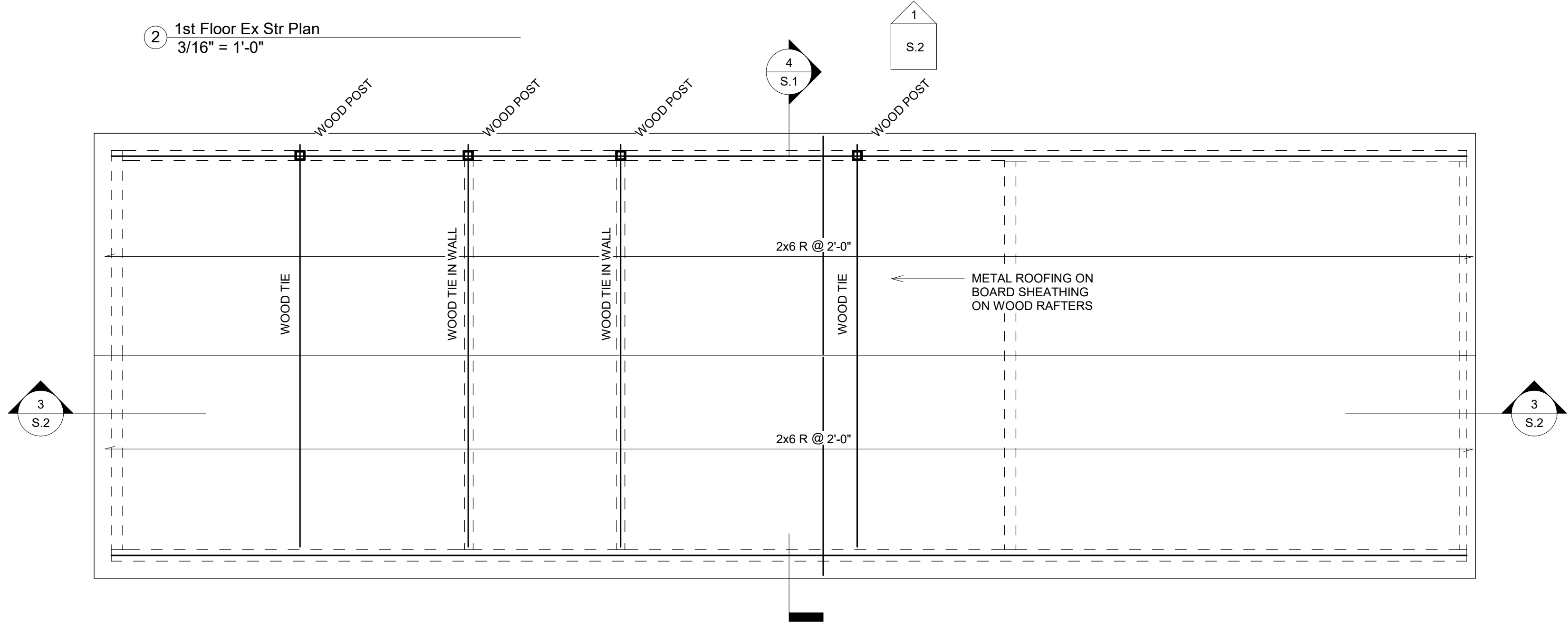
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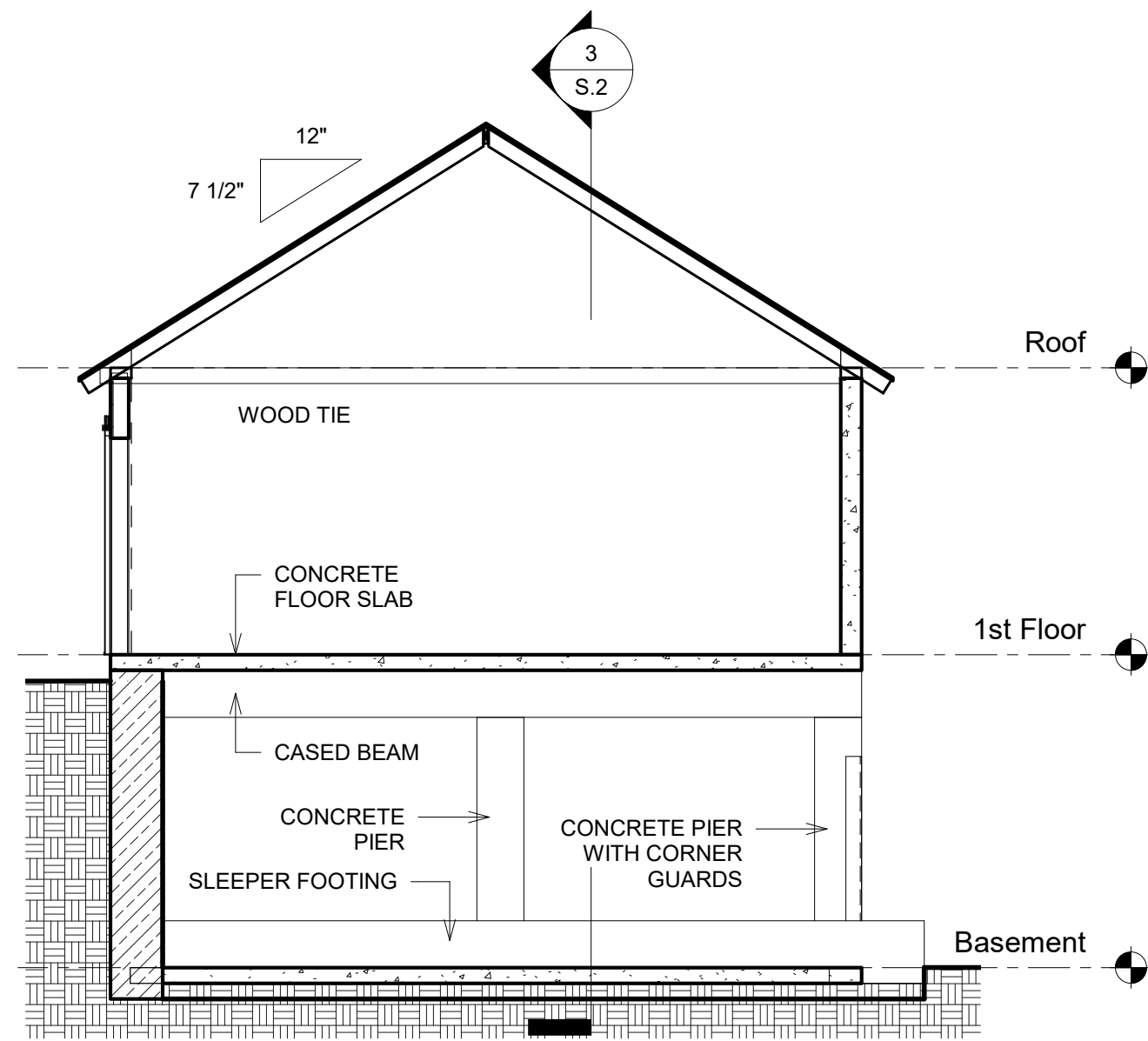
1 Basement Ex Str Plan
3/16" = 1'-0"



2 1st Floor Ex Str Plan
3/16" = 1'-0"

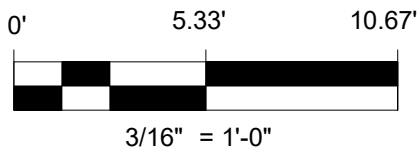


3 Roof Ex Str Plan
3/16" = 1'-0"



4 Building Transverse Section
3/16" = 1'-0"

- NOTES
1. DRAWINGS ARE INTENDED TO COMPLEMENT THE EIGHT AGRICULTURAL BUILDING ASSESSMENT NARRATIVE REPORT. THEY ARE PRESENTED TO PROVIDE A BASIS FOR FURTHER USE IN PLANNING REPAIRS AND MAINTENANCE.
 2. SOME COMPONENTS ARE DETERIORATED, REFER TO THE NARRATIVE STRUCTURAL ASSESSMENT AND ARCHITECTURAL REPORT.
 3. SCALE IS MEASURED BUT APPROXIMATE.
 4. COMPONENTS MAY VARY IN SIZE FROM THAT SHOWN.



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PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Old Cow Barn

SITE NAME

Templeton Developmental
Center

PROJECT NO: 2019.13

CAD DWG FILE:

DRAWN BY: AHM DATE: 08/09/2019

DESIGNED BY: AHM

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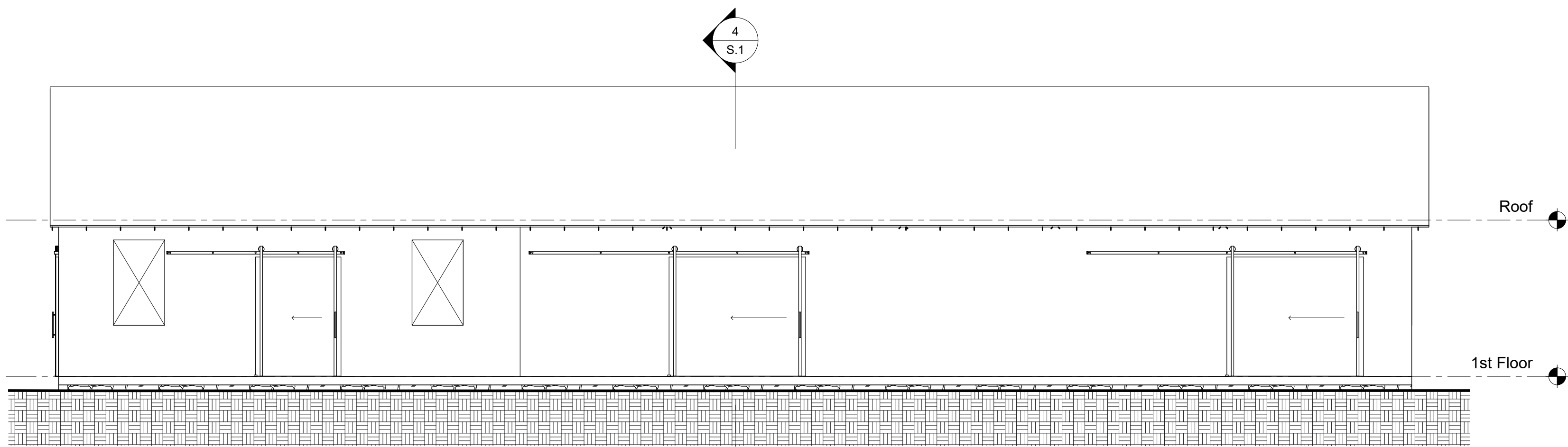
SHEET TITLE

Foundation, 1st floor
Framing, and Roof Framing
Plans, Transverse Section

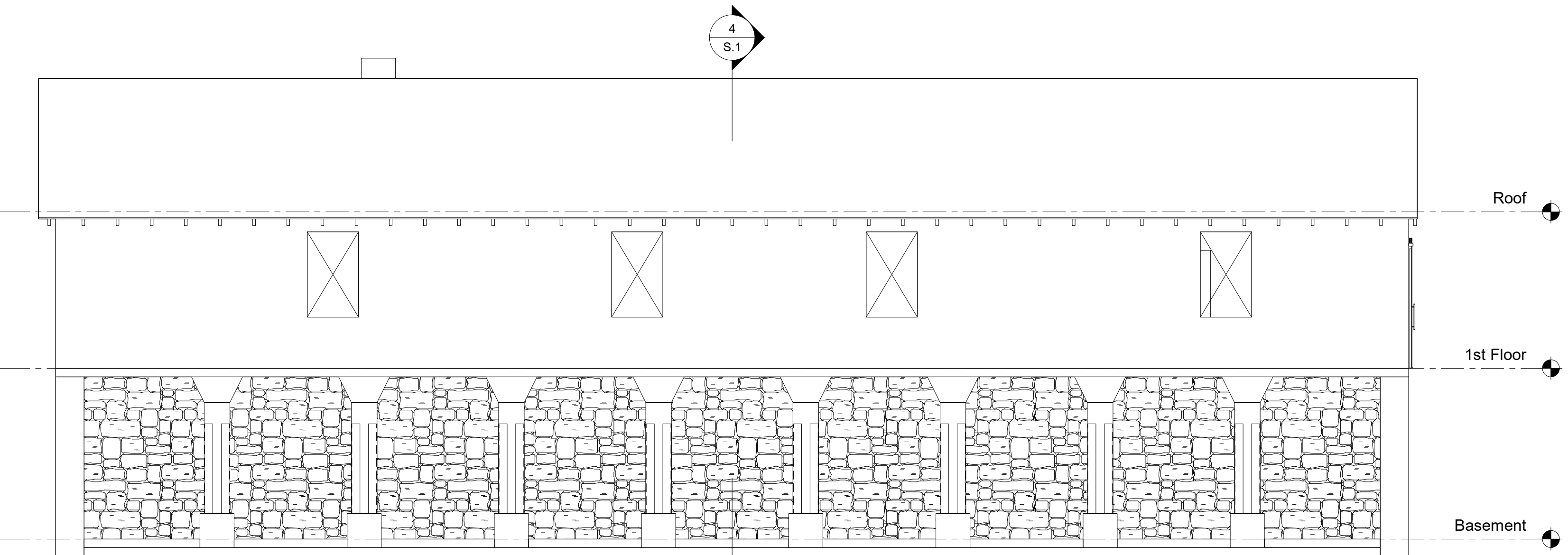
S.1

SHEET 1

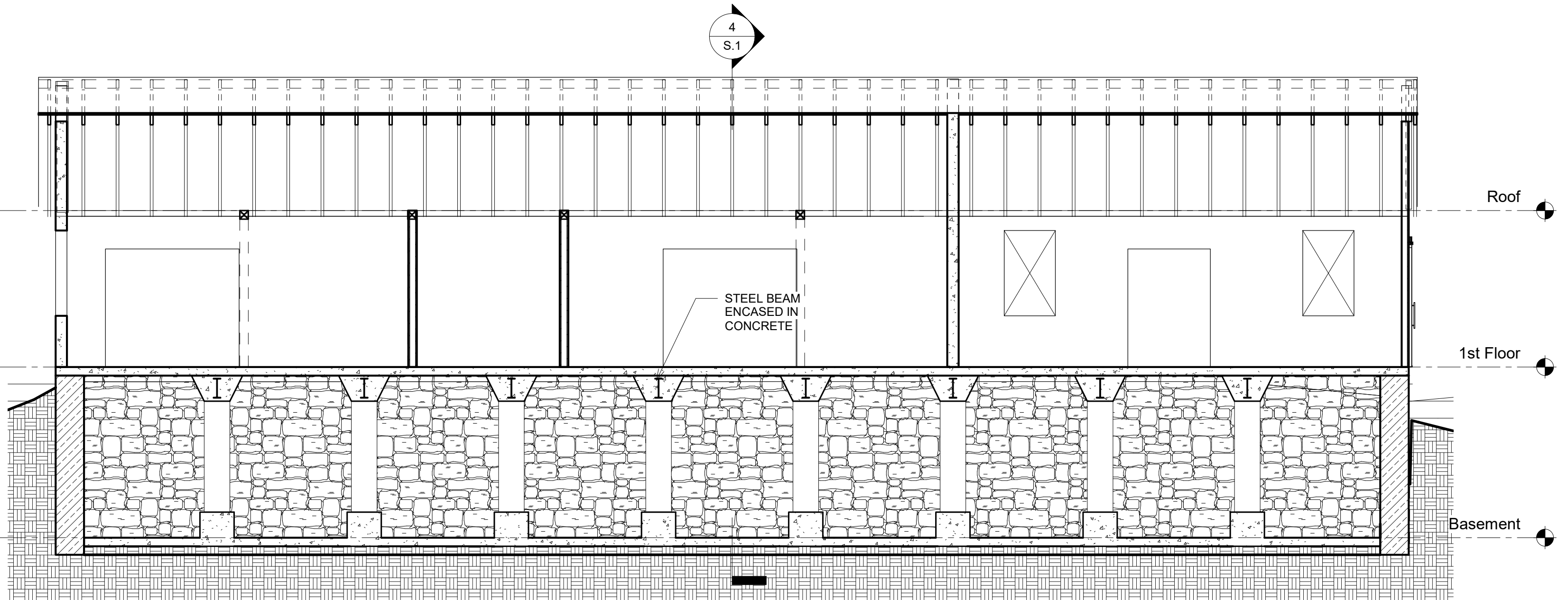
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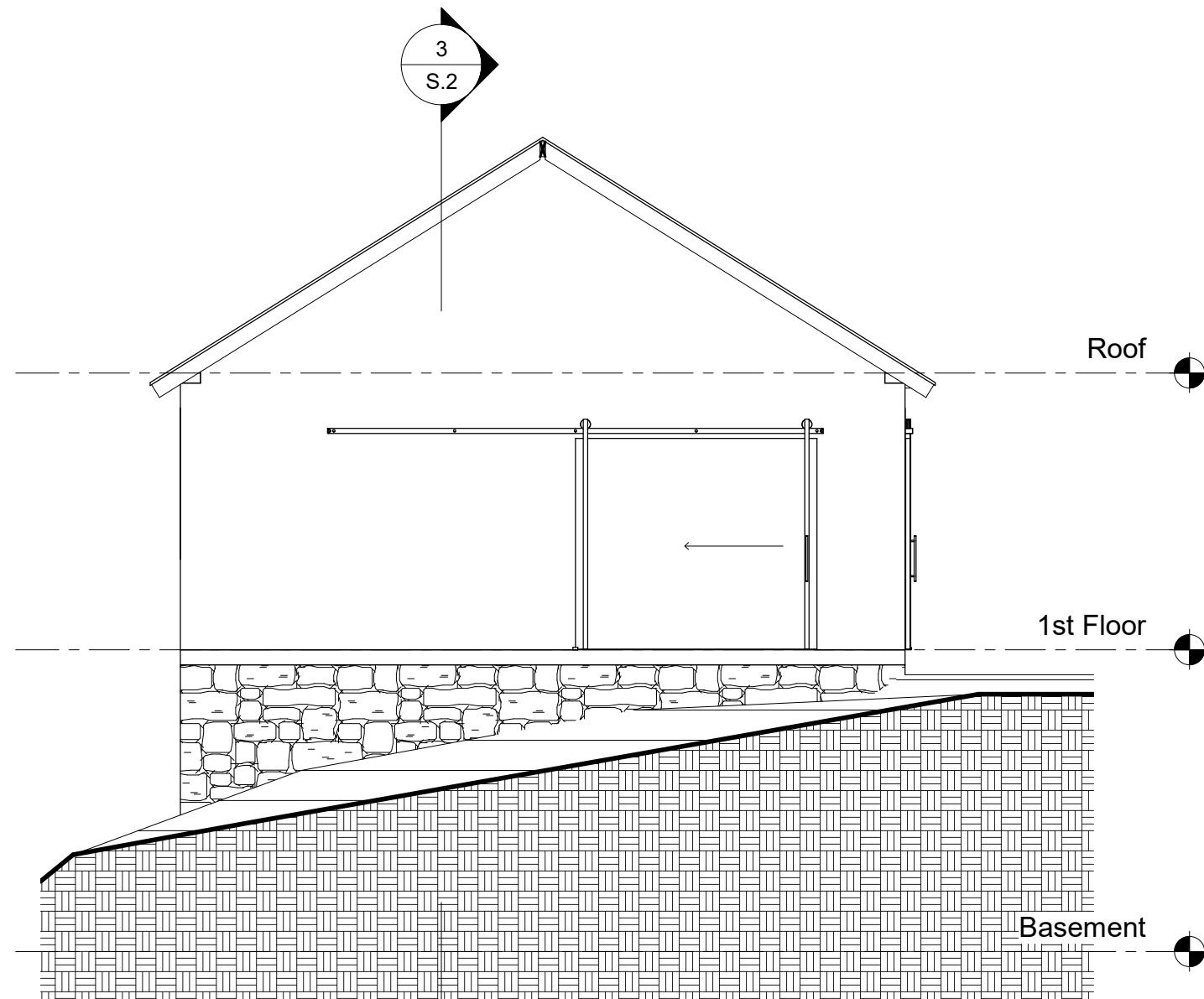
② North Coord
3/16" = 1'-0"



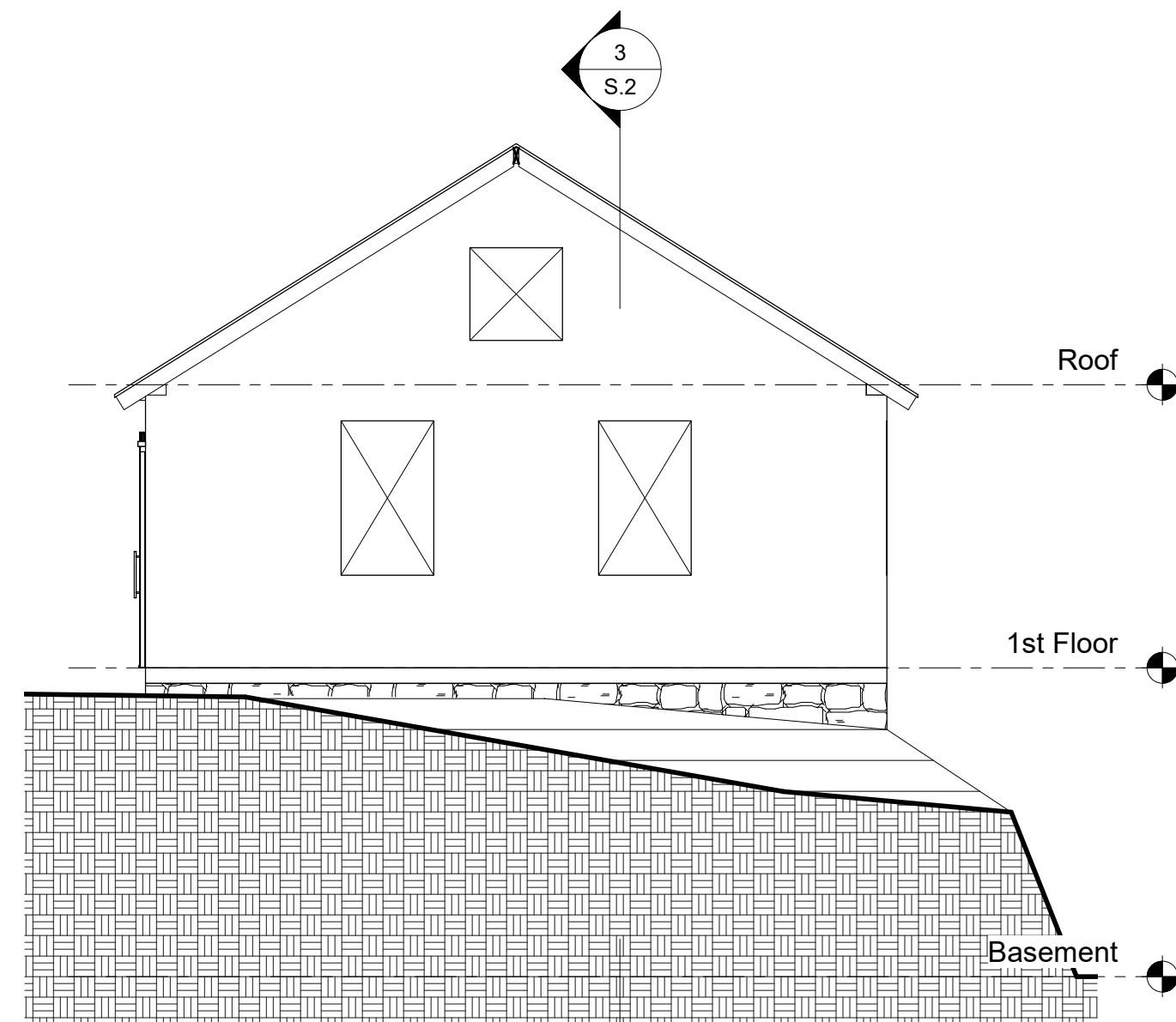
① South Coord
3/16" = 1'-0"



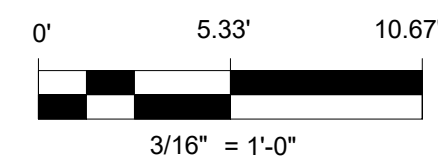
③ Section 1
3/16" = 1'-0"



④ East Coord
3/16" = 1'-0"



⑤ West Coord
3/16" = 1'-0"



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Excutive Office of Energy
and Environmental Affairs,
Gateway City Parks Program

PROJECT

Architectural and Structural
Inspection and Assessment
of Eight Agricultural
Buildings at the Templeton
Developmental Center

BUILDING NAME

Old Cow Barn

SITE NAME

Templeton Developmental
Center

Revision Schedule

No.	Date	Description
-----	------	-------------

PROJECT NO: 2019.13

CAD-DWG FILE:

DRAWN BY: AHM DATE: 08/09/2019

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SHEET TITLE

N, S, E, and W Elev,
and Building Section

S.2

SHEET

OF