

Middletown Springs Town Building Preliminary Drawings / Options

The Building Committee would like to hear your reactions and suggestions.

The Building Committee understands that one of the major concerns regarding the town office project is affordability. After surveying other recent town office building projects around the state, we learned that cost to taxpayers varied widely, depending on the amount of pre-planning, donations and grants involved.

As you know, the committee and the Middletown Springs Public Library are working together to determine if a joint project, a town office and library combination, might solve the library's need for more space and better access and reduce the overall tax burden to townspeople by opening up funding opportunities that are not available for a stand-alone municipal building. For example, if building elements (like the roof or foundation or site work) could be shared by both the town office and the library, total costs would be reduced, and more importantly, total cost to taxpayers would decrease.

To that end, the building committee asked the architects to devise two concepts. The first is a stand-alone, one-story town office; "**Option 1**". The second is a two-story building including the expanded library: "**Option 2**". Each has roughly the same footprint, 3,000 sq. ft., so one site plan works for both. Each sits at a different elevation on the site, seen in **the cross-section drawings**. Both plans include a common meeting room that can be used at night without unlocking the town office (or the library).

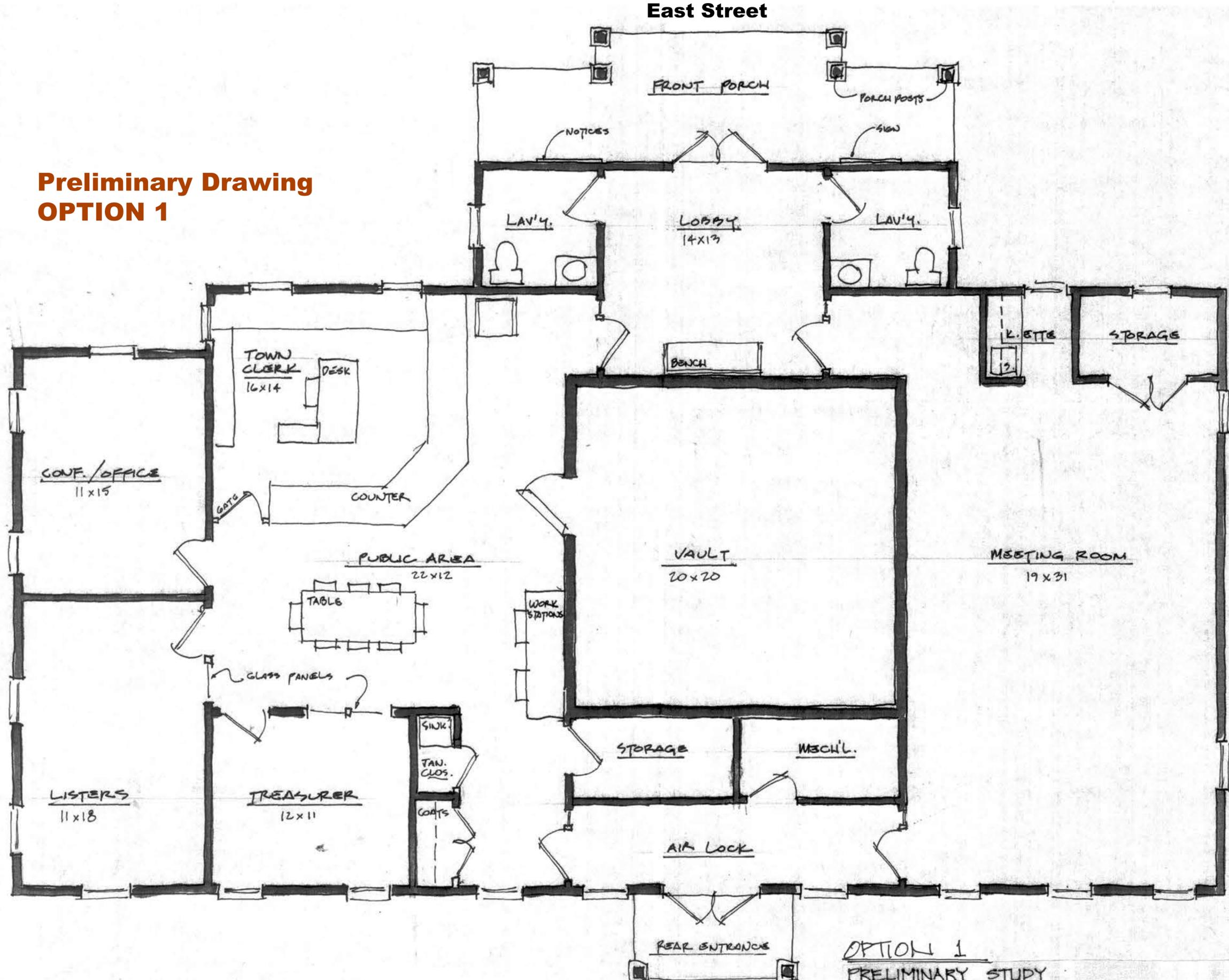
Ample off-street parking is provided by two lots, one of which would be shared with Grant's store. Wastewater will be collected in underground tanks and pumped out intermittently so the project does not compromise the neighbor's well. The site includes a lawn area for outdoor functions, a play area, street trees, native landscaping and a new sidewalk. Currently, the town's civil engineer is preparing an application for a water supply and wastewater disposal permit, the first of several required for the project.

Please let us know what you think about these two Options and the initial ideas for best use of space might be. Send your ideas, thoughts or suggestions to dmunyak@vermontel.net (Building Committee Chair) or kristalhaynes@hotmail.com (Library Trustees Chair) or drop them in one of the suggestion boxes you will find at the Library, The Town Office or the Post Office.

Thank you for your participation!

October 17, 2014

**Preliminary Drawing
OPTION 1**



BUILDING DATA :

- 3088 GROSS SF (NOT INCLUDING PORCHES)
- OVERALL SIZE (FOOTPRINT) 76 FT X 46 FT.
- ROOM DIMENSIONS ARE INTERIOR SIZES.

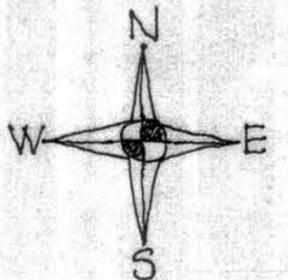
OPTION 1

PRELIMINARY STUDY
TOWN OFFICE FLOOR PLAN
MIDDLETOWN SPRINGS, VT

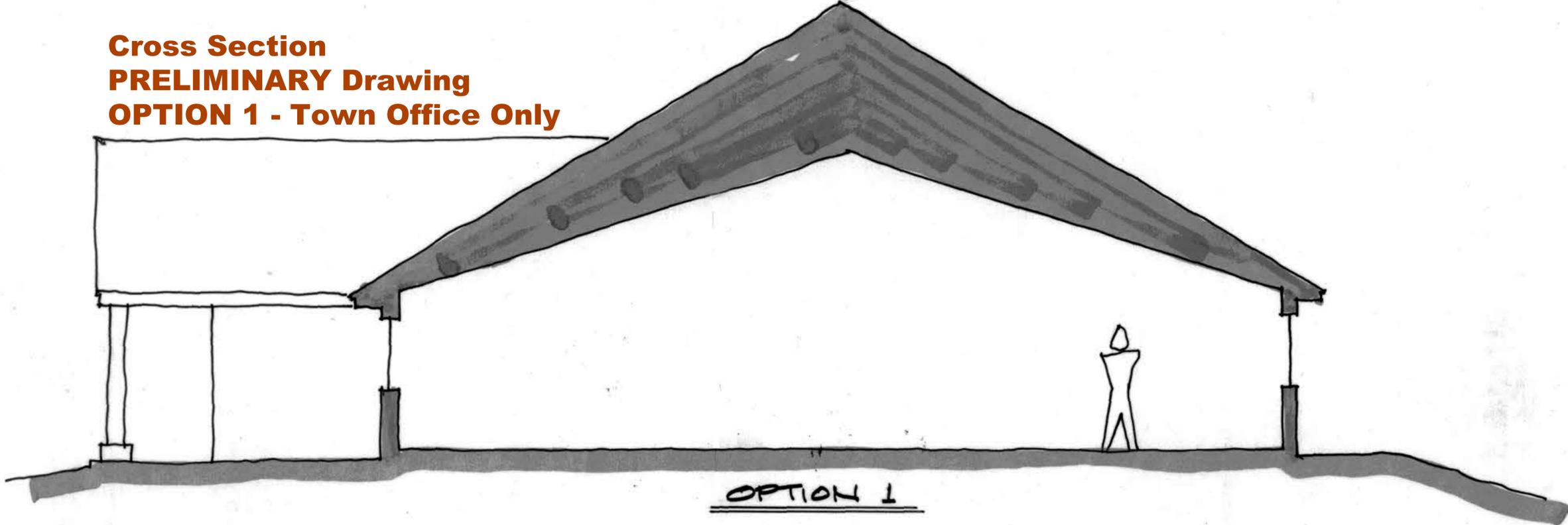
1/4" = 1'-0" OCTOBER 2014



BEATTIE/MCMANUS, ARCHITECTS

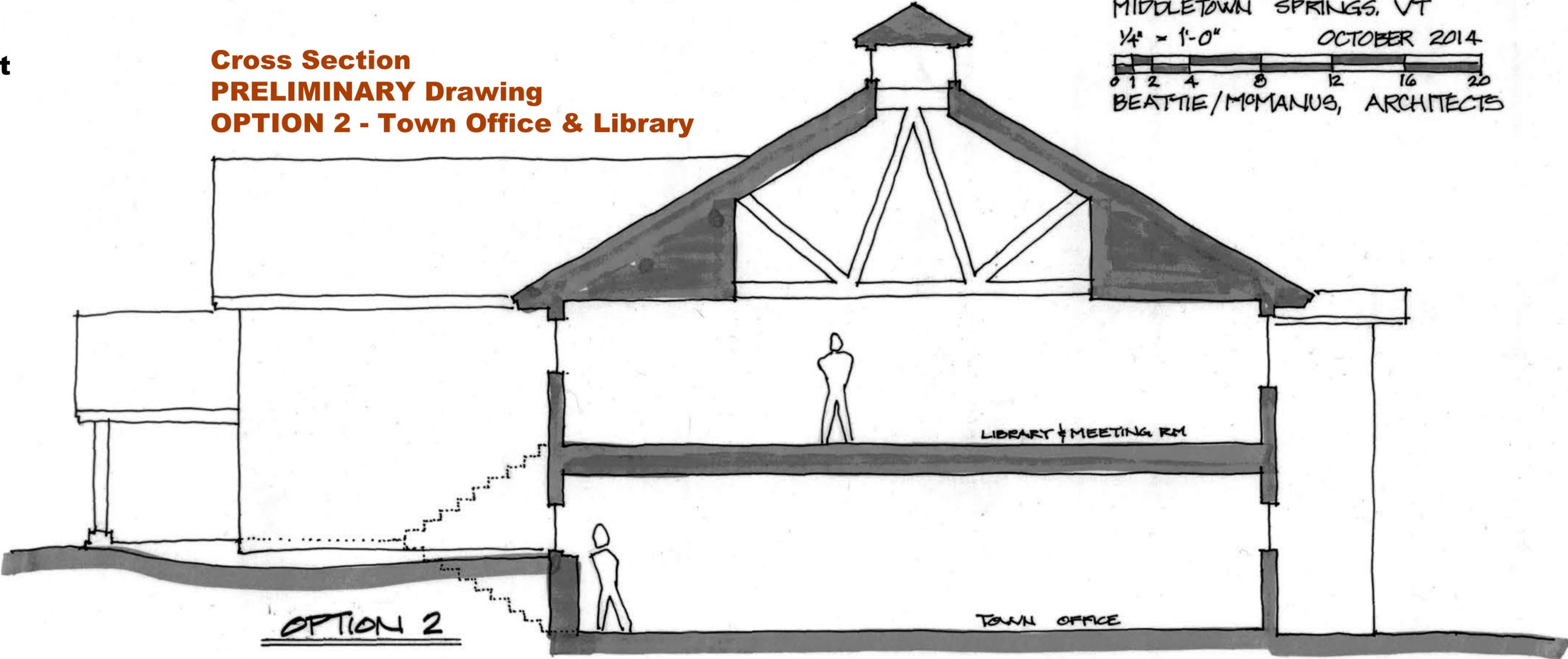


**Cross Section
PRELIMINARY Drawing
OPTION 1 - Town Office Only**



PRELIMINARY STUDY
TOWN OFFICE CROSS SECTIONS
MIDDLETOWN SPRINGS, VT
1/4" = 1'-0" OCTOBER 2014
0 1 2 4 8 12 16 20
BEATTIE/MCMANUS, ARCHITECTS

**Cross Section
PRELIMINARY Drawing
OPTION 2 - Town Office & Library**



EAST
Street



**Preliminary Drawing
OPTION 2 - First Floor**

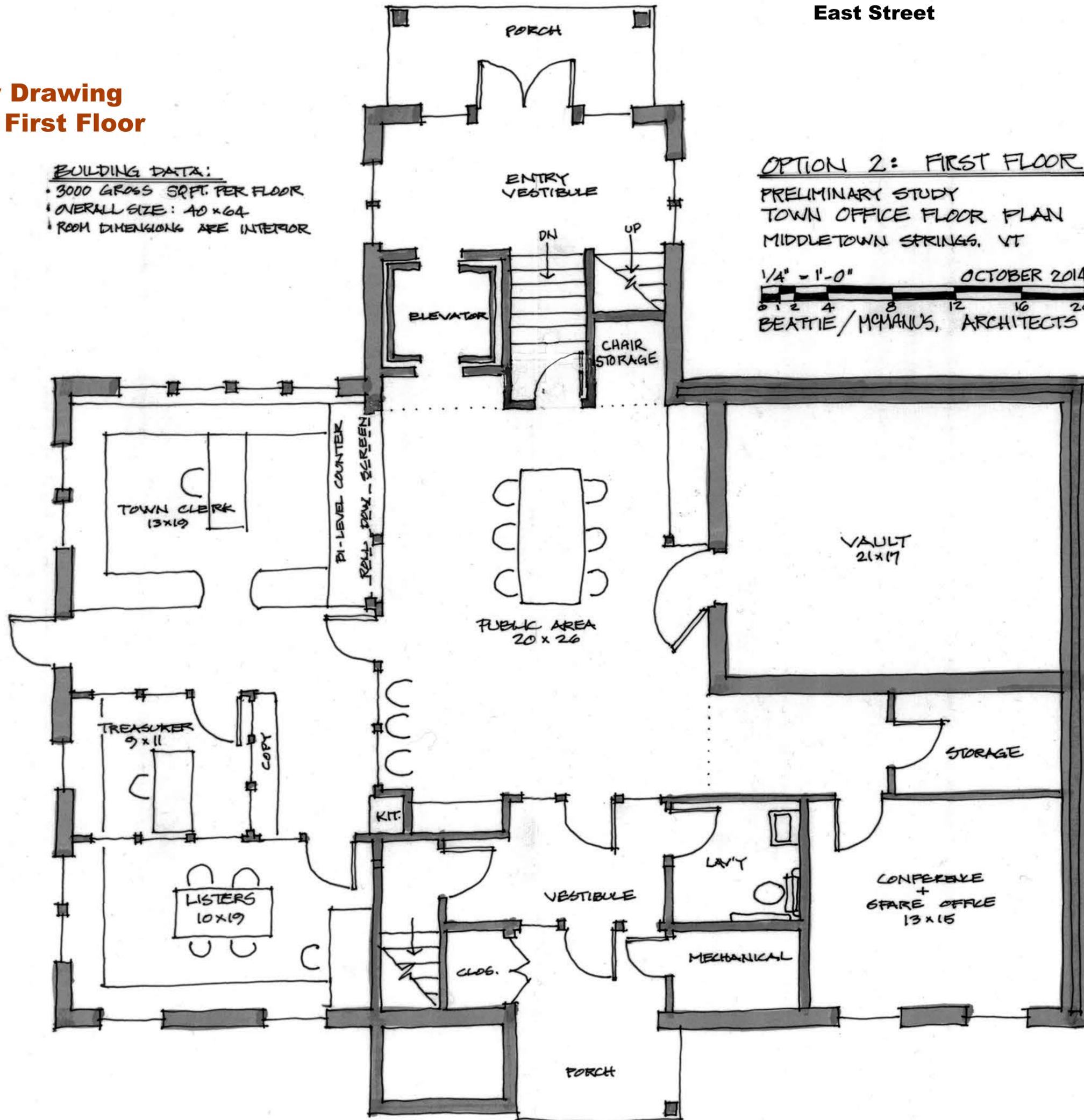
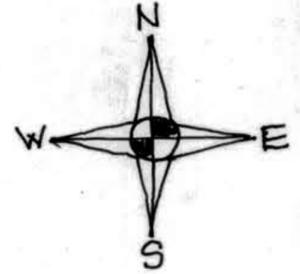
BUILDING DATA:
 • 3000 GROSS SQFT. PER FLOOR
 • OVERALL SIZE: 40 x 64
 • ROOM DIMENSIONS ARE INTERIOR

East Street

OPTION 2: FIRST FLOOR

PRELIMINARY STUDY
 TOWN OFFICE FLOOR PLAN
 MIDDLETOWN SPRINGS, VT

1/4" = 1'-0" OCTOBER 2014
 BEATTIE/MCMANUS, ARCHITECTS



**Preliminary Drawing
OPTION 2 - Second Floor**

East Street

- BUILDING DATA:
- 3000 GROSS SQ FT. PER FLOOR
 - OVERALL SIZE: 40 x 64
 - ROOM DIMENSIONS ARE INTERIOR

OPTION 2: SECOND FLOOR
 PRELIMINARY STUDY
 LIBRARY FLOOR PLAN
 MIDDLETOWN SPRINGS, VT
 1/4" = 1'-0" OCTOBER 2014
 BEATTIE/MCMANUS, ARCHITECTS

