



Town Hall / School Administration Building Project



WILMINGTON PUBLIC SCHOOLS

VOLUME 3

To the Residents of Wilmington!

At the January 5th meeting of the Town Hall School Administration Building Committee, the Committee voted to submit the Swain Green site to the Board of Selectmen as the site most suitable to develop for a Town Hall / School Administration building. Subsequently, at the January 10th meeting of the Board of Selectmen, after discussion, the Board voted 4-1 to accept this recommendation.

Town Hall School Administration Building Committee moves forward



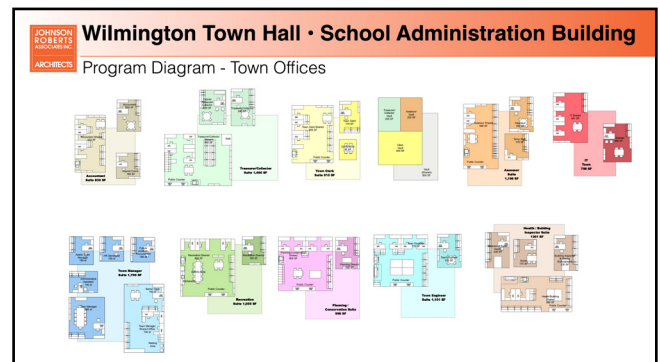
For more information, go to the project web page
wilmingtonma.gov/projects

With the site selected, the project moves onto the next step in the process, **Schematic Design**. The purpose of Schematic Design to use the programming needs that the Design Team and Building Committee has been working hard on, into physical drawings of space and putting those spaces together like a puzzle. The Team will be looking at the programming needs, then explore adjacencies and building systems (HVAC, technology, electrical, plumbing, and structural) and start bringing those pieces together to develop a building and how that building will fit onto the site. During Schematic Design you can expect to see more sketches and basic forms to narrow down the style and layout of the building.



In the upcoming weeks and months you will see the Building Committee working with the Owner's Project Manager (P³) and the Designer (Johnson Roberts Associates) navigating the puzzle pieces of the Schematic Design phase. You can expect to see:

- Review of Site Selection, summary of spaces and space planning
- Preliminary Plan Diagrams with feedback from the Building Committee
- Adjacency and Building Layout Feedback from Building Committee
- Preliminary Building Systems Discussion
- Discussion for building location on the site



P³

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SCHEMATIC DESIGN TERMINOLOGY

Massing, or Volume, Study

Massing study is the study of the general shape, form, and size of the project. It is often the starting point of architectural design. Massing study helps the architect see the project in terms of masses or blocks. Massing refers to the structure in a three-dimensional form. It also helps in determining the functionality of the structure.

Adjacencies

We have heard the term adjacencies thrown around a lot during the planning of the Senior Center, but what does it mean? To achieve the best design possible, it is important to consider the needs and relationships of all internal spaces and how many people will flow through the space. Adjacency planning is deciding where to place a department depending on its communication and interaction needs. The Design team, working together with the Building Committee and the Senior Center staff, helped to determine the programmatic orientation of spaces for the most efficient use of the planned and designated spaces.

Building elevation

When we are discussing building elevation, we are talking about a drafted view of the exterior of the building as if you were standing and looking at it. Usually all four sides of the building are provided—the east, west, north and south elevations. There may also be interior elevations, which depict the view of a vertical surface inside the building, such as a view of a corridor wall or the front of an auditorium.

Existing site plan or "existing conditions plan"

The existing site plan is a map of the proposed area of construction, identifying all pertinent adjacent landscaping, bodies of water, roads, and buildings, and may also locate or identify features that may affect construction, such as rights-of-way, buried utilities or soil conditions.

Floor plan

A floor plan is a drafted view of the building floor plan or layout. A floor plan is essentially a line drawing of what you would see if the building were sliced horizontally at four feet above the floor surface, the top half removed and you looked down at the exposed bottom half. Floor plans may include dimensions, equipment, furnishings and other construction details.

Site plan

A site plan is a drafted view of the location of the proposed project. A site plan places the proposed building on the building site, along with the various necessary site improvements such as landscaping, walkways, roads, utilities connections and service drives.



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