<table>
<thead>
<tr>
<th>Program</th>
<th>TITLE</th>
<th>staff</th>
<th>seating</th>
<th>NSF sf</th>
<th># of Rms</th>
<th>Total Area NSF</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Senior Center</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OFFICE WORK AREA</td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>1</td>
<td>100</td>
<td>Used by Reception - printing, collating, cutting area</td>
</tr>
<tr>
<td>DIRECTOR'S OFFICE</td>
<td>1</td>
<td>170.00</td>
<td>1</td>
<td>1</td>
<td>170</td>
<td>Functions of space - guests - side table?</td>
<td></td>
</tr>
<tr>
<td>MUNICIPAL AGENT OFFICE</td>
<td>1</td>
<td>140.00</td>
<td>1</td>
<td>1</td>
<td>140</td>
<td>Part-Time Position</td>
<td></td>
</tr>
<tr>
<td>SMALL BOARD ROOM/ CONF. ROOM</td>
<td>8</td>
<td>120</td>
<td>1</td>
<td>200</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>2</td>
<td>610</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Group Rooms</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| DINING MEETING | | | | 690 | 1 | 690 | Dining Meeting - Moveable Wall - Pickleball Layout (20’ X 44’)
Pre-function, gathering area, informal conversation - Welcome area. |
| **ATRAUMATIC RECEPTION** | | | | 640 | 1 | 640 | |
| INTERGENERATIONAL ROOM | 15 | 40.00 | 650 | 1 | 650 | Flexible Space - Dry area, storage needs - Computer station |
| GAMING WALL | | | | 690 | | 690 | Area that can be closed off when not in use - TV monitors |
| MULTIPURPOSE ROOM | 15 | 40.00 | 650 | 1 | 650 | Types of craft, storage needs, provide sink in this room - Computer stations |
| OFFICE WORK AREA | | | | 600 | 1 | 600 | Coffee area as storage |
| **SUBTOTAL** | 17 | 1,800 | | | | | |
| **Wellness** | | | | | | | |
| EXERCISE ROOM | 600 | 1 | 600 | Equipment needs - Have current equipment inventory, verify what is available, Yoga classes held in Dining Room |
| - LOCKER AREA | 80 | 1 | 80 | |
| - SHOWER/ RESTROOM | 75 | 2 | 150 | |
| NUKE | 100.00 | 1 | 100 | |
| - GYM AREA | 50 | 1 | 50 | |
| - BATHROOM/ SHOWER | 85 | 1 | 85 | |
| **SUBTOTAL** | 4 | 31 | | | | | |
| **Food Service** | | | | | | | |
| KITCHEN | 3 | 1 | 3 | Commercial Appliances - Teaching area |
| PANTRY | 1 | 40 | |
| DRY GROC STORAGE | 1 | 40 | |
| **SUBTOTAL** | 7 | 62 | | | | | |
| **Building Support Space** | | | | | | | |
| BATHROOMS | | | | 300 | | 300 | |
| STORAGE CLOSET | | | | 300 | | 300 | |
| MECHANICAL SPACE | | | | TBD | | TBD | |
| UTILITY JANITORIAL | | | | 30 | | 30 | |
| COAT CLOSET/ AREA | | | | 40 | | 40 | |
| CHAIR/ TABLE STORAGE | | | | 100 | | 100 | Adjacent to Meeting Room |
| **SUBTOTAL** | 0 | 3 | | | | | |
| **Senior Center Total** | 9 | 62 | | 6,346 | | 6,346 | NSF (does not include Bldg Support SF) |
| | | | | | | 70% | 74% |
| | | | | | | 9,064 | 8,574 |
EXISTING CONDITIONS

30' RIGHT OF WAY
PER V.62 P.171 W.L.R.

RIGHT OF WAY – 70 SF AREA
(RIGHTS TO BE ACQUIRED)

OVERHEAD UTILITY LINES

EXISTING MOUNDING

EXISTING GRAVEL LOT

50' SIDE SETBACK

75' FRONT SETBACK

80' REAR SETBACK

100' UPLAND REVIEW AREA

EX-MOWED PATHS

RIVER ACCESS

SHEPAUG RIVER

ZONE

AE
100 YEAR FLOOD ZONE

ZONE DISTRICT

B2
WASHINGTON DEPOT BUSINESS DISTRICT
CONCEPTUAL SITE PLAN – CONCEPT

- 30' RIGHT OF WAY PER V.62 P.171 W.L.R.
- 75' FRONT SETBACK
- 50' SIDE SETBACK
- PARKING AREA
  - 36 SPACES
  - OVERFLOW PARKING AREA 24 SPACES
  - OVERFLOW PARKING AREA 20 SPACES
- PROPOSED BUILDING EL. 497.00 (482 EX.)
- TERRACE
- COVERED DROP-OFF
- MULTIPURPOSE LAWN
- SEPTIC LOCATION 1
- SEPTIC LOCATION 2
- REFUSE AREA
- OVERHEAD UTILITY LINES

- RIGHT OF WAY - 70 SF AREA (RIGHTS TO BE ACQUIRED)

- PARKING AREA
  - 24 SPACES

- COMPENSATORY STORAGE
- STONEDUST PATH
- SEATING AREA
- PERGOLA
- RIVER ACCESS
- SHEPAUG RIVER

- EX. BLDG.
- TITUS Rd.
OVERHEAD UTILITY LINES

75’ FRONT SETBACK

30’ RIGHT OF WAY

PER V.62 P.171 W.L.R.

RIGHT OF WAY – 70 SF AREA
(RIGHTS TO BE ACQUIRED)

50’ SIDE SETBACK

PARKING AREA

36 SPACES OVERFLOW PARKING AREA

24 SPACES

MULTI-PURPOSE LAWN

COMPENSATORY STORAGE

PERGOLA

RIVER ACCESS

PROPOSED BUILDING

EL. 487.00 (482 EX.)

OVERFLOW PARKING AREA

20 SPACES

COVERED DROP OFF TERRACE

WALKING PATHS

SEATING AREA

STONEDUST PATH

SEPTIC LOCATION 1

SEPTIC LOCATION 2

REFUSE AREA

CHARACTER IMAGES

Building Terrace

Walking Paths

Shade Opportunities

Walking Paths

Compensatory Storage/Meadow

Meadow
PROPOSED BUILDING
EL. 487.00

2% AT ACCESSIBLE PARKING SPACES

2.5% DRIVE

Ex. Grade at PL 482.00

485.50

Top of Wall 484.50

487.00

Bottom of Wall 483.00

482.00

This also could be graded out at less than a 5:1 slope with no wall.

WASHINGTON COMMUNITY CENTER
SECTION STUDY
DATE: 06/09/2020