March 31, 2017

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53 South Hampton Road
Westfield, MA 01085

PURPOSE:

MDA conducted on-site building evaluations of the five structures located at Camp Naumkeag in Salem, MA in November of 2016 for the purpose of determining the structures suitability for adaptive reuse and or continued operation as a day camp sub-let by the City for recreational activities.

Evaluation consisted of a visible assessment of the structures physical attributes including, building size, construction, materials, condition, handicapped accessibility and ability to be repurposed for similar use. The evaluation was conducted by a registered architect during the off season.

The results along with a general condition assessment are contained in each buildings individual report which also includes pertinent photographs and a floor diagram. Each structure was measured and drawn in plan for the purpose of illustrating the overall layout and has been provided for reference.

This summary consolidates the findings of the individual building reports and offers additional information and considerations used in the determination.

FINDINGS:

It should be noted that, most of the deficiencies pertain to the four older wood framed structures. As the lower restroom building is constructed of CMU and was built after the other structures and is the result of newer codes it is in substantially better condition and subsequently has fewer deficiencies listed in findings below.

Use Group and Egress: The property has been utilized as a day camp and four of the buildings appear to have areas specifically for group activities. Depending on how these spaces are actually utilized, they could fall under one of two likely use groups.

1. A-3: Assembly (Recreation)
2. E: Education

The use group classification in both cases is permitted in the buildings with respect to size and construction type. Potential issues arise if the spaces are classified as A-3 and a 5 square foot per occupant standing floor allowance is assigned to the 450 - 570 square foot activity areas.

This designation and would result in a possible occupancy of 90 - 114 in those areas alone. While not likely, it is possible and would require the architect to design for this number of occupants for purposes of egress. Any number of occupants exceeding 49 for either use group would require two separate, out-swinging and remote means of egress from the building. At present, none of the four would meet code.

Should the use group be classified as E it would result in the occupancy being 20 – 29, as such the spaces would meet the requirements for a single means of egress. This is our opinion is the more sensible scenario for the buildings.

In all cases the existing egress doors swing in, lack the minimum 32" net clear width and do not have adequate hardware for egress. In addition, due to the seasonal nature of the current use, all the doors are secured from the outside using pad locks, which is prohibited by code as it is a potential impediment to egress.

Foundations: Only one of the four wood framed buildings appear to have an actual (or partial) below grade concrete foundation. The other structures appear to rest on or slightly below grade. In all but one case, the foundations and their associated unreinforced CMU piers are inadequate with respect to lateral support, have unrestrained connections to the buildings structural beams and are likely subject to differential settlement.

With limited or no physical connections tying the structure to the piers these buildings lack the basic hold down anchoring requirements of a common residence. As they are elevated on piers and adjacent to the coast these buildings are subject to a higher probability of damage in a severe wind event.

Any meaningful undertaking to improve the buildings would require the foundations be replaced in order to meet current codes.

Building Construction: The structures were designed and built using methods conducive to seasonal operation and lack structural sheathing, insulation and vapor barriers. Both the wood siding and flooring are fastened directly to the wall studs and floor joists respectively. No plywood or plank sheathing is present. Proximity of wood construction and or siding to grade has resulted in rot and failure in several locations.

Lack of ceiling joists have resulted in roof deflection and in a rotational moment being exerted on the exterior walls, pushing them out. In at least one case the ridge has split under the weight of the roof as the rafters push out and subsequently pull down and away from it.

Roof covering on all buildings is a standard three tab asphalt shingle type. In all cases the shingles are near or beyond their life expectancy, showing various degrees of delamination. It is unlikely any of the buildings have ice and water shield where required by code.

Interior finishes are either nonexistent or dated and in poor condition. Restrooms have painted porous baseboards and toilet partitions. Mold was evident on the drywall in one restroom.

Utilities: The utilities are undersized for almost anything other than the facilities current use. The four wood framed buildings share a single 200 AMP service, which is equivalent to that of a large residence. The lower restroom has a separate electric service of approximately 90 amps, which is adequate.

Water service is centralized and distributed below ground and is split between the four, in a small service box which lacks both a meter and backflow prevention. Water service to the lower restroom is again separate however it also lacks a meter and backflow prevention.

Sanitary service runs above grade in several areas and is subject to frost heaving. Potable water and toilets must be drained seasonally as the nature of a raised structure offers no protection from pipe freezing. The two wooden framed structures that have public restrooms do not have a means to provide hot water.

Only the caretaker's building has liquid propane available. No natural gas or oil is present on site.

Life safety: Most of the buildings have smoke detector coverage and some level of emergency lighting, however they lack illuminated exit signs, exterior egress lighting and overall general interior illumination is poor. The buildings are below the threshold for fire alarm and sprinkler requirements with respect to size.

Handicapped Accessibility: All four wooden framed buildings are elevated and have ramps within the accepted slope range for accessibility however; they lack compliant handrails, landings and entrance doors. Likewise the stairs have open risers with irregular heights and noncompliant handrails. Both the stairs and ramps lack proper footings and are of an age and condition making them unworthy code compliant repairs.

Once inside the generally open areas of the buildings interiors are accessible. Within the two wood framed facilities containing restrooms, an attempt was made to provide accessible accommodations. While the overall stall width is appropriate, there are no grab bars and accessories are not mounted within acceptable heights or reach. In addition, there are only curtains in place of doors, offering no secure privacy for occupants.

One of the two lavatories in each of the restrooms has an appropriate amount of under counter wheelchair space but lacks lever faucets and drain insulation. Restrooms could be modified to provide accessibility.

The lower restroom building activity area is fully accessible as the entrance is at grade and the door meets the necessary width and approach requirements. The restrooms are undersized and fixtures do not have compliant dimensional offsets from walls or each other. In addition, the rear wall grab bars are missing. Restrooms could be modified to provide accessibility but would require the removal and reconstruction of CMU walls to do so.

DETERMINATION:

With respect to the four wooden framed buildings, their condition, construction and number of modifications required to bring them up to current building codes greatly reduces their ability to serve alternate uses. It is our opinion that the cost and effort required to rehabilitate the structures would exceed their value once completed and therefore it is not recommended that these buildings be repurposed for a different occupancy. If site development is being considered the four wooden framed buildings should be razed.

The lower restroom building can be rehabilitated for reuse with relative ease and at modest expense.

Best regards,
Joseph A. DeLuca, RA, NCARB
Principal architect

BUILDING SURVEY REPORT

REPORT DATE
12/27/2016

BUILDING LOCATION

Caretakers Building (Building #1)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
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TABLE OF CONTENTS

GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story wood framed seasonal residence 23 feet long by 22 feet wide built in a conventional residential platform framing style. It is attached to a 34' x 34' covered dining structure. Both structures sit on piers of unreinforced concrete blocks that act as the foundation. Foundation depth could not be verified, however it is not uncommon for older structures to sit upon or go slightly below grade and not to the proper depth to prevent frost heaving.*

The structure, finish and utilities are provided to an extent than would be adequate for seasonal occupancy. Due to the elevation of the structure the plumbing is exposed and subject to freezing. In addition the structure is mostly non-insulated. An attempt to insulat a portion of the bed room and living area floor was made with fiberglass batts in the joist cavities however it is not intact in many areas. The strucutre could not be replaced today without significant code improvements being necessary.

The lack of structural sheathing throughout, in combination with framing members which are close to their nominal sizes in thickness and depth, suggest that this structure was built in the early half of the 20th century.

Overall condition of the structure is fair. The wood framing and siding of the residence is not contact with grade, however the exterior dining structures south end is. There is no discernible differential settlement, however the porch structure appears to racking towards the west.

BUILDING EXTERIOR

Comments: *Exterior wood siding is cove type clapboard commonly referred to as "Type #105" with a 5" exposure. The siding has been painted numerous times over the years. It is unknown if lead is present the paint. The exterior wood siding is fastened directly to the wood stud structure, no plywood sheathing is present.*

Siding rot is evident along the west side of the building. There has been an attempt to prevent access to the space below the structure using wooden lattace panels. The panels are in contact with the ground and have failed or been removed altogether in numerous areas, allowing access to the underside of the structure.

The roof is past its reasonable life expectancy and has badly delaminated.

BUILDING INTERIOR

Comments: *The interior is divided into four spaces a kitchen, living area, bathroom and bedroom. The kitchen has a sink, refrigerator, propane stove and dishwasher. All appliances are older and were not tested.The interior of the residence is finished with paneling and or laminate. The flooring, like the siding, is fastened directly to the structural framing, no sheathing is present. Ceiling finish is drywall with a textured finish.*

TENANT MEP F/P SYSTEMS

Comments: *There is electric base board heating in the main living area only, none is present in the bed room or bathroom. Cooling was provided by an in window AC unit. The water heater has been removed and only cold water is available to the lavatories. There is a functioning toilet exhaust present.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, propane, telephone service, satellite tv, potable cold water and a sanitary service are present in the building.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible of able to be verified.

RECOMMENDATIONS		
Architectural		
Building exterior		
Wall cladding	*Modification required*	Notes
Fenestration		
Doors	*Replacement required*	Notes
Storefront / Windows	*Replacement required*	Notes
Roof	*Replacement required*	Notes
Thermal / insulation	*Replacement required*	Notes
Lighting	*None existing*	Notes
Building interior		
Wall finishes	*Replacement required*	Notes
Floor finishes	*Modification required*	Notes
Ceiling finishes	*Modification required*	Notes
Lighting	*Suitable for reuse*	Notes
MEP		
Electrical	*Modification required*	Notes
Telephone	*Suitable for reuse*	Notes
HVAC	*Replacement required*	Notes
Water service	*Replacement required*	Notes
Sprinkler	*None existing*	Notes
Sanitary	*Modification required*	Notes
Natural gas	*Modification required*	Notes
Fire alarm	*Modification required*	Notes
Security	*None existing*	Notes
Comments: *Building is not recommended for adaptive reuse.*		

CONTACT INFORMATION			
Client			
Company name	*Tighe & Bond*		
Contact name	*Tracy Adamski*		
Job title	*Senior Planner, Associate*		
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Email	*TJAdamski@tighebond.com*		
Landlord			
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Contact name			
Job title			
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City, State, Zip	*Salem, MA 01970*		
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Email			
Building engineer			
Company name	*City of Salem - Winter Island Recreational Park*		
Contact name	*David Gilbert*		
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Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	*MDA*		
Contact name	*Joseph A DeLuca, RA*		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE			
Occupancy status	*Vacant*		
Tenant aware of displacement	*		
Current use	*Recreational*		
Previous use	*Recreational*		
Operational utilities for survey	*Yes*		
Building / space survey availability	*Full (All spaces)*		
Space(s) not surveyed	☒ None or N/A	☐ Floor above	☐ Floor below
	☐ Basement	☐ Roof	☐ Utility room(s)
	☐ LL Common area	Other *	
Building / space type	*Existing*		
Building configuration	*Stand alone*		
Project located on floor(s)	*1*		
Building / space over all dimensions	L *23'-8*	W *22'-4"*	
Building / space square footage	*528*		
Number of floors in building	*1*	Building Height	*12'*
Comments: *Building is used as the caretakers residence during the camps rental season.*			

SITE ACCESS						
Primary street / road	*None*	Material	*		Cond.	*
Street name	*			Type	*	
Traffic configuration	*			Spd limit	*	
Street / road provides access to	*					
Curb cut	*	Material	*		Cond.	*
Sidewalk	*	Material	*		Cond.	*
Clear accessible path on to site	*	Width	*			
Signaled intersection	*	Distance from site	*			
Comments:						
Secondary street / road	*None*	Material	*		Cond.	*
Street name	*			Type	*	
Traffic configuration	*			Spd. limit	*	
Street / road provides access to	*					
Curb cut	*	Material	*		Cond.	*
Sidewalk	*	Material	*		Cond.	*
Clear accessible path on to site	*	Width	*			
Signaled intersection	*	Distance from site	*			
Comments:						

ON SITE PARKING AND ACCESS						
Parking lot	*	Material	*		Cond.	*
Curbing	*	Material	*		Cond.	*
Striping	*	Material	*		Cond.	*
Accessible pavement markings	*	Material	*		Cond.	*
Accessible signage	*	Type	*		Cond.	*
Car stops	*	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	*		Light type	*		
Parking stalls	*	Size	*	Number	*	
Accessible stalls - Car	*	Size	*	Number	*	
Accessible stalls - Van	*	Size	*	Number	*	
Accessible aisle - Car	*	Size	*	Number	*	
Accessible aisle - Van	*	Size	*	Number	*	
Comments:						
Sidewalk	*None*	Material	*		Cond.	*
Clear accessible path to building	*No*	Width	*			
Stairs	*Yes*	Material	*Wood*		Cond.	*Poor*
Stair location	*Main entrance*					
Riser and tread dimensions	Height	*8"*	Depth	*11"*	Total stair rise	*36"*
Number of risers / treads	Risers	*5*	Treads	*4*		
Railings present	*Yes*	Material	*Wood*		Cond.	*Poor*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
Accessible continuous handrails	*No*					
12” top extension	*No*	Tread depth + 12” bottom extension			*No*	
Landing	*Yes*	Material	*Wood*		Cond.	*Fair*
Dimensions	L *4'-0"*	W *4'-2"*	H *			
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
Ramp	*Yes*	Material	*Wood*		Cond.	*Fair*
Dimensions	L *12--0"*	W *4'-3"*	H *15"*	Total ramp rise	*8"*	
Accessible ramp slope	*Yes*					
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
12” top / bottom extension	*No*					
Loading area	*	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	*None*		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments: *Only the outdoor covered dining area is handicap accessible, the caretaker's building is not for numerous reasons including incorrect or noncompliant, accessible route, door hardware, door width, fixture height, room size and room configurations.*						

EXTERIOR WALL CLADDING						
North wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
East wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
South wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
West wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Poor*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*

FENESTRATION						
North wall						
Door	Matl.	*Steel*	Sill / Head	*0"- 78"*	Cond.	*Good*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
Window, Operable - Noninsul.	Matl.	*Wood*	Sill / Head	*34" / 78"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
Door	Matl.	*Wood*	Sill / Head	*0" - 78"*	Cond.	*Poor*
Window, Operable - Noninsul.	Matl.	*Wood*	Sill / Head	*34" / 78"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
Window, Operable - Noninsul.	Matl.	*Wood*	Sill / Head	*50" / 80"*	Cond.	*Fair*
Window, Operable - Insul.	Matl.	*Vinyl*	Sill / Head		Cond.	*
*	Matl.	*	Sill / Head		Cond.	*
Storefront / window frame color	*		Glazing color	*		
Door frame color	*		Glazing color	*		
Comments: *Exterior wall cladding is "Type #105" cove topped clapboards. Windows are mostly true divided lite double hung wood windows with plate glazing.*						

ROOF SYSTEM						
Roof						
Roof configuration	*Pitched*	Matl.	*Shingles - Asphalt*	Cond.	*Poor*	
Roof edging	*Drip edge*	Matl.	*Aluminum*	Cond.	*Fair*	
Drainage	*None*	Matl.	*	Cond.	*	
Emergency / secondary drainage	*N/A*	Matl.	*	Cond.	*	
Drain terminates at	*Grade*					
Ponding	*N/A*	Location	*			
Patching / repairs evident	*None*	Location	*			
Venting	*None*	Type	*			
Roof height						
Low point of	*Sloped roof*	*7'*	High point of	*Sloped roof*	*12'*	

THERMAL / INSULATION						
Slab	*N/A*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Floor	*Yes*	Type	*Fiberglass batts*	Cond.	*Poor*	
Configuration	*In cavity*	Thickness 1	*6"*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Walls	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Ceiling / Roof	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Type	*	Cond.	*	
Comments: *Portions of the bedroom and living room floors have been insulated. The remainder of the structure does not appear to be insulated.*						

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR						
Room	**Floor**	**Wall**	**Wall base**	**Ceiling**		**Clg height**
KTCH	*Wood*	*Laminate panels*	*None*	*GWB*		*SLP 7'- 11'*
Cond.	*Fair*	*Fair*	*	*Good*		
Predominant lighting type		*Incandescant*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						
LVG	*Wood*	*Wood*	*Wood*	*GWB*		*SLP 7'- 11'*
Cond.	*Fair*	*Fair*	*Fair*	*Good*		
Predominant lighting type		*Fluorescent - Strip*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*None*	Mounting type	*	Cond.	*
Comments:						
BTH	*Carpet*	*Laminate panels*	*Wood*	*Plastic laminate*	*7'*	
Cond.	*Poor*	*Fair*	*Fair*	*Poor*		
Predominant lighting type		*Incandescant*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments: *Portions of the gwb have been removed in the area of the water heater closet, presumably due to roof leakage.*						
BDRM	*Wood*	*Wood*	*Wood*	*GWB*	*7'*	
Cond.	*Fair*	*Fair*	*Fair*	*Poor*		
Predominant lighting type		*Incandescant*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments: *There is evidence of roof leaking in this room in the southwest corner*						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						

RESTROOMS						
Separate M / W public restrooms	*No*					
Unisex Rest Room					Cond.	*Poor*
Number of toilets / urinals	*1*	*None*	Number of lavs	*1*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*
Number of toilets	*		Number of lavs	*		
Accessible toilets	*		Accessible lavs	*		
Men's Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Separate M / W employee restrooms	*No*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*
Number of toilets	*		Number of lavs	*		
Accessible toilets	*		Accessible lavs	*		
Men's Room					Cond.	*
Number of toilets / urinals	*		*	Number of lavs		
Accessible toilets / urinals	*		*	Accessible lavs		
Comments: *Caretakers building has a single conventional non-accessible full bathroom.*						

BELOW GRADE AND RAISED FOUNDATION SYSTEMS						
Foundation	*Yes*					
Foundation system	*Shallow - Pier tubes / footings*					
Assembly type	*Monolythic - Poured*					
Slab	*None*		Slab thickness	*		
Primary structural members	*Concrete - Pier tubes / footings*				Cond.	*Fair*
	Depth	*	Width	*24" Dia*	Spacing	*7' to 8' O.C.'*
	Direction	*Paralell to longest direction*				
Secondary structural members	*Piers - CMU*				Cond.	*Poor*
	Depth	*8"*	Width	*16"*	Spacing	*7' to 8' O.C.'*
	Direction	*Perpendicular to longest direction*				
Space(s) below floor slab	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement	
Comments: *Building sits on a combination of unreinforced CMU piers which rest on poured concrete footings. Foundation depth was not verified.*						

STRUCTURAL SYSTEMS						
Floor	*Yes*					
Floor system	*Composite assembly*					
Assembly type	*Structural - 1 way*					
Slab / structural sheathing	*Wood - Plank*		Slab / sheathing thkns		*3/4"*	
Primary structural members	*Beam*	Material	*Wood*		Cond.	*Fair*
	Depth	*6"*	Width	*6"*	Spacing	*7' to 8' O.C.'*
	Direction	*Paralell to longest direction*				
Secondary structural members	*Joist*	Material	*Wood*		Cond.	*Poor*
	Depth	*5 1/2"*	Width	*1 3/4"*	Spacing	*16"O.C.*
	Direction	*Perpendicular to longest direction*				
Space(s) below floor	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement	
Wall structure (Exterior)	*Yes*					
Wall system	*Composite assembly*					
Assembly type	*Load bearing*			*Stick framed*		
Structural sheathing or system	*Wood - Plank*		Thickness		*5/8"*	
Primary structural members	*Studs*	Material	*Wood*		Cond.	*Fair*
	Depth	*3 1/2"*	Width	*1 1/2"*	Spacing	*16+ O.C.'*
Secondary structural members	*None*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Columns	*None*					
Perimeter columns	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Interior columns	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Cross-bracing	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Shear wall	*N/A*	Material	*		Cond.	*
Roof / Floor above	*Yes*					
System and system type	*Roof*	*Composite assembly*				
Assembly type	*Structural - 1 way*					
Slab / structural sheathing	*Wood - Plank*		Slab / sheathing thkns		*3/4"*	
Primary structural members	*Joists*	Material	*Wood*		Cond.	*Fair*
	Depth	*5 1/2"*	Width	*1 1/2"*	Spacing	*16-18" O.C.*
	Direction	*Perpendicular to longest direction*				
	Height to underside of lowest structural member				*7' at exterior walls*	
Secondary structural members	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
	Direction	*				
	Height to underside of lowest structural member				*	

Comments: *The exterior wall finish is fastened directly to the wall studs, there is no structural sheathing present. In addition, the finish flooring is nailed to the floor joists, there is no structural sheathing present. All beams rest directly upon stacked, unreinforced CMU piers which themselves sit upon circular footings of an undetermined depth None of the beam to pier connections are restrained and or attached to the piers.*

ELECTRICAL SERVICE					
Electrical service present	*Yes*			Cond.	*Good*
Service feed type	*Overhead*	Service MPOE	*Exterior wall - East*		
Service amperage	*100*	Service voltage	*120/240*		
Service phase	*Single phase*				
Number of conduits	*1*	Conduit size	*2"*		
Incoming feeder size	*Unknown*	Feeder material	*Unknown*		
CT Cabinet / location	*None*	*			
Meter	*			Cond.	*
Meter type	*	Meter number			
Dedicated tenant meter	*	Location	*		
Transformer	*	Mounting Type	*		
Location	*	Capacity in KVA	*		
Manufacturer	*	Model number	*		
Power shut down method	*	Amperage	*		
Utility company name	*				
Comments: *Electric service is feed from the boy's room buildings via underground conduit. Electric utility meter is located inside the boy's room building.*					

POWER PANEL					
Panel designation (Name)	*None*			Cond.	*Fair*
Location	*Project space*	Mounting type	*Surface mounted*		
Manufacturer	*Square D*	Number of breakers	*1 main + 17 (22 brk cap)*		
Amperage	*100*	Panel voltage	*120/240*		
Comments:					

BACK UP / EMERGENCY POWER					
Generator	*None*			Cond.	*
Generator used for	*				
Manufacturer	*	Model number	*		
KW (Capacity)	*	Fuel type	*		
Comments:					

TELEPHONE SERVICE					
Telephone service present	*Yes, in building and in project space*			Cond.	*Fair*
Service feed type	*Overhead*	Service MPOE	*Exterior wall - East*		
Conduit size	*				
Demarc	*Yes*				
Dedicated tenant demark	*Yes*	Location	*Project space*		
Utility company name	*				
Comments: *Telephone service runs overhead from the Main building over to and along the Boy's room building and on to the Caretaker's building.*					

SECURITY SYSTEM					
Security system present	*None*			Cond.	*
System type	*				
Manufacturer	*	Model number	*		
Comments: *					

GENERAL HVAC INFORMATION						
HVAC system present	*Yes, in building and in project space*				Cond.	*
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☒ Elect	☐ Solid fuel/ wood burning	
	☐ Chilled / Condenser water - *					
Type of conditioning available	*Heat only*					
Number of units serving area	*	Total HVAC tonnage	*N/A*			
Exhaust systems	*No*				Cond.	*
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☐ Rstrm	☐ Smoke		
Comments: *Heat is provided via electric baseboard. An in window AC unit was present in the building but not installed.*						

HVAC UNIT						
Heating / Cooling Air handler	*None*				Cond.	*
System type	*					
Manufacturer	*		Model number	*		
Operational during assessment	*					
Age of unit	*		Serial No	*		
Unit heat source	*		BTUH output	*		
Cooling Tonnage	*		CFM output	*		
Amperage	*		Voltage	*		
Unit location	*					
Temperature control system	*		Location of device	*		
Condenser unit	*None*				Cond.	*
Manufacturer	*		Model number	*		
Age of unit	*		Serial No	*		
Amperage	*		Voltage	*		
Unit location	*					
Chilled / Condenser water	*None*					
Water temperatures	Hot	*	Cold	*		
Pipe sizes	Hot	*	Cold	*		
Average gallons per minute	*		Available	*		
VAV	*None*					
Incoming air temperature	*		CFM provided	*		
Air distribution system	*None*				Cond.	*
Supply air distributed via	*	Return air collected via	*			
Comments:						

DOMESTIC WATER SERVICE					
Water service present	*Yes, in building and in project space*			Cond.	*Fair*
Service feed type	*Underground*	Service MPOE	*Exterior wall - East*		
Largest pipe size	*1"*	Pipe material	*Copper*		
Private or municipal service	*Municipal*				
Meter	*None*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Backflow preventer	*None*				
Filtration system	*None*				
Water heater	*Yes*			Cond.	*Good*
Water heater type	*Tank type*				
Dedicated tenant hot water	*Yes*				
Manufacturer	*Bradford White*	Model Number	*M240S6DS-1NCWW*		
	Year Mfgr *	Capacity	*40 Gallons*		
	Wattage *	Voltage	*240*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments:					

SANITARY SERVICE					
Sanitary service present	*Yes*			Cond.	*Poor*
Service feed type	*Underground*	Service MPOE	*Exterior wall - East*		
Largest pipe size	*4"*	Pipe material	*PCV*		
Private or municipal service	*Municipal*				
Vent size	*4"*	Location	*At bathroom*		
Grease trap	*None*	Capacity in GAL	*		
Trap type	*	Location	*		
Manufacturer	*	Model number	*		
Lift station	*None*	Capacity in GAL	*		
Manufacturer	*	Model number	*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments:					

GAS SERVICE					
Gas present	*Yes, in building and in project space*			Cond.	*Good*
Service feed type	*Tank*	Service MPOE	*Exterior wall - West*		
Largest pipe size	*1/2"*	Pipe material	*Flexible metal*		
Type of gas	*Liquid Propane*				
Meter	*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Utility company name	*				
Comments: *Tank is unrestrained and leaning.*					

FIRE SPRINKLER SERVICE					
Sprinkler service present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Lowest pipe height	*	System type	*		
Riser location	*	F.D. Connection	*		
Backflow preventer	*				
Air compressor	*			Cond.	*
Manufacturer	*	Model number	*		
Comments:					

FIRE ALARM AND DETECTION SYSTEMS					
Fire alarm present	*None*			Cond.	*
System type	*	Service MPOE	*		
Panel location	*				
Manufacturer	*	Model number	*		
Annunciator panel	*None*			Cond.	*
Annunciator location	*				
Manufacturer	*	Model number	*		
Notification devices	*None*				
Pull stations	*				
Horn / strobes	*				
Smokes / Heat detectors present	*Yes*				
Fire extinguishers present	*None*				

PHOTOS

East facing elevation

South facing elevation

West facing elevation

North facing elevation

Typical pier construction

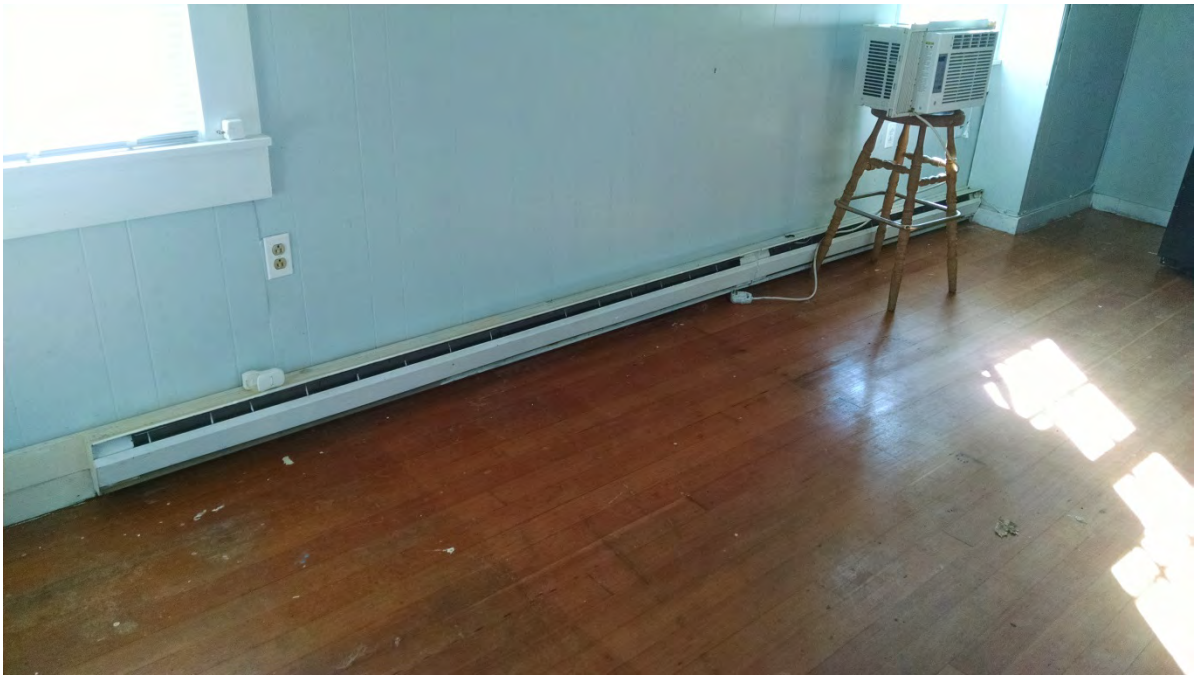
Typical unrestrained pier to beam connections

Main stair to porch

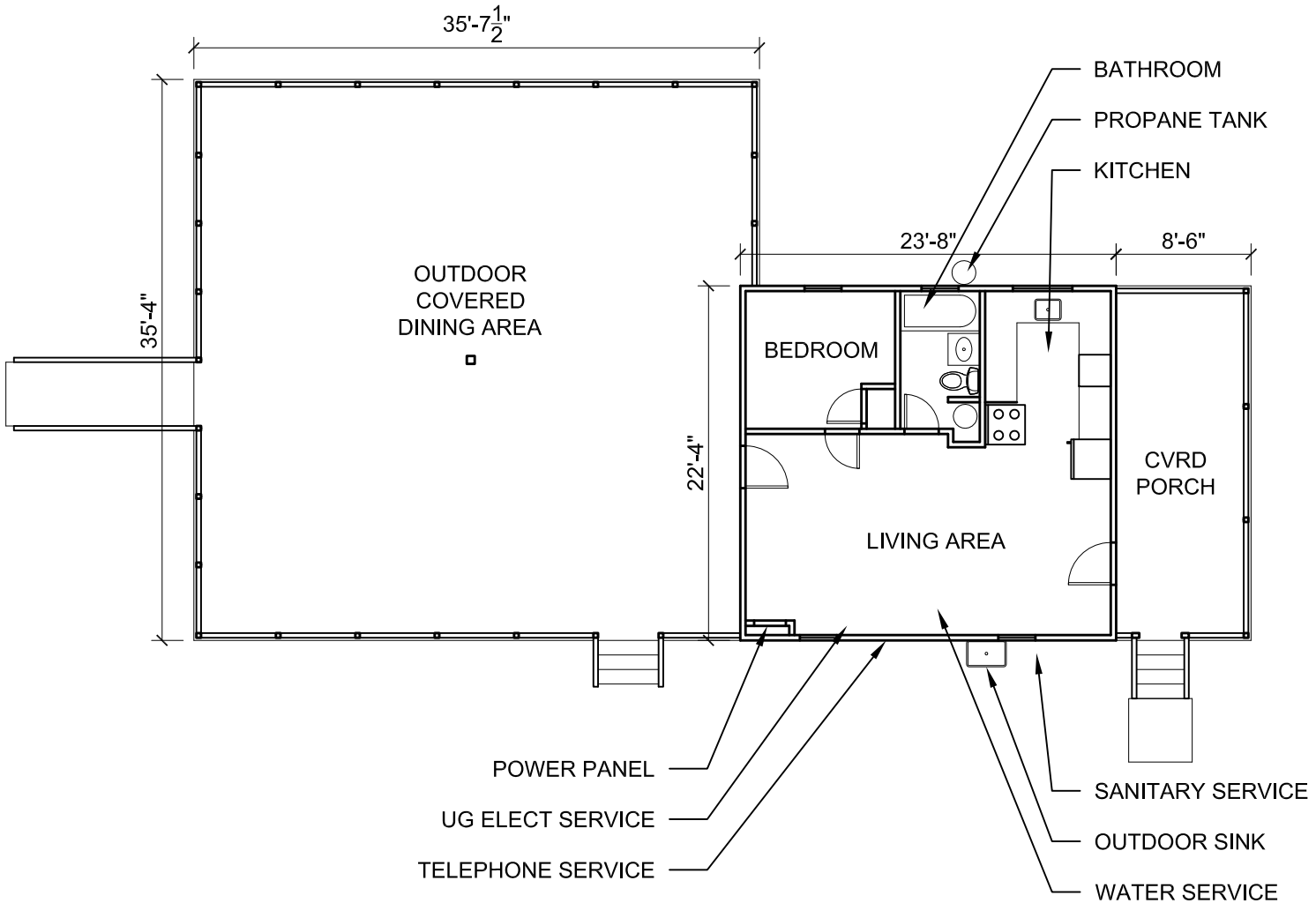
Notched rafters over doorway into caretaker's building

Kitchen

Bathroom



Living area with electric base board heat



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE

FLOOR DIAGRAM 3/32" = 1'-0" | **1**

MDA ARCHITECTURE
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www.MDAarchitecure.com
EXPERIENCE, SERVICE, CREATIVITY & PARTNERSHIP

PROJECT NO:
TAB-1153

SEAL:

DATE:

CLIENT:

PROJECT LOCATION:
CAMP NAUMKEAG
85 MEMORIAL DRIVE
SALEM, MA 01970

DATE ISSUED:
12.27.16

DRAWING NAME:
FLOOR DIAGRAM
CARETAKER'S BLDG
BUILDING #1

DRAWING NO:
ECD-1

BUILDING SURVEY REPORT

REPORT DATE
12/27/2016

BUILDING LOCATION

Boy's Room Building (Building #2)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
Suite 1A
Braintree, MA 02182
781.843.9400

www.MDAarchitecture.com

TABLE OF CONTENTS

GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story wood framed seasonal shelter 50 feet long by 20 feet wide built in a conventional residential platform framing style. The structure sits on piers of unreinforced concrete blocks that act as the foundation. Foundation depth could not be verified, however it is not uncommon for older structures to sit upon or go slightly below grade and not to the proper depth to prevent frost heaving.*

The structure, finish and utility components are provided to a lesser extent than would be required for year round occupancy and could not be replaced today without significant code improvements being necessary.
The lack of structural sheathing throughout, in combination with framing members which are close to their nominal sizes in thickness and depth, suggest that this structure was built in the early half of the 20th century.

Overall condition of the structure is fair. The wood framing and siding of the structure is in limited contact with grade at the south west corner of the building. There is no discernible differential settlement. The ceiling joists have been reinforced with cables and the exterior walls of the building appear plumb.

BUILDING EXTERIOR

Comments: *Exterior wood siding is cove type clapboard commonly referred to as "Type #105" with a 5" exposure. The siding has been painted numerous times over the years. It is unknown if lead is present the paint. The exterior wood siding is fastened directly to the wood stud structure, no plywood sheathing is present.*

Siding rot is evident along the north side of the building. There has been an attempt to keep animals and children from accessing the space below the structure using a wooden fence like enclosure. The enclosure is in contact with the ground and has failed in numerous areas, allowing access to the underside of the structure.

The roof is past its reasonable life expectancy and has begun to delaminate.

BUILDING INTERIOR

Comments: *In most areas the structure is also the finished interior surface. The flooring, just like the siding, is fastened directly to the structural framing, no sheathing is present. Except in the kitchen, the walls are open stud cavities as is the underside of the roof. Restroom toilet partitions are constructed of wood and are painted as opposed to more readily cleanable and sanitary materials.*

TENANT MEP F/P SYSTEMS

Comments: *There is no heating or cooling present in the building. The hot water heater has been removed and only cold water is available to the lavatories. There is a functioning toilet exhaust present.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, potable cold water and a sanitary service are present in very limited capacity and fair to poor condition.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible of able to be verified.

RECOMMENDATIONS		
Architectural		
Building exterior		
Wall cladding	*Modification required*	Notes
Fenestration		
Doors	*Replacement required*	Notes
Storefront / Windows	*Replacement required*	Notes
Roof	*Replacement required*	Notes
Thermal / insulation	*Replacement required*	Notes
Lighting	*Replacement required*	Notes
Building interior		
Wall finishes	*Replacement required*	Notes
Floor finishes	*Modification required*	Notes
Ceiling finishes	*None existing*	Notes
Lighting	*Replacement required*	Notes
MEP		
Electrical	*Modification required*	Notes
Telephone	*None existing*	Notes
HVAC	*None existing*	Notes
Water service	*Modification required*	Notes
Sprinkler	*None existing*	Notes
Sanitary	*Modification required*	Notes
Natural gas	*None existing*	Notes
Fire alarm	*None existing*	Notes
Security	*None existing*	Notes
Comments: *Building is not recommended for adaptive reuse.*		

CONTACT INFORMATION			
Client			
Company name	*Tighe & Bond*		
Contact name	*Tracy Adamski*		
Job title	*Senior Planner, Associate*		
Street address	*53 South Hampton Road*		
City, State, Zip	*Westfield, MA 01085*		
Office Phone	*413.572.3256*	Mobile phone	
Email	*TJAdamski@tighebond.com*		
Landlord			
Company name	*City of Salem*		
Contact name			
Job title			
Street address	*85 Memorial Drive*		
City, State, Zip	*Salem, MA 01970*		
Office Phone		Mobile phone	*978.815.3152*
Email			
Building engineer			
Company name	*City of Salem - Winter Island Recreational Park*		
Contact name	*David Gilbert*		
Job title	*Park Manager*		
Street address	*50 Winter Island Road*		
City, State, Zip	*Salem, MA 01970*		
Office Phone	*978.745.9430*	Mobile phone	*978.815.3152*
Email	*dgilbert@salem.com*		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	*MDA*		
Contact name	*Joseph A DeLuca, RA*		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE			
Occupancy status	*Vacant*		
Tenant aware of displacement	*		
Current use	*Recreational*		
Previous use	*Recreational*		
Operational utilities for survey	*Yes*		
Building / space survey availability	*Full (All spaces)*		
Space(s) not surveyed	☒ None or N/A	☐ Floor above	☐ Floor below
	☐ Basement	☐ Roof	☐ Utility room(s)
	☐ LL Common area	Other *	
Building / space type	*Existing*		
Building configuration	*Stand alone*		
Project located on floor(s)	*1*		
Building / space over all dimensions	L *50'-2"*	W *20'-2"*	
Building / space square footage	*1,012*		
Number of floors in building	*1*	Building Height	*12'*
Comments: *Building is used for storage, activities and contains a boy's restroom. There is an area for secured storage at the east end of the structure that is also used as the maintenance / workshop area.*			

SITE ACCESS						
Primary street / road	*None*	Material	*		Cond.	*
Street name	*			Type	*	
Traffic configuration	*			Spd limit	*	
Street / road provides access to	*					
Curb cut	*	Material	*		Cond.	*
Sidewalk	*	Material	*		Cond.	*
Clear accessible path on to site	*	Width	*			
Signaled intersection	*	Distance from site	*			
Comments:						
Secondary street / road	*	Material	*		Cond.	*
Street name	*None - Driveway to the parking area*			Type	*	
Traffic configuration	*			Spd. limit	*None*	
Street / road provides access to	*					
Curb cut	*	Material	*		Cond.	*
Sidewalk	*	Material	*		Cond.	*
Clear accessible path on to site	*	Width	*			
Signaled intersection	*	Distance from site	*			
Comments:						

ON SITE PARKING AND ACCESS						
Parking lot	*	Material	*		Cond.	*
Curbing	*	Material	*		Cond.	*
Striping	*	Material	*		Cond.	*
Accessible pavement markings	*	Material	*		Cond.	*
Accessible signage	*	Type	*		Cond.	*
Car stops	*	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	*		Light type	*		
Parking stalls	*	Size	*	Number	*	
Accessible stalls - Car	*	Size	*	Number	*	
Accessible stalls - Van	*	Size	*	Number	*	
Accessible aisle - Car	*	Size	*	Number	*	
Accessible aisle - Van	*	Size	*	Number	*	
Comments:						
Sidewalk	*	Material	*		Cond.	*
Clear accessible path to building	*	Width	*			
Stairs	*	Material	*		Cond.	*
Stair location	*Main entrance*					
Riser and tread dimensions	Height	*5 1/2" - 9"*	Depth	*11"*	Total stair rise	*20" +7"*
Number of risers / treads	Risers	*3 + 1*	Treads	*2*		
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
Accessible continuous handrails	*No*					
12” top extension	*No*	Tread depth + 12” bottom extension			*No*	
Landing	*Yes*	Material	*Wood*		Cond.	*Fair*
Dimensions	L *4'-0"*	W *4'-2"*	H *			
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
Ramp	*Yes*	Material	*Wood*		Cond.	*Fair*
Dimensions	L *10'-0"*	W *5'-0"*	H *15"*	Total ramp rise	*15"*	
Accessible ramp slope	*Yes*					
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
12” top / bottom extension	*No*					
Loading area	*	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	*None*		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments: *This building is not handicap accessible for numerous reasons including incorrect or noncompliant, accessible route, door hardware, door width, fixture height, room size and room configurations. Ramp provided is suitable for use as utility access to building only and in not ADA / AAB Compliant despite the slope provided.*						

EXTERIOR WALL CLADDING						
North wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
East wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Poor*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
South wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
West wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*

FENESTRATION						
North wall						
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
Door	Matl.	*Wood*	Sill / Head	*0" - 80"*	Cond.	*Poor*
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
Door	Matl.	*Wood*	Sill / Head	*0" - 80"*	Cond.	*Poor*
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Poor*
*	Matl.	*	Sill / Head		Cond.	*
Storefront / window frame color	*		Glazing color	*		
Door frame color	*		Glazing color	*		

Comments: *Exterior wall cladding is "Type #105" cove topped clapboards. This building has simple shutters openings, no windows are present. The openings in the wall are shuttered with top or side hinged wood panels and can be easily compromised.*

ROOF SYSTEM						
Roof						
Roof configuration	*Pitched*	Matl.	*Shingles - Asphalt*	Cond.	*Poor*	
Roof edging	*Drip edge*	Matl.	*Aluminum*	Cond.	*Fair*	
Drainage	*None*	Matl.	*	Cond.	*	
Emergency / secondary drainage	*N/A*	Matl.	*	Cond.	*	
Drain terminates at	*Grade*					
Ponding	*N/A*	Location	*			
Patching / repairs evident	*None*	Location	*			
Venting	*None*	Type	*			
Roof height						
Low point of	*Sloped roof*	*7'*	High point of	*Sloped roof*	*12'*	

THERMAL / INSULATION						
Slab	*N/A*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Floor	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Walls	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Ceiling / Roof	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Type	*	Cond.	*	
Comments: *Structure is not insulated.*						

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR						
Room	**Floor**	**Wall**	**Wall base**	**Ceiling**	**Clg height**	
ACT	*Wood*	*Wood*	*None*	*Wood*	*11'-6"*	
Cond.	*Fair*	*Fair*	*	*Fair*		
Predominant lighting type		*Fluorescent - Strip*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*Battery / Bug eyes*	Mounting type	*Surface*	Cond.	*Good*
Comments:						
BR	*Vinyl - Sheet*	*Laminate*	*Wood*	*Wood*	*8'-0"*	
Cond.	*Fair*	*Poor*	*Poor*	*Fair*		
Predominant lighting type		*Fluorescent - Strip*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*None*	Mounting type	*	Cond.	*
Comments:						
UTL	*Wood*	*Wood*	*None*	*Wood*	*11'-6"*	
Cond.	*Fair*	*Fair*	*	*Fair*		
Predominant lighting type		*Fluorescent - Strip*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*None*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						

RESTROOMS						
Separate M / W public restrooms	*No*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*
Number of toilets	*		Number of lavs	*		
Accessible toilets	*		Accessible lavs	*		
Men's Room					Cond.	*
Number of toilets / urinals	*4*	*None*	Number of lavs	*2*		
Accessible toilets / urinals	*None*	*None*	Accessible lavs	*None*		
Separate M / W employee restrooms	*No*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*
Number of toilets	*		Number of lavs	*		
Accessible toilets	*		Accessible lavs	*		
Men's Room					Cond.	*
Number of toilets / urinals	*		*	Number of lavs		
Accessible toilets / urinals	*		*	Accessible lavs		

Comments: *The building has dedicated restrooms for boys only. An attempt has been made to address accessibility in the form of a 5'-0" wide stall, however the restroom has numerous deficiencies including, no grab bars, incorrect fixture height, location and sizes and is not considered accessible.*

BELOW GRADE AND RAISED FOUNDATION SYSTEMS						
Foundation	*Yes*					
Foundation system	*Shallow - Pier tubes / footings*					
Assembly type	*Monolythic - Poured*					
Slab	*None*		Slab thickness	*		
Primary structural members	*Concrete - Pier tubes / footings*				Cond.	*Fair*
	Depth	*	Width	*24" Dia*	Spacing	*7' to 8' O.C.'*
	Direction	*Paralell to longest direction*				
Secondary structural members	*Piers - CMU*				Cond.	*Poor*
	Depth	*8"*	Width	*16"*	Spacing	*7' to 8' O.C.'*
	Direction	*Perpendicular to longest direction*				
Space(s) below floor slab	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement	

Comments: *Building sits on a combination of unreinforced CMU piers which rest on poured concrete footings. Foundation depth was not verified.*

STRUCTURAL SYSTEM						
Floor	*Yes*					
Floor system	*Composite assembly*					
Assembly type	*Structural - 1 way*					
Slab / structural sheathing	*Wood - Plank*		Slab / sheathing thkns		*3/4"*	
Primary structural members	*Beam*	Material	*Wood*		Cond.	*Poor*
	Depth	*6"*	Width	*6"*	Spacing	*7' to 8' O.C.'*
	Direction	*Paralell to longest direction*				
Secondary structural members	*Joist*	Material	*Wood*		Cond.	*Poor*
	Depth	*5 1/2"*	Width	*1 3/4"*	Spacing	*16"O.C.*
	Direction	*Perpendicular to longest direction*				
Space(s) below floor slab	☐ None (slab on grd)		☒ Crawlspace		☐ Cellar / Basement	
Wall structure (Exterior)	*Yes*					
Wall system	*Composite assembly*					
Assembly type	*Load bearing*			*Stick framed*		
Structural sheathing or system	*Wood - Plank*		Thickness		*5/8"*	
Primary structural members	*Studs*	Material	*Wood*		Cond.	*Fair*
	Depth	*3 1/2"*	Width	*1 1/2"*	Spacing	*16+ O.C.'*
Secondary structural members	*None*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Columns	*None*					
Perimeter columns	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Interior columns	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Cross-bracing	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Shear wall	*N/A*	Material	*		Cond.	*
Roof / Floor above	*Yes*					
System and system type	*Roof*	*Composite assembly*				
Assembly type	*Structural - 1 way*					
Slab / structural sheathing	*Wood - Plank*		Slab / sheathing thkns		*3/4"*	
Primary structural members	*Joists*	Material	*Wood*		Cond.	*Fair*
	Depth	*5 1/2"*	Width	*1 1/2"*	Spacing	*18" O.C.*
	Direction	*				
	Height to underside of lowest structural member				*	
Secondary structural members	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
	Direction	*				
	Height to underside of lowest structural member				*	

Comments: *The exterior wall finish is fastened directly to the wall studs, there is no structural sheathing present. In addition, the finish flooring is nailed to the floor joists, there is no structural sheathing present.*

ELECTRICAL SERVICE					
Electrical service present	*Yes*			Cond.	*Good*
Service feed type	*Overhead*	Service MPOE	*Exterior wall - East*		
Service amperage	*200*	Service voltage	*120/240*		
Service phase	*Single phase*				
Number of conduits	*1*	Conduit size	*2"*		
Incoming feeder size	*Unknown*	Feeder material	*Unknown*		
CT Cabinet / location	*None*	*			
Meter	*Yes*			Cond.	*Good*
Meter type	*Utility*	Meter number	*66744890*		
Dedicated tenant meter	*Yes*	Location	*LL utility room*		
Transformer	*None*	Mounting Type	*		
Location	*	Capacity in KVA	*		
Manufacturer	*	Model number	*		
Power shut down method	*	Amperage	*		
Utility company name	*National Grid*				
Comments: *Electric service is split in this building and feeds the other buildings via underground conduits. Electric utility meter is located inside the building.*					

POWER PANEL					
Panel designation (Name)	*None*			Cond.	*Fair*
Location	*Project space*	Mounting type	*Surface mounted*		
Manufacturer	*Other / Unknown*	Number of breakers	*18*		
Amperage	*150*	Panel voltage	*120/240*		
Comments: *Panel is antiquated and utilizes screw in type fuses load center..*					

BACK UP / EMERGENCY POWER					
Generator	*None*			Cond.	*
Generator used for	*				
Manufacturer	*	Model number	*		
KW (Capacity)	*	Fuel type	*		
Comments:					

TELEPHONE SERVICE					
Telephone service present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Conduit size	*				
Demarc	*				
Dedicated tenant demark	*	Location	*		
Utility company name	*				
Comments:					

SECURITY SYSTEM					
Security system present	*None*			Cond.	*
System type	*				
Manufacturer	*	Model number	*		
Comments: *					

GENERAL HVAC INFORMATION								
HVAC system present	*None*						Cond.	*
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☐ Elect	☐ Solid fuel/ wood burning			
	☐ Chilled / Condenser water - *							
Type of conditioning available	*							
Number of units serving area	*	Total HVAC tonnage	*N/A*					
Exhaust systems	*Yes, in building and in project space*						Cond.	*Fair*
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☒ Rstrm	☐ Smoke				
Comments:								

HVAC UNIT							
Heating / Cooling Air handler	*None*					Cond.	*
System type	*						
Manufacturer	*		Model number	*			
Operational during assessment	*						
Age of unit	*		Serial No	*			
Unit heat source	*		BTUH output	*			
Cooling Tonnage	*		CFM output	*			
Amperage	*		Voltage	*			
Unit location	*						
Temperature control system	*		Location of device	*			
Condenser unit	*None*					Cond.	*
Manufacturer	*		Model number	*			
Age of unit	*		Serial No	*			
Amperage	*		Voltage	*			
Unit location	*						
Chilled / Condenser water	*None*						
Water temperatures	Hot	*	Cold	*			
Pipe sizes	Hot	*	Cold	*			
Average gallons per minute	*		Available	*			
VAV	*None*						
Incoming air temperature	*		CFM provided	*			
Air distribution system	*None*					Cond.	*
Supply air distributed via	*	Return air collected via	*				
Comments:							

DOMESTIC WATER SERVICE					
Water service present	*Yes, in building and in project space*			Cond.	*Fair*
Service feed type	*Underground*	Service MPOE	*Exterior wall - North*		
Largest pipe size	*1 1/2"*	Pipe material	*Copper*		
Private or municipal service	*Municipal*				
Meter	*None*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Backflow preventer	*None*				
Filtration system	*None*				
Water heater	*None*			Cond.	*
Water heater type	*				
Dedicated tenant hot water	*				
Manufacturer	*	Model Number	*		
	Year Mfgr *	Capacity	*		
	Wattage *	Voltage	*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments:					

SANITARY SERVICE					
Sanitary service present	*Yes*			Cond.	*Poor*
Service feed type	*Underground*	Service MPOE	*Exterior wall - East*		
Largest pipe size	*4"*	Pipe material	*PCV*		
Private or municipal service	*Municipal*				
Vent size	*4"*	Location	*At toilets in restroom*		
Grease trap	*None*	Capacity in GAL	*		
Trap type	*	Location	*		
Manufacturer	*	Model number	*		
Lift station	*None*	Capacity in GAL	*		
Manufacturer	*	Model number	*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments:					

GAS SERVICE					
Gas present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Type of gas	*				
Meter	*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Utility company name	*				
Comments:					

FIRE SPRINKLER SERVICE					
Sprinkler service present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Lowest pipe height	*	System type	*		
Riser location	*	F.D. Connection	*		
Backflow preventer	*				
Air compressor	*			Cond.	*
Manufacturer	*	Model number	*		
Comments:					

FIRE ALARM AND DETECTION SYSTEMS					
Fire alarm present	*None*			Cond.	*
System type	*	Service MPOE	*		
Panel location	*				
Manufacturer	*	Model number	*		
Annunciator panel	*None*			Cond.	*
Annunciator location	*				
Manufacturer	*	Model number	*		
Notification devices	*None*				
Pull stations	*				
Horn / strobes	*				
Smokes / Heat detectors present	*Yes*				
Fire extinguishers present	*Yes*				

PHOTOS

East facing elevation

South facing elevation

West facing elevation

North facing elevation

Activity area looking west.

Steel cables added to prevent outward roof thrust.

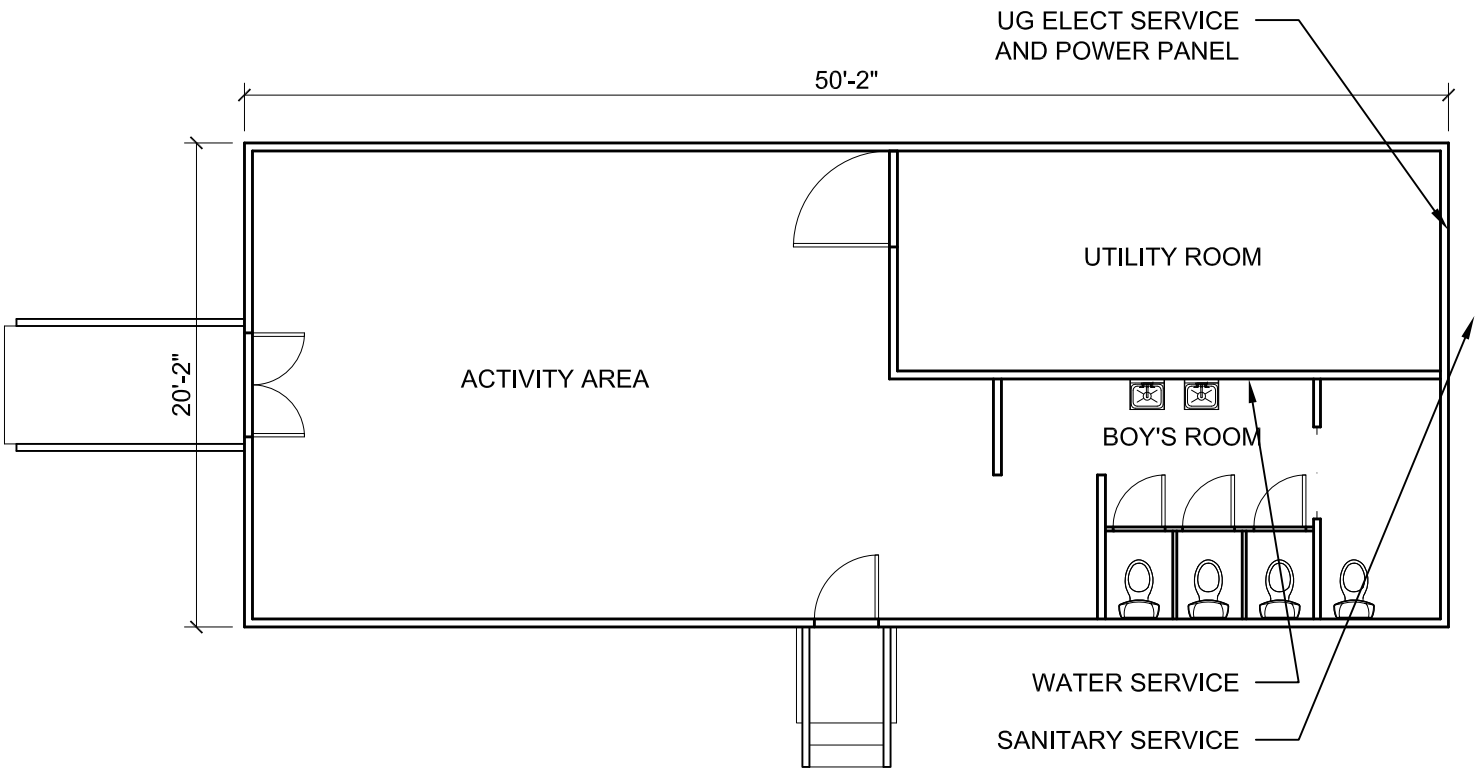
Boy's Room viewed toward
accessible stall

Standard toilet stall
Note porous wood base

Non-compliant accessible stall.
Note Caretakers building electrical conduit feed to the left.

Primary electric service feeds Main, Boy's, Girl's and Caretakers buildings.

Exposed sanitary line.



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE

N

FLOOR DIAGRAM 1/8" = 1'-0" | **1**

MDA ARCHITECTURE
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BRAINTREE, MA 02184
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www.MDAarchitecure.com
EXPERIENCE, SERVICE, CREATIVITY & PARTNERSHIP

PROJECT NO :
TAB-1153

SEAL :

DATE :

CLIENT :

PROJECT LOCATION :
CAMP NAUMKEAG
85 MEMORIAL DRIVE
SALEM, MA 01970

DATE ISSUED :
12.27.16

DRAWING NAME :
FLOOR DIAGRAM
BOY'S ROOM BLDG
BUILDING #2

DRAWING NO :
ECD-2

BUILDING SURVEY REPORT

REPORT DATE
12/27/2016

BUILDING LOCATION

Main Building (Building #3)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
Suite 1A
Braintree, MA 02182
781.843.9400

www.MDAarchitecture.com

TABLE OF CONTENTS

GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story wood framed seasonal shelter 50 feet long by 20 feet wide built in a conventional residential platform framing style. The structure sits on piers of unreinforced concrete blocks that act as the foundation. Foundation depth could not be verified, however it is not uncommon for older structures to sit upon or go slightly below grade and not to the proper depth to prevent frost heaving.*

The structure, finish and utility components are provided to a lesser extent than would be required for year round occupancy and could not be replaced today without significant code improvements being necessary.
The lack of structural sheathing throughout, in combination with framing members which are close to their nominal sizes in thickness and depth, suggest that this structure was built in the early half of the 20th century.

Overall condition of the structure is poor. The wood framing and siding of the structure is very close to, and in some instances, in contact with grade. There is excessive differential settlement in the south end of the building resulting in a greater than 2% floor slope at several areas inside the building. The lack of collar ties and improperly spaced ceiling joists have resulted in the roof ridge sagging. At two points the ridge has split and the roof rafters have pulled away from it.

BUILDING EXTERIOR

Comments: *Exterior wood siding is cove type clapboard commonly referred to as "Type #105" with a 5" exposure. The siding has been painted numerous times over the years. It is unknown if lead is present the paint. The exterior wood siding is fastened directly to the wood stud structure, no plywood sheathing is present.*

Sill and siding rot is evident along the south and west sides of the building and there is ample opportunity for rodents and animals to occupy the space under the structure. There are numerous areas where siding has split and or rotted through.

Windows are builder grade double hung, non-insulated, plate glass windows.

The roof shingles are beyond reasonable life expectancy.

BUILDING INTERIOR

Comments: *In most areas the structure is also the finished interior surface. The flooring, just like the siding, is fastened directly to the structural framing, no sheathing is present. Except in the kitchen, the walls are open stud cavities as is the underside of the roof.*

TENANT MEP F/P SYSTEMS

Comments: *Heat can be provided by either a wood burning stove or the brick fireplace. There is no adequate protection from either heat sources suitable for small children.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, telephone, potable / hot water and a sanitary service are present in very limited capacity and fair to poor condition.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible of able to be verified.

RECOMMENDATIONS			
Architectural			
Building exterior			
Wall cladding	*Replacement required*	Notes	
Fenestration			
Doors	*Replacement required*	Notes	
Storefront / Windows	*Replacement required*	Notes	
Roof	*Replacement required*	Notes	
Thermal / insulation	*None existing*	Notes	
Lighting	*Replacement required*	Notes	
Building interior			
Wall finishes	*Replacement required*	Notes	
Floor finishes	*Modification required*	Notes	
Ceiling finishes	*None existing*	Notes	
Lighting	*Replacement required*	Notes	
MEP			
Electrical	*Replacement required*	Notes	
Telephone	*Modification required*	Notes	
HVAC	*Modification required*	Notes	*Wood stove could be slavaged*
Water service	*Modification required*	Notes	
Sprinkler	*None existing*	Notes	
Sanitary	*Replacement required*	Notes	
Natural gas	*None existing*	Notes	
Fire alarm	*None existing*	Notes	
Security	*None existing*	Notes	
Comments: *Building not recommended for adaptive reuse*			

CONTACT INFORMATION			
Client			
Company name	*Tighe & Bond*		
Contact name	*Tracy Adamski*		
Job title	*Senior Planner, Associate*		
Street address	*53 South Hampton Road*		
City, State, Zip	*Westfield, MA 01085*		
Office Phone	*413.572.3256*	Mobile phone	
Email	*TJAdamski@tighebond.com*		
Landlord			
Company name	*City of Salem*		
Contact name			
Job title			
Street address	*85 Memorial Drive*		
City, State, Zip	*Salem, MA 01970*		
Office Phone		Mobile phone	*978.815.3152*
Email			
Building engineer			
Company name	*City of Salem - Winter Island Recreational Park*		
Contact name	*David Gilbert*		
Job title	*Park Manager*		
Street address	*50 Winter Island Road*		
City, State, Zip	*Salem, MA 01970*		
Office Phone	*978.745.9430*	Mobile phone	*978.815.3152*
Email	*dgilbert@salem.com*		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	*MDA*		
Contact name	*Joseph A DeLuca, RA*		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE						
Occupancy status	*Vacant*					
Tenant aware of displacement	*					
Current use	*Recreational*					
Previous use	*Recreational*					
Operational utilities for survey	*Yes*					
Building / space survey availability	*Full (All spaces)*					
Space(s) not surveyed	☒ None or N/A		☐ Floor above		☐ Floor below	
	☐ Basement		☐ Roof		☐ Utility room(s)	
	☐ LL Common area		Other *			
Building / space type	*Existing*					
Building configuration	*Stand alone*					
Project located on floor(s)	*1*					
Building / space over all dimensions	L *50'-2"*	W *20'-2"*				
Building / space square footage	*1,012*					
Number of floors in building	*1*		Building Height	*12'*		
Comments: *Building is used for activities, food preparation, storage and contains a first aid station.*						

SITE ACCESS						
Primary street / road	*Yes*	Material	*Asphalt*		Cond.	*Good*
Street name	*Memorial Drive*			Type	*Town*	
Traffic configuration	*2 way, 2 lane - nondivided*			Spd limit	*30 MPH*	
Street / road provides access to	*Site - Dedicated access road / street*					
Curb cut	*Yes*	Material	*Granite*		Cond.	*Fair*
Sidewalk	*Yes*	Material	*Asphalt*		Cond.	*
Clear accessible path on to site	*Yes*	Width	*36"*			
Signaled intersection	*No*	Distance from site	*			
Comments: *Public sidewalk runs parallel to Memorial Drive.*						
Secondary street / road	*None*	Material	*		Cond.	*
Street name	*			Type	*	
Traffic configuration	*			Spd. limit	*	
Street / road provides access to	*					
Curb cut	*	Material	*		Cond.	*
Sidewalk	*None*	Material	*		Cond.	*
Clear accessible path on to site	*	Width	*			
Signaled intersection	*None*	Distance from site	*			
Comments: *Main vehicular access to camp site is adjacent to this building.*						

ON SITE PARKING AND ACCESS						
Parking lot	*None*	Material	*		Cond.	*
Curbing	*	Material	*		Cond.	*
Striping	*	Material	*		Cond.	*
Accessible pavement markings	*	Material	*		Cond.	*
Accessible signage	*	Type	*		Cond.	*
Car stops	*	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	*None*		Light type	*		
Parking stalls	*None*	Size	*	Number	*	
Accessible stalls - Car	*	Size	*	Number	*	
Accessible stalls - Van	*	Size	*	Number	*	
Accessible aisle - Car	*	Size	*	Number	*	
Accessible aisle - Van	*	Size	*	Number	*	
Comments: *There is no parking lot adjacent to this building.*						
Sidewalk	*None*	Material	*		Cond.	*
Clear accessible path to building	*	Width	*			
Stairs	*None*	Material	*		Cond.	*
Stair location	*					
Riser and tread dimensions	Height	*	Depth	*	Total stair rise	*
Number of risers / treads	Risers	*	Treads	*		
Railings present	*	Material	*		Cond.	*
Railings system type	*		Diameter	*	Railing Height	*
Accessible continuous handrails	*					
12” top extension	*	Tread depth + 12” bottom extension		*		
Landing	*Yes*	Material	*Wood*		Cond.	*Fair*
Dimensions	L *6'-0"*	W *4'-0"*	H *8"*			
Railings present	*None*	Material	*		Cond.	*
Railings system type	*		Diameter	*	Railing Height	*
Ramp	*Yes*	Material	*Wood*		Cond.	*Fair*
Dimensions	L *8'-0"*	W *4'-3"*	H *8"*	Total ramp rise	*8"*	
Accessible ramp slope	*Yes*					
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
12” top / bottom extension	*No*					
Loading area	*None*	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	*None*		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments: *Ramp provided essentially allows a level entrance in to the facility as grade slopes down towards the building from the west, however door hardware, door size and excessive floor slope make the building noncompliant with respect to accessibility.*						

EXTERIOR WALL CLADDING						
North wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
East wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
South wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
West wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*

FENESTRATION						
North wall						
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Poor*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
Door	Matl.	*Wood*	Sill / Head	*0" - 80"*	Cond.	*Fair*
Window, Operable - Noninsul.	Matl.	*Wood*	Sill / Head	*32" - 78"*	Cond.	*Poor*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
Window, Operable - Noninsul.	Matl.	*Wood*	Sill / Head	*32" - 78"*	Cond.	*Poor*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
Door	Matl.	*Wood*	Sill / Head	*0" - 80"*	Cond.	*Poor*
Window, Operable - Noninsul.	Matl.	*Wood*	Sill / Head	*32" - 78"*	Cond.	*Poor*
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Poor*
Storefront / window frame color	*White*		Glazing color		*Clear*	
Door frame color	*Other*		Glazing color		*Clear*	

Comments: *Exterior wall cladding is "Type #105" cove topped clapboards. This building has a mix of double hung wood windows and simple shuttered openings. The openings in the wall are shuttered with top hinged wood panels.*

ROOF SYSTEM						
Roof						
Roof configuration	*Pitched*	Matl.	*Shingles - Asphalt*	Cond.	*Fair*	
Roof edging	*Drip edge*	Matl.	*Aluminum*	Cond.	*Fair*	
Drainage	*None*	Matl.	*	Cond.	*	
Emergency / secondary drainage	*N/A*	Matl.	*	Cond.	*	
Drain terminates at	*Grade*					
Ponding	*N/A*	Location	*			
Patching / repairs evident	*None*	Location	*			
Venting	*None*	Type	*			
Roof height						
Low point of	*Sloped roof*	*7'*	High point of	*Sloped roof*	*12'*	

THERMAL / INSULATION						
Slab	*N/A*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Floor	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Walls	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Ceiling / Roof	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Type	*	Cond.	*	
Comments: *Structure is not insulated.*						

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR						
Room	**Floor**	**Wall**	**Wall base**	**Ceiling**	**Clg height**	
ACT	*Wood*	*Wood*	*None*	*Wood*	*11'-6"*	
Cond.	*Fair*	*Fair*	*	*Fair*		
Predominant lighting type		*Fluorescent*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*Battery / Bug eyes*	Mounting type	*Surface*	Cond.	*Good*
Comments:						
KIT	*Wood*	*Laminate*	*None*	*Wood*	*11'-6"*	
Cond.	*Fair*	*Poor*	*	*Fair*		
Predominant lighting type		*Fluorescent - Strip*	Mounting type	*Suspended*	Cond.	*Fair*
Emergency lighting type		*None*	Mounting type	*	Cond.	*
Comments:						
STO	*Wood*	*Wood*	*None*	*Wood*	*8' +-*	
Cond.	*Fair*	*Fair*	*	*Fair*		
Predominant lighting type		*Fluorescent - Strip*	Mounting type	*Suspended*	Cond.	*Fair*
Emergency lighting type		*None*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						

RESTROOMS						
Separate M / W public restrooms	*No*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*
Number of toilets	*		Number of lavs	*		
Accessible toilets	*		Accessible lavs	*None*		
Men's Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Separate M / W employee restrooms	*No*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*
Number of toilets	*		Number of lavs	*		
Accessible toilets	*		Accessible lavs	*		
Men's Room					Cond.	*
Number of toilets / urinals	*		Number of lavs	*		
Accessible toilets / urinals	*		Accessible lavs	*		
Comments: *The building does not have any restroom facilities.*						

BELOW GRADE AND RAISED STRUCTURAL SYSTEMS						
Foundation	*Yes*					
Foundation system	*Shallow - Pier tubes / footings*					
Assembly type	*Monolythic - Poured*					
Slab	*None*		Slab thickness	*		
Primary structural members	*Concrete - Pier tubes / footings*				Cond.	*Fair*
	Depth	*	Width	*24" Dia*	Spacing	*7' to 8' O.C.'*
	Direction	*Paralell to longest direction*				
Secondary structural members	*Piers - CMU*				Cond.	*Poor*
	Depth	*8"*	Width	*16"*	Spacing	*7' to 8' O.C.'*
	Direction	*Perpendicular to longest direction*				
Space(s) below floor slab	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement	
Comments: *Building sits on a combination of unreinforced CMU piers which rest on poured concrete footings. Foundation depth was not verified.*						

STRUCTURAL SYSTEMS						
Floor	*Yes*					
Floor system	*Composite assembly*					
Assembly type	*Structural - 1 way*					
Slab / structural sheathing	*Wood - Plank*		Slab / sheathing thkns		*3/4"*	
Primary structural members	*Beam*	Material	*Wood*		Cond.	*Poor*
	Depth	*6"*	Width	*6"*	Spacing	*7' to 8' O.C.'*
	Direction	*Paralell to longest direction*				
Secondary structural members	*Joist*	Material	*Wood*		Cond.	*Poor*
	Depth	*5 1/2"*	Width	*1 3/4"*	Spacing	*16"O.C.*
	Direction	*Perpendicular to longest direction*				
Space(s) below floor slab	☐ None (slab on grd)		☒ Crawlspace		☐ Cellar / Basement	
Wall structure (Exterior)	*Yes*					
Wall system	*Composite assembly*					
Assembly type	*Load bearing*			*Stick framed*		
Structural sheathing or system	*Wood - Plank*		Thickness		*5/8"*	
Primary structural members	*Studs*	Material	*Wood*		Cond.	*Fair*
	Depth	*3 1/2"*	Width	*1 1/2"*	Spacing	*16+ O.C.'*
Secondary structural members	*None*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Columns	*None*					
Perimeter columns	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Interior columns	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Cross-bracing	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Shear wall	*N/A*	Material	*		Cond.	*
Roof / Floor above	*Yes*					
System and system type	*Roof*	*Composite assembly*				
Assembly type	*Structural - 1 way*					
Slab / structural sheathing	*Wood - Plank*		Slab / sheathing thkns		*3/4"*	
Primary structural members	*Joists*	Material	*Wood*		Cond.	*Fair*
	Depth	*5 1/2"*	Width	*1 1/2"*	Spacing	*18" O.C.*
	Direction	*				
	Height to underside of lowest structural member				*	
Secondary structural members	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
	Direction	*				
	Height to underside of lowest structural member				*	

Comments: *The exterior wall finish is fastened directly to the wall studs, there is no structural sheathing present. In addition, the finish flooring is nailed to the floor joists, there is no structural sheathing present.*

ELECTRICAL SERVICE					
Electrical service present	*Yes*			Cond.	*Fair*
Service feed type	*Underground*	Service MPOE	*Exterior wall - North*		
Service amperage	*100*	Service voltage	*120/240*		
Service phase	*Single phase*				
Number of conduits	*1*	Conduit size	*2"*		
Incoming feeder size	*Unknown*	Feeder material	*Unknown*		
CT Cabinet / location	*None*	*			
Meter	*Yes*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*Different building*		
Transformer	*None*	Mounting Type	*		
Location	*	Capacity in KVA	*		
Manufacturer	*	Model number	*		
Power shut down method	*	Amperage	*		
Utility company name	*National Grid*				
Comments: *					

POWER PANEL					
Panel designation (Name)	*None*			Cond.	*Fair*
Location	*Project space*	Mounting type	*Surface mounted*		
Manufacturer	*Wadsworth*	Number of breakers	*8*		
Amperage	*100*	Panel voltage	*120/240*		
Comments: *Panel is fed from a 100 AMP disconnect located in the Boy's Room Building. Power to the Ladies Room building is fed off this panel via 2" conduit. Panel is antiquated and utilizes screw in type fuses.*					

BACK UP / EMERGENCY POWER					
Generator	*None*			Cond.	*
Generator used for	*				
Manufacturer	*	Model number	*		
KW (Capacity)	*	Fuel type	*		
Comments:					

TELEPHONE SERVICE					
Telephone service present	*Yes, in building and in project space*			Cond.	*Fair*
Service feed type	*Overhead*	Service MPOE	*Exterior wall - East*		
Conduit size	*N/A*				
Demarc	*Yes*				
Dedicated tenant demark	*Yes*	Location	*Project space*		
Utility company name	*Verizon*				
Comments: *The building has two Demarcs located on the exterior. The first serves the main building with the second running along the exterior of both the main building and the boy's room's buildings to serve the caretakers building.*					

SECURITY SYSTEM					
Security system present	*None*			Cond.	*
System type	*				
Manufacturer	*	Model number	*		
Comments: *					

GENERAL HVAC INFORMATION								
HVAC system present	*Yes*						Cond.	*Good*
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☐ Elect	☒ Solid fuel/ wood burning			
	☐ Chilled / Condenser water - *							
Type of conditioning available	*Heat only*							
Number of units serving area	*2*	Total HVAC tonnage	*N/A*					
Exhaust systems	*None*						Cond.	*
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☐ Rstrm	☐ Smoke				
Comments: *Space is served by both a small fireplace and a wood burning stove. Neither was operating at the time of the survey.*								

HVAC UNIT							
Heating / Cooling Air handler	*Yes, in building and in project space*					Cond.	*Good*
System type	*Solid fuel burning (wood or pellets)*						
Manufacturer	*		Model number	*			
Operational during assessment	*No*						
Age of unit	*		Serial No	*			
Unit heat source	*Solid fuel*		BTUH output	*			
Cooling Tonnage	*		CFM output	*			
Amperage	*		Voltage	*			
Unit location	*						
Temperature control system	*		Location of device	*			
Condenser unit	*N/A*					Cond.	*
Manufacturer	*		Model number	*			
Age of unit	*		Serial No	*			
Amperage	*		Voltage	*			
Unit location	*						
Chilled / Condenser water	*N/A*						
Water temperatures	Hot	*	Cold	*			
Pipe sizes	Hot	*	Cold	*			
Average gallons per minute	*		Available	*			
VAV	*N/A*						
Incoming air temperature	*		CFM provided	*			
Air distribution system	*None*					Cond.	*
Supply air distributed via	*	Return air collected via	*				
Comments:							

DOMESTIC WATER SERVICE					
Water service present	*Yes, in building and in project space*			Cond.	*Fair*
Service feed type	*Underground*	Service MPOE	*Exterior wall - West*		
Largest pipe size	*Unknown*	Pipe material	*Unknown*		
Private or municipal service	*Municipal*				
Meter	*None*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Backflow preventer	*None*				
Filtration system	*None*				
Water heater	*Yes*			Cond.	*Excellent*
Water heater type	*Tank type*				
Dedicated tenant hot water	*Yes*				
Manufacturer	*Bradford White*	Model Number	*Unknown*		
	Year Mfgr *2015*	Capacity	*15-20 gallons*		
	Wattage *1,500*	Voltage	*120V*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments:					

SANITARY SERVICE					
Sanitary service present	*Yes*			Cond.	*Poor*
Service feed type	*Underground*	Service MPOE	*Exterior wall - North*		
Largest pipe size	*4"*	Pipe material	*PCV*		
Private or municipal service	*Municipal*				
Vent size	*1 1/2"*	Location	*At sink in kitchen*		
Grease trap	*None*	Capacity in GAL	*		
Trap type	*	Location	*		
Manufacturer	*	Model number	*		
Lift station	*None*	Capacity in GAL	*		
Manufacturer	*	Model number	*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments:					

GAS SERVICE					
Gas present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Type of gas	*				
Meter	*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Utility company name	*				
Comments:					

FIRE SPRINKLER SERVICE					
Sprinkler service present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Lowest pipe height	*	System type	*		
Riser location	*	F.D. Connection	*		
Backflow preventer	*				
Air compressor	*			Cond.	*
Manufacturer	*	Model number	*		
Comments:					

FIRE ALARM AND DETECTION SYSTEMS					
Fire alarm present	*None*			Cond.	*
System type	*	Service MPOE	*		
Panel location	*				
Manufacturer	*	Model number	*		
Annunciator panel	*None*			Cond.	*
Annunciator location	*				
Manufacturer	*	Model number	*		
Notification devices	*None*				
Pull stations	*				
Horn / strobes	*				
Smokes / Heat detectors present	*Yes*				
Fire extinguishers present	*Yes*				

PHOTOS

View from Memorial Drive – East facing elevation

South facing elevation

West facing elevation

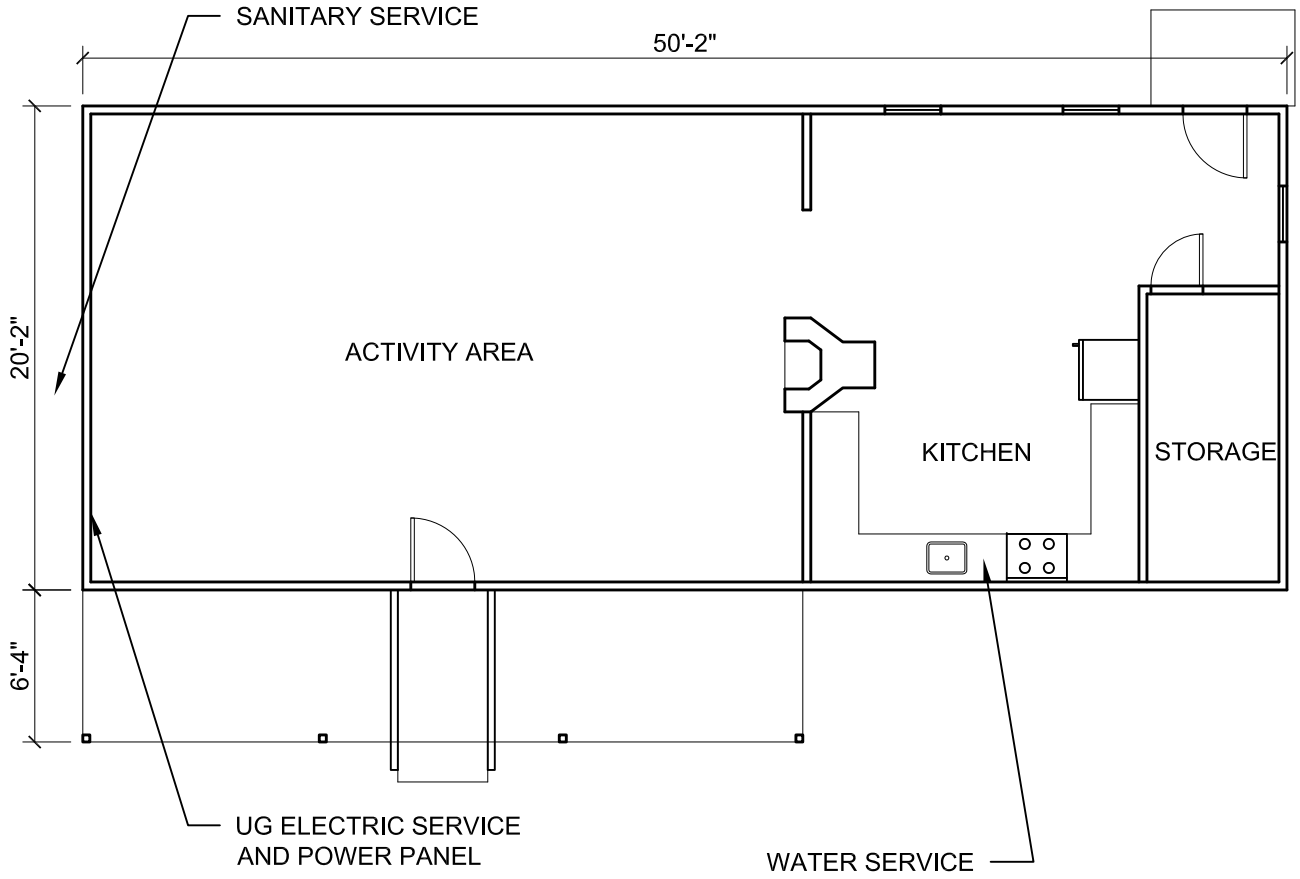
North facing elevation

Siding deficiencies

Siding in contact with ground

Settlement of the east side of building (3.2 degree floor slope)

Split ridge beam at area of roof deflection



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE

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FLOOR DIAGRAM 1/8" = 1'-0" 1

MDA ARCHITECTURE
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BRAINTREE, MA 02184
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EXPERIENCE, SERVICE, CREATIVITY & PARTNERSHIP

PROJECT NO:
TAB-1153

SEAL:

DATE:

CLIENT:

PROJECT LOCATION:
CAMP NAUMKEAG
85 MEMORIAL DRIVE
SALEM, MA 01970

DATE ISSUED:
12.27.16

DRAWING NAME:
FLOOR DIAGRAM
MAIN BUILDING
BUILDING #3

DRAWING NO:
ECD-3

BUILDING SURVEY REPORT

REPORT DATE
12/27/2016

BUILDING LOCATION

Girl's Room Building (Building #4)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
Suite 1A
Braintree, MA 02182
781.843.9400

www.MDAarchitecture.com

TABLE OF CONTENTS

GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story wood framed seasonal shelter 50 feet long by 20 feet wide built in a conventional residential platform framing style. The structure sits on piers of unreinforced concrete blocks that act as the foundation. Foundation depth could not be verified, however it is not uncommon for older structures to sit upon or go slightly below grade and not to the proper depth to prevent frost heaving.*

The structure, finish and utility components are provided to a lesser extent than would be required for year round occupancy and could not be replaced today without significant code improvements being necessary.
The lack of structural sheathing throughout, in combination with framing members which are close to their nominal sizes in thickness and depth, suggest that this structure was built in the early half of the 20th century.

Overall condition of the structure is poor. The wood framing and siding of the structure is very close to, and in some instances, in contact with grade. There is excessive differential settlement in the east end of the building resulting in a greater than 1% floor slope. The lack of collar ties and improperly spaced ceiling joists have resulted in the north facing wall being bowed out of plumb a few inches at the top due to roof loading.

BUILDING EXTERIOR

Comments: *Exterior wood siding is cove type clapboard commonly referred to as "Type #105" with a 5" exposure. The siding has been painted numerous times over the years. It is unknown if lead is present the paint. The exterior wood siding is fastened directly to the wood stud structure, no plywood sheathing is present.*

Siding rot is evident along the west side of the building. There has been an attempt to prevent access to the space below the structure using wooden lattice . The enclosure is in contact with the ground and has failed in numerous areas, allowing access to the underside of the structure.

The roof is well past its life expectancy and has delaminated in several areas.

BUILDING INTERIOR

Comments: *In most areas the structure is also the finished interior surface. The flooring, just like the siding, is fastened directly to the structural framing, no sheathing is present. Except in the kitchen, the walls are open stud cavities as is the underside of the roof.Restroom toilet partitions are constructed of wood and are painted as opposed to more readily cleanable and sanitry materials.*

TENANT MEP F/P SYSTEMS

Comments: *There is no heating or cooling present in the building. The hotwater heater has been removed and only cold water is available to the lavatories. There is a functioning toilet exhaust present.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, potable cold water and a sanitary services are present in very limited capacity and fair to poor condition.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible of able to be verified.

RECOMMENDATIONS		
Architectural		
Building exterior		
Wall cladding	*Modification required*	Notes
Fenestration		
Doors	*Replacement required*	Notes
Storefront / Windows	*Replacement required*	Notes
Roof	*Replacement required*	Notes
Thermal / insulation	*None existing*	Notes
Lighting	*Replacement required*	Notes
Building interior		
Wall finishes	*None existing*	Notes
Floor finishes	*Modification required*	Notes
Ceiling finishes	*None existing*	Notes
Lighting	*Replacement required*	Notes
MEP		
Electrical	*Replacement required*	Notes
Telephone	*None existing*	Notes
HVAC	*None existing*	Notes
Water service	*Modification required*	Notes
Sprinkler	*None existing*	Notes
Sanitary	*Modification required*	Notes
Natural gas	*None existing*	Notes
Fire alarm	*None existing*	Notes
Security	*None existing*	Notes
Comments: *Building is not recommended for adaptive reuse.*		

CONTACT INFORMATION			
Client			
Company name	*Tighe & Bond*		
Contact name	*Tracy Adamski*		
Job title	*Senior Planner, Associate*		
Street address	*53 South Hampton Road*		
City, State, Zip	*Westfield, MA 01085*		
Office Phone	*413.572.3256*	Mobile phone	
Email	*TJAdamski@tighebond.com*		
Landlord			
Company name	*City of Salem*		
Contact name			
Job title			
Street address	*85 Memorial Drive*		
City, State, Zip	*Salem, MA 01970*		
Office Phone		Mobile phone	*978.815.3152*
Email			
Building engineer			
Company name	*City of Salem - Winter Island Recreational Park*		
Contact name	*David Gilbert*		
Job title	*Park Manager*		
Street address	*50 Winter Island Road*		
City, State, Zip	*Salem, MA 01970*		
Office Phone	*978.745.9430*	Mobile phone	*978.815.3152*
Email	*dgilbert@salem.com*		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	*MDA*		
Contact name	*Joseph A DeLuca, RA*		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE						
Occupancy status	*Vacant*					
Tenant aware of displacement	*					
Current use	*Recreational*					
Previous use	*Recreational*					
Operational utilities for survey	*Yes*					
Building / space survey availability	*Full (All spaces)*					
Space(s) not surveyed	☒ None or N/A		☐ Floor above		☐ Floor below	
	☐ Basement		☐ Roof		☐ Utility room(s)	
	☐ LL Common area		Other *			
Building / space type	*Existing*					
Building configuration	*Stand alone*					
Project located on floor(s)	*1*					
Building / space over all dimensions	L *50'-2"*	W *20'-2"*				
Building / space square footage	*1,012*					
Number of floors in building	*1*		Building Height	*12'*		
Comments: *Building is used for storage, activities and contains a girl's restroom. There is also an unsecured storage area at the west end of the structure.*						

SITE ACCESS						
Primary street / road	*Yes*	Material	*Asphalt*		Cond.	*Good*
Street name	*Memorial Drive*			Type	*Town*	
Traffic configuration	*2 way, 2 lane - nondivided*			Spd limit	*30 MPH*	
Street / road provides access to	*Site - Dedicated access road / street*					
Curb cut	*Yes*	Material	*Granite*		Cond.	*Fair*
Sidewalk	*Yes*	Material	*Asphalt*		Cond.	*
Clear accessible path on to site	*Yes*	Width	*36"*			
Signaled intersection	*No*	Distance from site	*			
Comments: *Public sidewalk runs parallel to Memorial Drive.*						
Secondary street / road	*Yes*	Material	*Asphalt*		Cond.	*Fair*
Street name	*None - Driveway to the parking area*			Type	*Town*	
Traffic configuration	*2 way, 1 lane*			Spd. limit	*None*	
Street / road provides access to	*Site - Dedicated parking lot*					
Curb cut	*None*	Material	*		Cond.	*
Sidewalk	*None*	Material	*		Cond.	*
Clear accessible path on to site	*	Width	*			
Signaled intersection	*None*	Distance from site	*			
Comments: *Main vehicular access to camp site is adjacent to this building.*						

ON SITE PARKING AND ACCESS						
Parking lot	*Yes*	Material	*Earth*		Cond.	*Fair*
Curbing	*None*	Material	*		Cond.	*
Striping	*None*	Material	*		Cond.	*
Accessible pavement markings	*None*	Material	*		Cond.	*
Accessible signage	*None*	Type	*		Cond.	*
Car stops	*Yes*	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	*None*		Light type	*		
Parking stalls	*None*	Size	*	Number	*	
Accessible stalls - Car	*None*	Size	*	Number	*	
Accessible stalls - Van	*None*	Size	*	Number	*	
Accessible aisle - Car	*None*	Size	*	Number	*	
Accessible aisle - Van	*None*	Size	*	Number	*	
Comments: *There is no parking lot adjacent to this building.*						
Sidewalk	*None*	Material	*		Cond.	*
Clear accessible path to building	*	Width	*			
Stairs	*Yes*	Material	*Wood*		Cond.	*Fair*
Stair location	*Main entrance*					
Riser and tread dimensions	Height	*8"*	Depth	*11"*	Total stair rise	*24" +7"*
Number of risers / treads	Risers	*3 + 1*	Treads	*2*		
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
Accessible continuous handrails	*No*					
12” top extension	*No*	Tread depth + 12” bottom extension			*No*	
Landing	*Yes*	Material	*Wood*		Cond.	*Fair*
Dimensions	L *4'-0"*	W *3'-0"*	H *			
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
Ramp	*Yes*	Material	*Wood*		Cond.	*Fair*
Dimensions	L *12'-4"*	W *3'-0"*	H *8"*	Total ramp rise	*22"*	
Accessible ramp slope	*Yes*					
Railings present	*Yes*	Material	*Wood*		Cond.	*Fair*
Railings system type	*Handrails on structure*		Diameter	*2 x 4 flat*	Railing Height	*36"*
12” top / bottom extension	*No*					
Loading area	*None*	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	*None*		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments: *This building is not handicap accessible for numerous reasons including incorrect or noncompliant, accessible route, door hardware, door width, fixture height, room size and room configurations. Ramp provided is suitable for use as utility access to building only and in not ADA / AAB Compliant despite the slope provided.*						

EXTERIOR WALL CLADDING						
North wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
East wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Poor*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
South wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
West wall						
Siding - Clapboards	Matl.	*Wood*	Height	*Full*	Cond.	*Fair*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*

FENESTRATION						
North wall						
Door	Matl.	*Wood*	Sill / Head	*0" - 80"*	Cond.	*Poor*
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Poor*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Poor*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
Door	Matl.	*Wood*	Sill / Head	*0" - 80"*	Cond.	*Poor*
Opening - no widow	Matl.	*Wood*	Sill / Head	*30" / 84"*	Cond.	*Poor*
*	Matl.	*	Sill / Head		Cond.	*
Storefront / window frame color	*		Glazing color	*		
Door frame color	*		Glazing color	*		

Comments: *Exterior wall cladding is "Type #105" cove topped clapboards. This building has simple shutteres openings, no windows are present. The openings in the wall are shuttered with top or side hinged wood panels and can be easily compramised.*

ROOF SYSTEM						
Roof						
Roof configuration	*Pitched*	Matl.	*Shingles - Asphalt*	Cond.	*Poor*	
Roof edging	*Drip edge*	Matl.	*Aluminum*	Cond.	*Fair*	
Drainage	*None*	Matl.	*	Cond.	*	
Emergency / secondary drainage	*N/A*	Matl.	*	Cond.	*	
Drain terminates at	*Grade*					
Ponding	*N/A*	Location	*			
Patching / repairs evident	*None*	Location	*			
Venting	*None*	Type	*			
Roof height						
Low point of	*Sloped roof*	*7'*	High point of	*Sloped roof*	*12'*	

THERMAL / INSULATION						
Slab	*N/A*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Floor	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Walls	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Ceiling / Roof	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Type	*	Cond.	*	
Comments: *Structure is not insulated.*						

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR						
Room	**Floor**	**Wall**	**Wall base**	**Ceiling**		**Clg height**
ACT	*Wood*	*Wood*	*None*	*Wood*		*11'-6"*
Cond.	*Fair*	*Fair*	*	*Fair*		
Predominant lighting type		*Fluorescent*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*Battery / Bug eyes*	Mounting type	*Surface*	Cond.	*Good*
Comments:						
GR	*Vinyl - Sheet*	*Laminate*	*Wood*	*Wood*		*8'-0"*
Cond.	*Fair*	*Poor*	*Poor*	*Fair*		
Predominant lighting type		*Fluorescent - Strip*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*None*	Mounting type	*	Cond.	*
Comments:						
STO	*Wood*	*Wood*	*None*	*Wood*		*11'-6"*
Cond.	*Fair*	*Fair*	*	*Fair*		
Predominant lighting type		*Fluorescent - Strip*	Mounting type	*Surface*	Cond.	*Fair*
Emergency lighting type		*Battery / Bug eyes*	Mounting type	*Surface*	Cond.	*Good*
Comments:						
	*	*	*	*		*
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*		*
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						
	*	*	*	*		*
Cond.	*	*	*	*		
Predominant lighting type		*	Mounting type	*	Cond.	*
Emergency lighting type		*	Mounting type	*	Cond.	*
Comments:						

RESTROOMS						
Separate M / W public restrooms	*No*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*Poor*
Number of toilets	*5*		Number of lavs	*2*		
Accessible toilets	*None*		Accessible lavs	*None*		
Men's Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*None*	Accessible lavs	*		
Separate M / W employee restrooms	*No*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*
Number of toilets	*		Number of lavs	*		
Accessible toilets	*		Accessible lavs	*		
Men's Room					Cond.	*
Number of toilets / urinals	*		Number of lavs	*		
Accessible toilets / urinals	*		Accessible lavs	*		

Comments: *The building has dedicated restrooms for girls only. An attempt has been made to address accessibility in the form of a 5'-0" wide stall, however the restroom has numerous deficiencies including, no grab bars, incorrect fixture height, location and sizes and is not considered accessible.*

BELOW GRADE AND RAISED FOUNDATION SYSTEMS						
Foundation	*Yes*					
Foundation system	*Shallow - Pier tubes / footings*					
Assembly type	*Monolythic - Poured*					
Slab	*None*		Slab thickness	*		
Primary structural members	*Concrete - Pier tubes / footings*				Cond.	*Fair*
	Depth	*	Width	*24" Dia*	Spacing	*7' to 8' O.C.'*
	Direction	*Paralell to longest direction*				
Secondary structural members	*Piers - CMU*				Cond.	*Poor*
	Depth	*8"*	Width	*16"*	Spacing	*7' to 8' O.C.'*
	Direction	*Perpendicular to longest direction*				
Space(s) below floor slab	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement	

Comments: *Building sits on a combination of unreinforced CMU piers which rest on poured concrete footings. Foundation depth was not verified.*

STRUCTURAL SYSTEMS						
Floor	*Yes*					
Floor system	*Composite assembly*					
Assembly type	*Structural - 1 way*					
Slab / structural sheathing	*Wood - Plank*		Slab / sheathing thkns		*3/4"*	
Primary structural members	*Beam*	Material	*Wood*		Cond.	*Poor*
	Depth	*6"*	Width	*6"*	Spacing	*7' to 8' O.C.'*
	Direction	*Paralell to longest direction*				
Secondary structural members	*Joist*	Material	*Wood*		Cond.	*Poor*
	Depth	*5 1/2"*	Width	*1 3/4"*	Spacing	*16"O.C.*
	Direction	*Perpendicular to longest direction*				
Space(s) below floor slab	☐ None (slab on grd)		☒ Crawlspace		☐ Cellar / Basement	
Wall structure (Exterior)	*Yes*					
Wall system	*Composite assembly*					
Assembly type	*Load bearing*			*Stick framed*		
Structural sheathing or system	*Wood - Plank*		Thickness		*5/8"*	
Primary structural members	*Studs*	Material	*Wood*		Cond.	*Fair*
	Depth	*3 1/2"*	Width	*1 1/2"*	Spacing	*16+ O.C.'*
Secondary structural members	*None*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Columns	*None*					
Perimeter columns	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Interior columns	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Cross-bracing	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
Shear wall	*N/A*	Material	*		Cond.	*
Roof / Floor above	*Yes*					
System and system type	*Roof*	*Composite assembly*				
Assembly type	*Structural - 1 way*					
Slab / structural sheathing	*Wood - Plank*		Slab / sheathing thkns		*3/4"*	
Primary structural members	*Joists*	Material	*Wood*		Cond.	*Fair*
	Depth	*5 1/2"*	Width	*1 1/2"*	Spacing	*18" O.C.*
	Direction	*				
	Height to underside of lowest structural member				*	
Secondary structural members	*	Material	*		Cond.	*
	Depth	*	Width	*	Spacing	*
	Direction	*				
	Height to underside of lowest structural member				*	

Comments: *The exterior wall finish is fastened directly to the wall studs, there is no structural sheathing present. In addition, the finish flooring is nailed to the floor joists, there is no structural sheathing present.Due to lack of proper rafter ties the north wall is 3.7 degrees out of plumb, leaning towards the exterior. Floor sink about .5 degrees at the east side with the floor exhibiting a noticible bounce when challenged.*

ELECTRICAL SERVICE					
Electrical service present	*Yes*			Cond.	*Fair*
Service feed type	*Underground*	Service MPOE	*Exterior wall - North*		
Service amperage	*Unknown*	Service voltage	*120/240*		
Service phase	*Single phase*				
Number of conduits	*1*	Conduit size	*2"*		
Incoming feeder size	*Unknown*	Feeder material	*Unknown*		
CT Cabinet / location	*None*	*			
Meter	*Yes*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*Different building*		
Transformer	*None*	Mounting Type	*		
Location	*	Capacity in KVA	*		
Manufacturer	*	Model number	*		
Power shut down method	*	Amperage	*		
Utility company name	*National Grid*				
Comments: *					

POWER PANEL					
Panel designation (Name)	*None*			Cond.	*Fair*
Location	*Project space*	Mounting type	*Surface mounted*		
Manufacturer	*Wadsworth*	Number of breakers	*8*		
Amperage	*100*	Panel voltage	*120/240*		
Comments: *Panel is fed from a 100 AMP panel located in the Main Building via a 2" conduit. Panel is antiquated and utilizes screw in type fuses Load center does not have a suitable cover and can be accessed easily,protection from accidental electorcution is inadequate.*					

BACK UP / EMERGENCY POWER					
Generator	*None*			Cond.	*
Generator used for	*				
Manufacturer	*	Model number	*		
KW (Capacity)	*	Fuel type	*		
Comments:					

TELEPHONE SERVICE					
Telephone service present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Conduit size	*				
Demarc	*				
Dedicated tenant demark	*	Location	*		
Utility company name	*				
Comments:					

SECURITY SYSTEM					
Security system present	*None*			Cond.	*
System type	*				
Manufacturer	*	Model number	*		
Comments: *					

GENERAL HVAC INFORMATION							
HVAC system present	*None*					Cond.	*
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☐ Elect	☐ Solid fuel/ wood burning		
	☐ Chilled / Condenser water - *						
Type of conditioning available	*						
Number of units serving area	*	Total HVAC tonnage	*N/A*				
Exhaust systems	*Yes, in building and in project space*					Cond.	*Fair*
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☒ Rstrm	☐ Smoke			
Comments:							

HVAC UNIT						
Heating / Cooling Air handler	*None*				Cond.	*
System type	*					
Manufacturer	*		Model number	*		
Operational during assessment	*					
Age of unit	*		Serial No	*		
Unit heat source	*		BTUH output	*		
Cooling Tonnage	*		CFM output	*		
Amperage	*		Voltage	*		
Unit location	*					
Temperature control system	*		Location of device	*		
Condenser unit	*None*				Cond.	*
Manufacturer	*		Model number	*		
Age of unit	*		Serial No	*		
Amperage	*		Voltage	*		
Unit location	*					
Chilled / Condenser water	*None*					
Water temperatures	Hot	*	Cold	*		
Pipe sizes	Hot	*	Cold	*		
Average gallons per minute	*		Available	*		
VAV	*None*					
Incoming air temperature	*		CFM provided	*		
Air distribution system	*None*				Cond.	*
Supply air distributed via	*	Return air collected via	*			
Comments:						

DOMESTIC WATER SERVICE					
Water service present	*Yes, in building and in project space*			Cond.	*Fair*
Service feed type	*Underground*	Service MPOE	*Exterior wall - North*		
Largest pipe size	*3/4"*	Pipe material	*Copper*		
Private or municipal service	*Municipal*				
Meter	*None*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Backflow preventer	*None*				
Filtration system	*None*				
Water heater	*None*			Cond.	*
Water heater type	*				
Dedicated tenant hot water	*				
Manufacturer	*	Model Number	*		
	Year Mfgr *	Capacity	*		
	Wattage *	Voltage	*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments:					

SANITARY SERVICE					
Sanitary service present	*Yes*			Cond.	*Poor*
Service feed type	*Underground*	Service MPOE	*Exterior wall - South*		
Largest pipe size	*4"*	Pipe material	*PCV*		
Private or municipal service	*Municipal*				
Vent size	*4"*	Location	*At toliets in restroom*		
Grease trap	*None*	Capacity in GAL	*		
Trap type	*	Location	*		
Manufacturer	*	Model number	*		
Lift station	*None*	Capacity in GAL	*		
Manufacturer	*	Model number	*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments:					

GAS SERVICE					
Gas present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Type of gas	*				
Meter	*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Utility company name	*				
Comments:					

FIRE SPRINKLER SERVICE					
Sprinkler service present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Lowest pipe height	*	System type	*		
Riser location	*	F.D. Connection	*		
Backflow preventer	*				
Air compressor	*			Cond.	*
Manufacturer	*	Model number	*		
Comments:					

FIRE ALARM AND DETECTION SYSTEMS					
Fire alarm present	*None*			Cond.	*
System type	*	Service MPOE	*		
Panel location	*				
Manufacturer	*	Model number	*		
Annunciator panel	*None*			Cond.	*
Annunciator location	*				
Manufacturer	*	Model number	*		
Notification devices	*None*				
Pull stations	*				
Horn / strobes	*				
Smokes / Heat detectors present	*Yes*				
Fire extinguishers present	*Yes*				

PHOTOS

View from Memorial Drive – East facing elevation

South facing elevation

West facing elevation

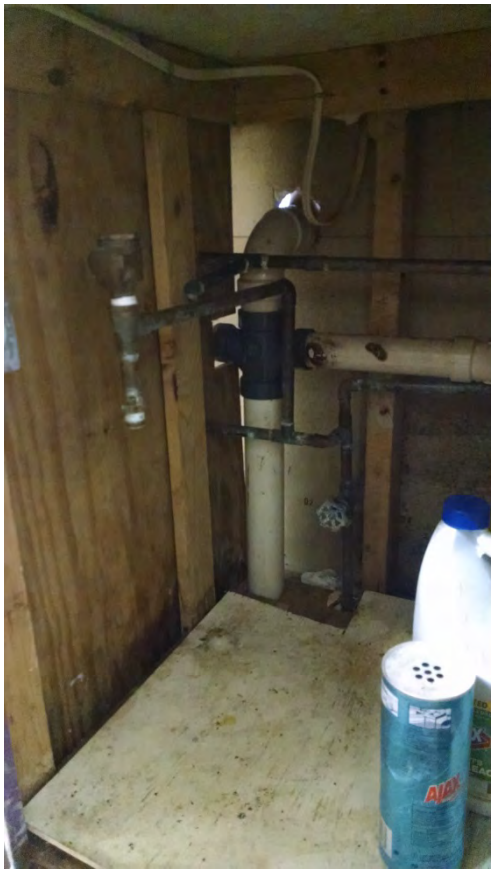
North facing entrance

Activity area looking east

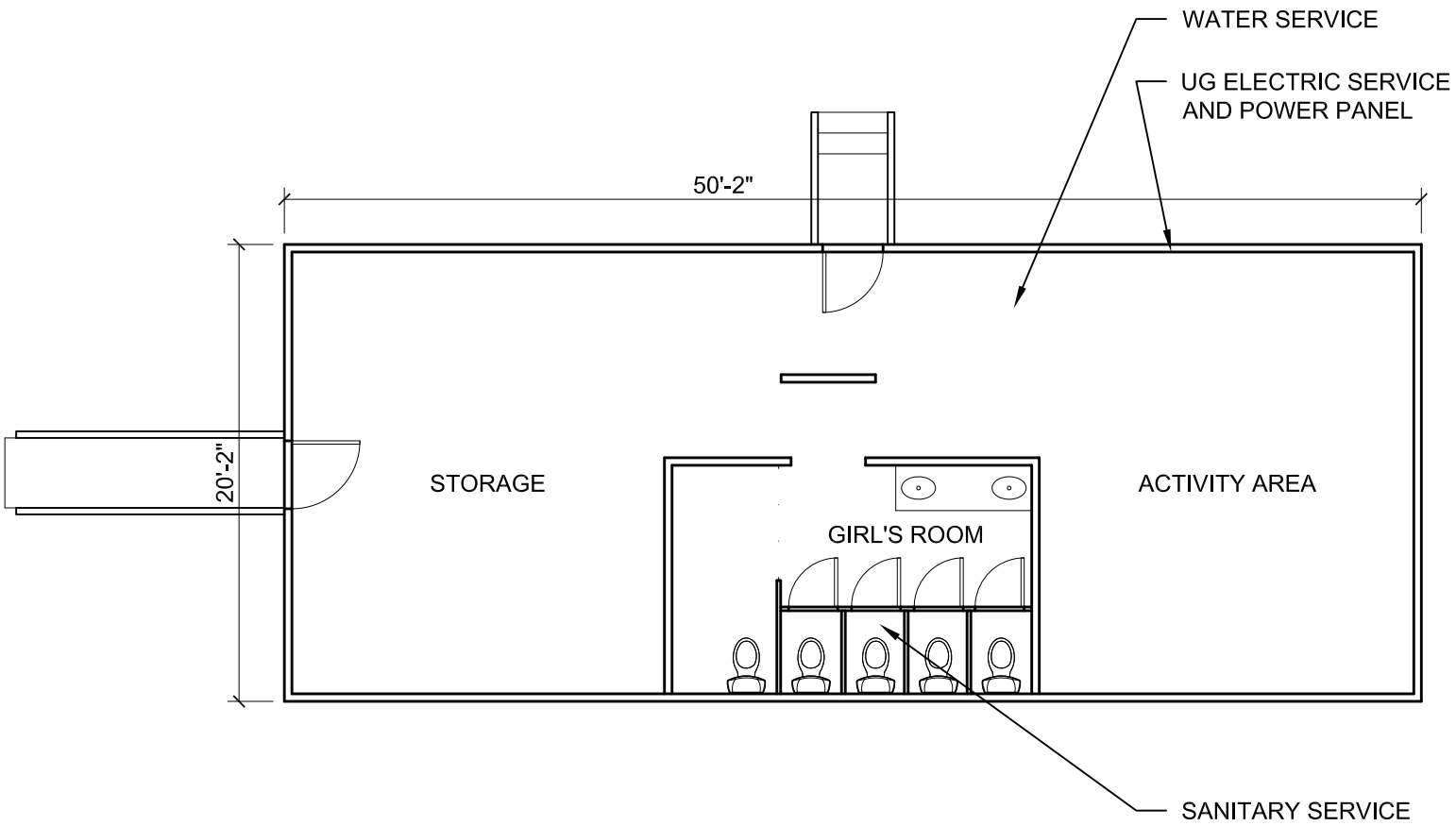
Storage area looking west

Restroom stalls

Non-compliant accessible
toilet stall



Water heater location
(Removed)



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE

N

FLOOR DIAGRAM 1/8" = 1'-0" | 1

MDA ARCHITECTURE
MILLENNIUM DESIGN ASSOCIATES, INC
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BRAINTREE, MA 02184
PHONE: 781.843.9400

www.MDAarchitecure.com
EXPERIENCE, SERVICE, CREATIVITY & PARTNERSHIP

PROJECT NO:
TAB-1153

SEAL:

DATE:

CLIENT:

PROJECT LOCATION:
CAMP NAUMKEAG
85 MEMORIAL DRIVE
SALEM, MA 01970

DATE ISSUED:
12.27.16

DRAWING NAME:
FLOOR DIAGRAM
GIRL'S ROOM BLDG
BUILDING #4

DRAWING NO:
ECD-4

BUILDING EVALUATION REPORT

REPORT DATE
12/27/2016

BUILDING LOCATION

Lower Restroom Building (Building #5)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
Suite 1A
Braintree, MA 02182
781.843.9400

www.MDAarchitecture.com

TABLE OF CONTENTS

GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story CMU building 29 feet long by 16 feet wide. Roof construction is comprised of wood trusses and plywood.*

The structure, finish and utilities are provided to an extent than would be adequate for seasonal use. Although the building is not insulated, its age and condition lend itself well to adaptive reuse and the building could be easilly upgraded for year round use if necessary.

The construction materials and methods suggest that this structure was built in the later quarter of the 20th century.

Overall condition of the structure is good.

BUILDING EXTERIOR

Comments: *Exterior is exposed CMU in good condition. Joints are sound and the block has been painted to preserve te masonry.Above the CMU, at the gable ends, has been sheathed in a paneled siding resembling that of the other buildings except it is oriented vertically.*

Rot is evident at the fascias along the north and south sides of the building.Repairs would be modest and easily completed.

The roof is well past its reasonable life expectancy and has badly delaminated.In addition its proximaty to a number of overhanging trees has reslted in a deposit of organinc material on the roof which has become a food source for moss.

BUILDING INTERIOR

Comments: *The interior is divided into four spaces, a main activity area, a small storage closet used for athletic equipment and two single user restrooms. The CMU also acts as the interior wall finish. Simelerly the concrete slab acts as the finish floor. An acoustic ceiling grid is in place,however all the tiles have been removed.*

TENANT MEP F/P SYSTEMS

Comments: *There are two electric wall mounted heating units in the main activity area only, none are present in the other rooms. A ten gallon electric water heater located above the ceiling is used for the restrooms. The restroom exhaust fans are in poor condition and not functioning well.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, potable cold water and a sanitary service are present in the building.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible of able to be verified.

RECOMMENDATIONS		
Architectural		
Building exterior		
Wall cladding	*Suitable for reuse*	Notes
Fenestration		
Doors	*Modification required*	Notes
Storefront / Windows	*Suitable for reuse*	Notes
Roof	*Replacement required*	Notes
Thermal / insulation	*None existing*	Notes
Lighting	*None existing*	Notes
Building interior		
Wall finishes	*Suitable for reuse*	Notes
Floor finishes	*Suitable for reuse*	Notes
Ceiling finishes	*Modification required*	Notes
Lighting	*Suitable for reuse*	Notes
MEP		
Electrical	*Suitable for reuse*	Notes
Telephone	*None existing*	Notes
HVAC	*Replacement required*	Notes
Water service	*Modification required*	Notes
Sprinkler	*None existing*	Notes
Sanitary	*Suitable for reuse*	Notes
Natural gas	*None existing*	Notes
Fire alarm	*None existing*	Notes
Security	*None existing*	Notes
Comments: *Building is recommended for adaptive reuse.*		

CONTACT INFORMATION			
Client			
Company name	*Tighe & Bond*		
Contact name	*Tracy Adamski*		
Job title	*Senior Planner, Associate*		
Street address	*53 South Hampton Road*		
City, State, Zip	*Westfield, MA 01085*		
Office Phone	*413.572.3256*	Mobile phone	
Email	*TJAdamski@tighebond.com*		
Landlord			
Company name	*City of Salem*		
Contact name			
Job title			
Street address	*85 Memorial Drive*		
City, State, Zip	*Salem, MA 01970*		
Office Phone		Mobile phone	*978.815.3152*
Email			
Building engineer			
Company name	*City of Salem - Winter Island Recreational Park*		
Contact name	*David Gilbert*		
Job title	*Park Manager*		
Street address	*50 Winter Island Road*		
City, State, Zip	*Salem, MA 01970*		
Office Phone	*978.745.9430*	Mobile phone	*978.815.3152*
Email	*dgilbert@salem.com*		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	*MDA*		
Contact name	*Joseph A DeLuca, RA*		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE						
Occupancy status	*Vacant*					
Tenant aware of displacement	*					
Current use	*Recreational*					
Previous use	*Recreational*					
Operational utilities for survey	*Yes*					
Building / space survey availability	*Full (All spaces)*					
Space(s) not surveyed	☒ None or N/A		☐ Floor above		☐ Floor below	
	☐ Basement		☐ Roof		☐ Utility room(s)	
	☐ LL Common area		Other *			
Building / space type	*Existing*					
Building configuration	*Stand alone*					
Project located on floor(s)	*1*					
Building / space over all dimensions	L *29'-4"*	W *22'-0"*				
Building / space square footage	*644*					
Number of floors in building	*1*		Building Height	*12'*		
Comments: *Building is used as the restrooms and activity area adjacent to the lower playground.*						

SITE ACCESS						
Primary street / road	*None*	Material	*		Cond.	*
Street name	*			Type	*	
Traffic configuration	*			Spd limit	*	
Street / road provides access to	*					
Curb cut	*	Material	*		Cond.	*
Sidewalk	*	Material	*		Cond.	*
Clear accessible path on to site	*	Width	*			
Signaled intersection	*	Distance from site	*			
Comments:						
Secondary street / road	*None*	Material	*		Cond.	*
Street name	*			Type	*	
Traffic configuration	*			Spd. limit	*	
Street / road provides access to	*					
Curb cut	*	Material	*		Cond.	*
Sidewalk	*	Material	*		Cond.	*
Clear accessible path on to site	*	Width	*			
Signaled intersection	*	Distance from site	*			
Comments:						

ON SITE PARKING AND ACCESS						
Parking lot	*	Material	*		Cond.	*
Curbing	*	Material	*		Cond.	*
Striping	*	Material	*		Cond.	*
Accessible pavement markings	*	Material	*		Cond.	*
Accessible signage	*	Type	*		Cond.	*
Car stops	*	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	*		Light type	*		
Parking stalls	*	Size	*	Number	*	
Accessible stalls - Car	*	Size	*	Number	*	
Accessible stalls - Van	*	Size	*	Number	*	
Accessible aisle - Car	*	Size	*	Number	*	
Accessible aisle - Van	*	Size	*	Number	*	
Comments:						
Sidewalk	*None*	Material	*		Cond.	*
Clear accessible path to building	*Yes*	Width	*Level playground*			
Stairs	*No*	Material	*		Cond.	*
Stair location	*					
Riser and tread dimensions	Height	*	Depth	*	Total stair rise	*
Number of risers / treads	Risers	*	Treads	*		
Railings present	*	Material	*		Cond.	*
Railings system type	*		Diameter	*	Railing Height	*
Accessible continuous handrails	*					
12” top extension	*	Tread depth + 12” bottom extension		*		
Landing	*	Material	*		Cond.	*
Dimensions	L *	W *	H *			
Railings present	*	Material	*		Cond.	*
Railings system type	*		Diameter	*	Railing Height	*
Ramp	*	Material	*		Cond.	*
Dimensions	L *	W *	H *	Total ramp rise	*	
Accessible ramp slope	*					
Railings present	*	Material	*		Cond.	*
Railings system type	*		Diameter	*	Railing Height	*
12” top / bottom extension	*					
Loading area	*	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	*		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments:						

EXTERIOR WALL CLADDING						
North wall						
Unit masonry	Matl.	*CMU*	Height	*Full*	Cond.	*Good*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
East wall						
Unit masonry	Matl.	*CMU*	Height	*9'+*	Cond.	*Good*
Siding - Panel	Matl.	*Wood*	Height	*9' - 14'*	Cond.	*Good*
*	Matl.	*	Height	*	Cond.	*
South wall						
Unit masonry	Matl.	*CMU*	Height	*Full*	Cond.	*Good*
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
West wall						
Unit masonry	Matl.	*CMU*	Height	*Full*	Cond.	*Good*
Siding - Panel	Matl.	*Wood*	Height	*9' - 14'*	Cond.	*Good*
*	Matl.	*	Height	*	Cond.	*

FENESTRATION						
North wall						
Door	Matl.	*Steel*	Sill / Head	*0"- 84"*	Cond.	*Fair*
Window, Operable - Noninsul.	Matl.	*Steel*	Sill / Head	*72" / 86"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
Window, Operable - Noninsul.	Matl.	*Steel*	Sill / Head	*72" / 86"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
Window, Operable - Noninsul.	Matl.	*Steel*	Sill / Head	*72" / 86"*	Cond.	*Fair*
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
Window, Operable - Noninsul.	Matl.	*Wood*	Sill / Head	*72" / 86"*	Cond.	*Fair*
*	Matl.	*	Sill / Head		Cond.	*
*	Matl.	*	Sill / Head		Cond.	*
Storefront / window frame color	*		Glazing color	*		
Door frame color	*		Glazing color	*		
Comments: *Windows are steel framed hopper type windows with plate glass.*						

ROOF SYSTEM						
Roof						
Roof configuration	*Pitched*	Matl.	*Shingles - Asphalt*	Cond.	*Poor*	
Roof edging	*Drip edge*	Matl.	*Aluminum*	Cond.	*Poor*	
Drainage	*None*	Matl.	*	Cond.	*	
Emergency / secondary drainage	*N/A*	Matl.	*	Cond.	*	
Drain terminates at	*Grade*					
Ponding	*N/A*	Location	*			
Patching / repairs evident	*None*	Location	*			
Venting	*None*	Type	*			
Roof height						
Low point of	*Sloped roof*	*9'*	High point of	*Sloped roof*	*14'*	

THERMAL / INSULATION						
Slab	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Floor	*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Walls	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Material	*	Cond.	*	
Ceiling / Roof	*None*	Type	*	Cond.	*	
Configuration	*	Thickness 1	*	Thickness 2	*	
Vapor barrier	*	Type	*	Cond.	*	
Comments: *Structure is not insulated.*						

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR						
Room	**Floor**	**Wall**	**Wall base**	**Ceiling**	**Clg height**	
ACT	*Concrete slab*	*CMU*	*None*	*ACT 2 x 4*	*8'-8 1/2"*	
Cond.	*Good*	*Good*	*	*Fair*		
Predominant lighting type	*Fluorescent*	Mounting type	*Recessed*	Cond.	*Fair*	
Emergency lighting type	*None*	Mounting type	*	Cond.	*	
Comments:						
STO	*Concrete slab*	*CMU*	*None*	*ACT 2 x 4*	*8'-8 1/2"*	
Cond.	*Good*	*Good*	*	*Fair*		
Predominant lighting type	*Fluorescent - Strip*	Mounting type	*Recessed*	Cond.	*Fair*	
Emergency lighting type	*None*	Mounting type	*	Cond.	*	
Comments:						
GR	*Concrete slab*	*CMU*	*None*	*ACT 2 x 4*	*8'-8 1/2"*	
Cond.	*Good*	*Good*	*	*Fair*		
Predominant lighting type	*Incandescant*	Mounting type	*Recessed*	Cond.	*Fair*	
Emergency lighting type	*	Mounting type	*	Cond.	*	
Comments: *Restroom is not ADA compliant. The overall wet wall length is short by 20" and would require modification. Sink and toilet fixtures are closer than the allowed 42" requirement for side toilet approaches. Restrooms could be reconfigured by rotating them 90 degrees and widening them to the necessary 7'-6" dimension. This would also require utilizing a portion of the space currently dedicated to the storage closet.*						
BR	*Concrete slab*	*CMU*	*None*	*ACT 2 x 4*	*8'-8 1/2"*	
Cond.	*Good*	*Good*	*	*Fair*		
Predominant lighting type	*Incandescant*	Mounting type	*Recessed*	Cond.	*Fair*	
Emergency lighting type	*	Mounting type	*	Cond.	*	
Comments: *Restroom is not ADA compliant. The overall wet wall length is short by 20" and would require modification. Sink and toilet fixtures are closer than the allowed 42" requirement for side toilet approaches. Restrooms could be reconfigured by rotating them 90 degrees and widening them to the necessary 7'-6" dimension. This would also require utilizing a portion of the space currently dedicated to the storage closet.*						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type	*	Mounting type	*	Cond.	*	
Emergency lighting type	*	Mounting type	*	Cond.	*	
Comments:						
	*	*	*	*	*	
Cond.	*	*	*	*		
Predominant lighting type	*	Mounting type	*	Cond.	*	
Emergency lighting type	*	Mounting type	*	Cond.	*	
Comments:						

RESTROOMS						
Separate M / W public restrooms	*Yes, in building and in project space*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*Poor*
Number of toilets	*1*		Number of lavs	*1*		
Accessible toilets	*None*		Accessible lavs	*None*		
Men's Room					Cond.	*
Number of toilets / urinals	*1*	*None*	Number of lavs	*1*		
Accessible toilets / urinals	*None*	*	Accessible lavs	*None*		
Separate M / W employee restrooms	*No*					
Unisex Rest Room					Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*		
Accessible toilets / urinals	*	*	Accessible lavs	*		
Women's Room					Cond.	*
Number of toilets	*		Number of lavs	*		
Accessible toilets	*		Accessible lavs	*		
Men's Room					Cond.	*
Number of toilets / urinals	*		Number of lavs	*		
Accessible toilets / urinals	*		Accessible lavs	*		
Comments: *The building has dedicated restrooms for each sex, however the restroom have numerous deficiencies including, insufficient dimensional size and clearances, no grab bars, incorrect fixture location and therefore is not considered accessible.*						

BELOW GRADE AND RAISED FOUNDATION SYSTEMS						
Foundation	*Yes*					
Foundation system	*Shallow - Spread footing*					
Assembly type	*Unit masonry - CMU*					
Slab	*Slab on grade*		Slab thickness	*		
Primary structural members	*CMU*				Cond.	*
	Depth	*48" est*	Width	*8"*	Spacing	*Cont.*
	Direction	*				
Secondary structural members	*				Cond.	*
	Depth	*	Width	*	Spacing	*
	Direction	*				
Space(s) below floor slab	☒ None / NA		☐ Crawlspace		☐ Cellar / Basement	
Comments: *Building appeare to utilize CMU frost wall as its primary foundation. No poured concrete frost walls were visible.*						

STRUCTURAL SYSTEMS								
Floor	*Yes*							
Floor system	*Monolythic*							
Assembly type	*							
Slab / structural sheathing	*Slab on grade*		Slab / sheathing thkns		*4" Est.*			
Primary structural members	*Slab*	Material	*Concrete*			Cond.	*Good*	
	Depth	*	Width	*	Spacing	*		
	Direction	*						
Secondary structural members	*	Material	*			Cond.	*	
	Depth	*	Width	*	Spacing	*		
	Direction	*						
Space(s) below floor slab	☐ None (slab on grd)		☐ Crawlspace		☐ Cellar / Basement			
Wall structure (Exterior)	*Yes*							
Wall system	*Composite assembly*							
Assembly type	*Load bearing*			*Masonry - Single-wythe*				
Structural sheathing or system	*CMU*		Thickness		*5/8"*			
Primary structural members	*Studs*	Material	*Concrete*			Cond.	*Good*	
	Depth	*8"*	Width	*16"*	Spacing	*		
Secondary structural members	*	Material	*			Cond.	*	
	Depth	*	Width	*	Spacing	*		
Columns	*None*							
Perimeter columns	*	Material	*			Cond.	*	
	Depth	*	Width	*	Spacing	*		
Interior columns	*	Material	*			Cond.	*	
	Depth	*	Width	*	Spacing	*		
Cross-bracing	*	Material	*			Cond.	*	
	Depth	*	Width	*	Spacing	*		
Shear wall	*	Material	*			Cond.	*	
Roof / Floor above	*Yes*							
System and system type	*Roof*	*Composite assembly*						
Assembly type	*Structural - 1 way*							
Slab / structural sheathing	*Plywood*		Slab / sheathing thkns		*3/4"*			
Primary structural members	*Trusses*	Material	*Wood*			Cond.	*Good*	
	Depth	*5 1/2"*	Width	*1 1/2"*	Spacing	*24" O.C.*		
	Direction	*Perpendicular to longest direction*						
	Height to underside of lowest structural member				*9'-2 1/2' at exterior walls*			
Secondary structural members	*	Material	*			Cond.	*	
	Depth	*	Width	*	Spacing	*		
	Direction	*						
	Height to underside of lowest structural member				*			
Comments:								

ELECTRICAL SERVICE			
Electrical service present	*Yes*		Cond. *Good*
Service feed type	*Overhead*	Service MPOE	*Exterior wall - East*
Service amperage	*90*	Service voltage	*120/240*
Service phase	*Single phase*		
Number of conduits	*1*	Conduit size	*2"*
Incoming feeder size	*Unknown*	Feeder material	*Unknown*
CT Cabinet / location	*None*	*	
Meter	*Yes, in building and in project space*		Cond. *Good*
Meter type	*Utility*	Meter number	*ACG0160724258A41*
Dedicated tenant meter	*Yes*	Location	*Exterior wall - East*
Transformer	*No*	Mounting Type	*
Location	*	Capacity in KVA	*
Manufacturer	*	Model number	*
Power shut down method	*Main breaker in panel*	Amperage	*90*
Utility company name	*		
Comments: *Electric service is feed from the street*			

POWER PANEL			
Panel designation (Name)	*None*		Cond. *Good*
Location	*Project space*	Mounting type	*Surface mounted*
Manufacturer	*Challenger*	Number of breakers	*1 main + 12 (20 brk cap)*
Amperage	*100 (est rating)*	Panel voltage	*120/240*
Comments:			

BACK UP / EMERGENCY POWER					
Generator	*None*			Cond.	*
Generator used for	*				
Manufacturer	*	Model number	*		
KW (Capacity)	*	Fuel type	*		
Comments:					

TELEPHONE SERVICE					
Telephone service present	*Yes, in building and in project space*			Cond.	*Good*
Service feed type	*Overhead*	Service MPOE	*Exterior wall - East*		
Conduit size	*				
Demarc	*Yes*				
Dedicated tenant demark	*Yes*	Location	*Project space*		
Utility company name	*				
Comments:					

SECURITY SYSTEM					
Security system present	*None*			Cond.	*
System type	*				
Manufacturer	*	Model number	*		
Comments: *					

GENERAL HVAC INFORMATION						
HVAC system present	*Yes, in building and in project space*				Cond.	*Poor*
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☒ Elect	☐ Solid fuel/ wood burning	
	☐ Chilled / Condenser water - *					
Type of conditioning available	*Heat only*					
Number of units serving area	*	Total HVAC tonnage	*N/A*			
Exhaust systems	*No*				Cond.	*
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☐ Rstrm	☐ Smoke		
Comments: *Heat is provided via two electric wall mounted units.*						

HVAC UNIT					
Heating / Cooling Air handler	*Yes, in building and in project space*			Cond.	*Fair*
System type	*Electric*				
Manufacturer	*Nutone*	Model number	*9319N*		
Operational during assessment	*Yes*				
Age of unit	*	Serial No	*		
Unit heat source	*Electricity*	BTUH output	*		
Cooling Tonnage	*	CFM output	*		
Amperage	*	Voltage	*120/240*		
Unit location	*Wall in main area*				
Temperature control system	*T-Stat*	Location of device	*In unit*		
Condenser unit	*None*			Cond.	*
Manufacturer	*	Model number	*		
Age of unit	*	Serial No	*		
Amperage	*	Voltage	*		
Unit location	*				
Chilled / Condenser water	*None*				
Water temperatures	Hot *	Cold *			
Pipe sizes	Hot *	Cold *			
Average gallons per minute	*	Available *			
VAV	*None*				
Incoming air temperature	*	CFM provided	*		
Air distribution system	*None*			Cond.	*
Supply air distributed via	*	Return air collected via *			
Comments: *There are two of these units located at opposite ends of the same room. The second one was not operational.*					

DOMESTIC WATER SERVICE					
Water service present	*Yes, in building and in project space*			Cond.	*Fair*
Service feed type	*Underground*	Service MPOE	*Exterior wall - North*		
Largest pipe size	*3/4"*	Pipe material	*Copper*		
Private or municipal service	*Municipal*				
Meter	*None*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Backflow preventer	*None*				
Filtration system	*None*				
Water heater	*None*			Cond.	*
Water heater type	*Tank type*				
Dedicated tenant hot water	*Yes*				
Manufacturer	*	Model Number	*		
	Year Mfgr *	Capacity	*10 Gallon*		
	Wattage *	Voltage	*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments: *Unable to reach water heater to verify remaining information. All water piping is exposed and runs along the surace of the CMU to the fixtures they serve.*					

SANITARY SERVICE					
Sanitary service present	*Yes*			Cond.	*Poor*
Service feed type	*Underground*	Service MPOE	*Exterior wall - East*		
Largest pipe size	*4"*	Pipe material	*PCV*		
Private or municipal service	*Municipal*				
Vent size	*4"*	Location	*At bathroom*		
Grease trap	*None*	Capacity in GAL	*		
Trap type	*	Location	*		
Manufacturer	*	Model number	*		
Lift station	*None*	Capacity in GAL	*		
Manufacturer	*	Model number	*		
Utility company name	*Salem Water and Sewer Dept.*				
Comments: *Water service enters through an opening in the slab in the corner of the restroom.*					

GAS SERVICE					
Gas present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Type of gas	*				
Meter	*			Cond.	*
Meter type	*	Meter number	*		
Dedicated tenant meter	*	Location	*		
Utility company name	*				
Comments:					

FIRE SPRINKLER SERVICE					
Sprinkler service present	*None*			Cond.	*
Service feed type	*	Service MPOE	*		
Largest pipe size	*	Pipe material	*		
Lowest pipe height	*	System type	*		
Riser location	*	F.D. Connection	*		
Backflow preventer	*				
Air compressor	*			Cond.	*
Manufacturer	*	Model number	*		
Comments:					

FIRE ALARM AND DETECTION SYSTEMS					
Fire alarm present	*None*			Cond.	*
System type	*	Service MPOE	*		
Panel location	*				
Manufacturer	*	Model number	*		
Annunciator panel	*None*			Cond.	*
Annunciator location	*				
Manufacturer	*	Model number	*		
Notification devices	*None*				
Pull stations	*				
Horn / strobes	*				
Smokes / Heat detectors present	*None*				
Fire extinguishers present	*None*				

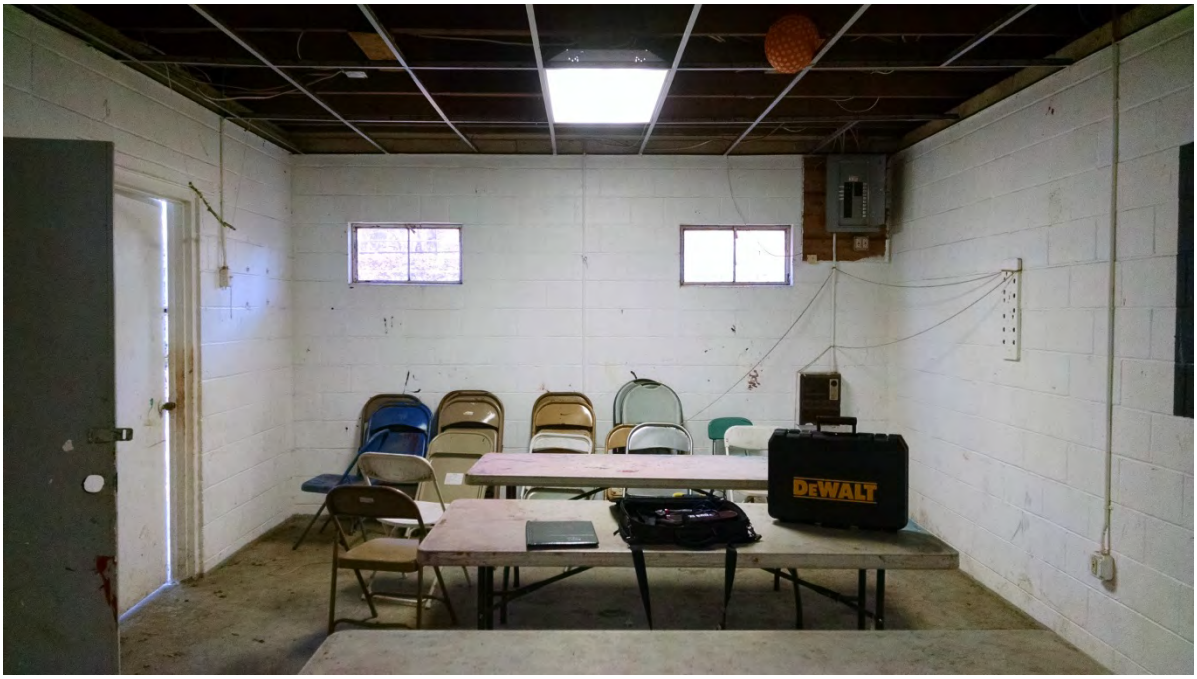
PHOTOS

East facing elevation

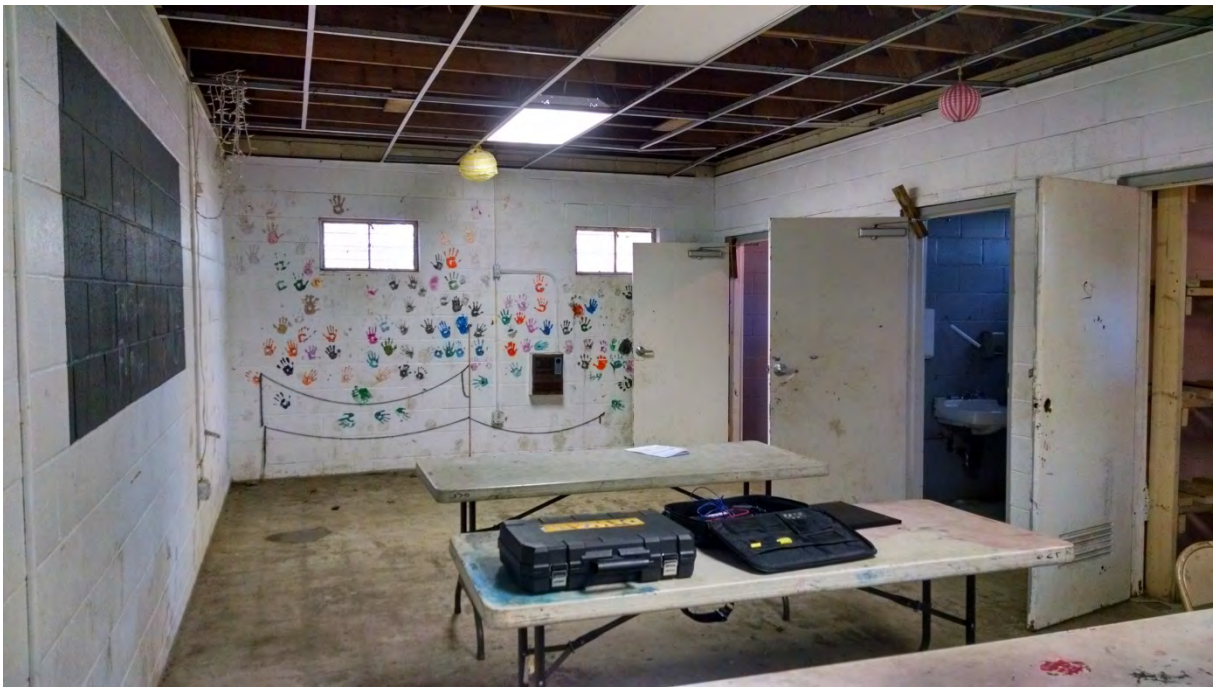
South facing elevation

West facing elevation

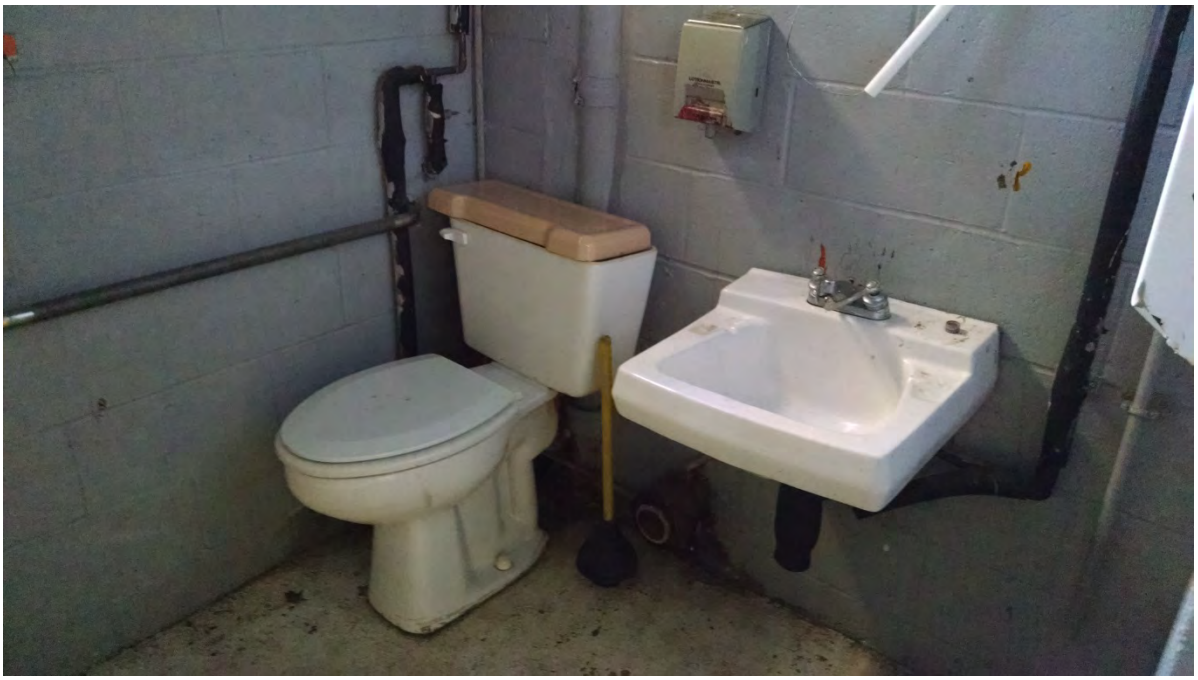
North facing elevation



Main Area – Viewed East



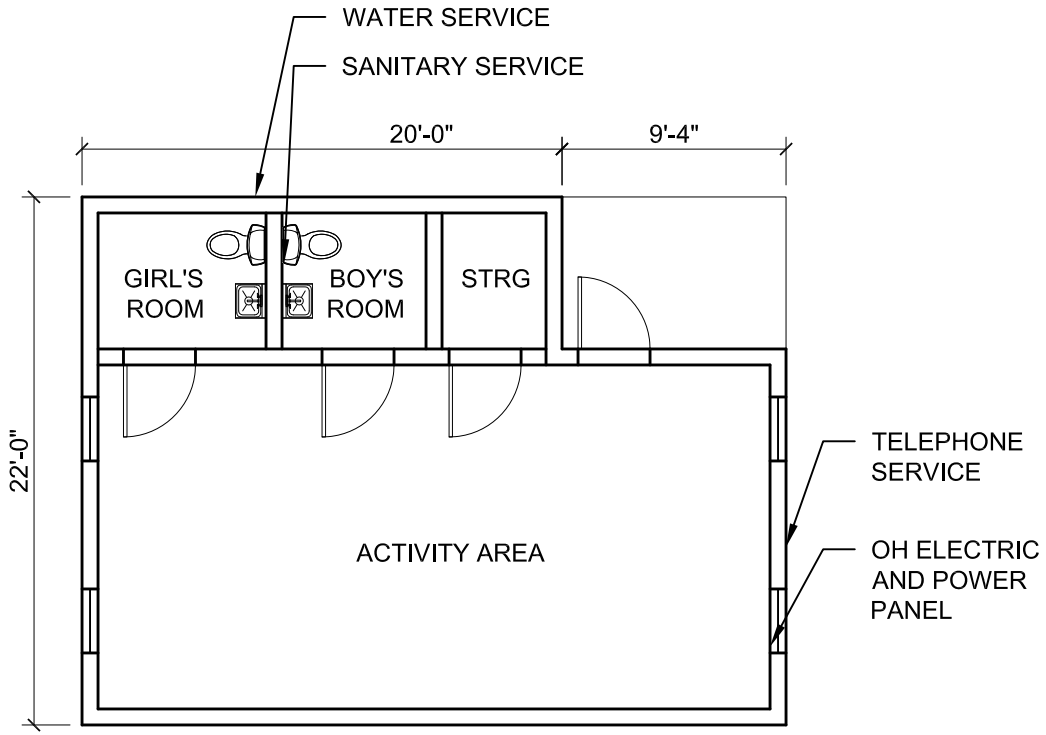
Main Area – Viewed West



Restroom

Water Service Entrance

Storage room



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE

N

FLOOR DIAGRAM 1/8" = 1'-0" | **1**

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EXPERIENCE, SERVICE, CREATIVITY & PARTNERSHIP

PROJECT NO:
TAB-1153

SEAL:

DATE:

CLIENT:

PROJECT LOCATION:
CAMP NAUMKEAG
85 MEMORIAL DRIVE
SALEM, MA 01970

DATE ISSUED:
12.27.16

DRAWING NAME:
FLOOR DIAGRAM
LOWER RESTROOM
BUILDING #5

DRAWING NO:
ECD-5