

Nantucket 30 Jan 2020. In addition to the email just sent, during the meeting this week, a number of other questions arose as to the Folger property:

1. Is the ground level of the barn not usable as active senior center space because it constitutes another floor level and presents a code issues or for some other reason? If there is another reason what is it? Is it accessible by the proposed new elevator?
The space could be usable; however, access is far from ideal. Beyond that, we will need to pour a new slab to create a usable floor, which takes away from the already limited ceiling height. We do not recommend trying to program this space for public use. It could be used potentially for offices or storage... which probably would not be cost effective.
2. Can the garage area designated as a “workshop” on the plan be finished and used for another active senior center space? If so, what would be the cost estimate. This is a large space that can have exterior windows.
Potentially usable, but again has very limited access.
3. There is another 2-bay garage/storage. Same question as 2 above.
**There is no elevator access to this floor level, thus cannot be used for public use with regards to the proposed center.
It is also likely that the exterior access would be lost due to regrading the road and entrance.**
4. Committee would like to confirm/see the kitchen moved from the basement to the activities room/café or the multipurpose room area.
We can explore this option. Just not much space in the existing footprint.
5. What is the hall width between the lobby and the elevator? How much does it deviate from ADA requirements or recommended new build width for a senior center.
This hall can be 6'-0" wide – meets ADA requirements. The new center (as designed at first floor), access to the elevator is front to back 18'-0" and left to right 30'-0" – located in the lobby.
6. Same questions as 5 and 7 regarding the first-floor area between the elevator and garage/storage.
The level change from the basement up to the stables is approximately 42". 1" per 12" run requires a total run of 42'. Maximum run for a ramp before a 5' x 4' landing is required is 30'. Clear landings would be necessary at the beginning and the end of the ramp. Total run would be 47' plus 5' clear at the beginning and the end of the ramp.
7. Can there be a ramp v. stair by the elevator on Level 2?
Will need roughly 21' to 24' for the ramp at maximum slope. The ramp would be the approximate width of the existing hallway – 4' – the hall is 5' wide. If the elevator is moved back towards the MP Room, the ramp would block the stair to the stables. I should note that we never have ramps in the senior centers that we design – difficult for walkers and wheelchairs.
8. Can bathrooms in multipurpose room be moved to another location to increase occupancy and what would occupancy be?
Yes, restrooms can be moved, but will need to find alternate location within close proximity of the Multi-Purpose room. Most likely, an addition would be required, or a dormer added at the area to the north labeled “Studio/Storage” and move the WCs to this location.
9. Does staff apartment have any direct exterior egress?
No, floor level is ½ a story about the main floor level. An exterior stair might be able to be added.
10. Is there any exterior light option (i.e. window wells) for basement expansion area?
Yes, we can add additional-light wells. Could also use fiber optic skylights.