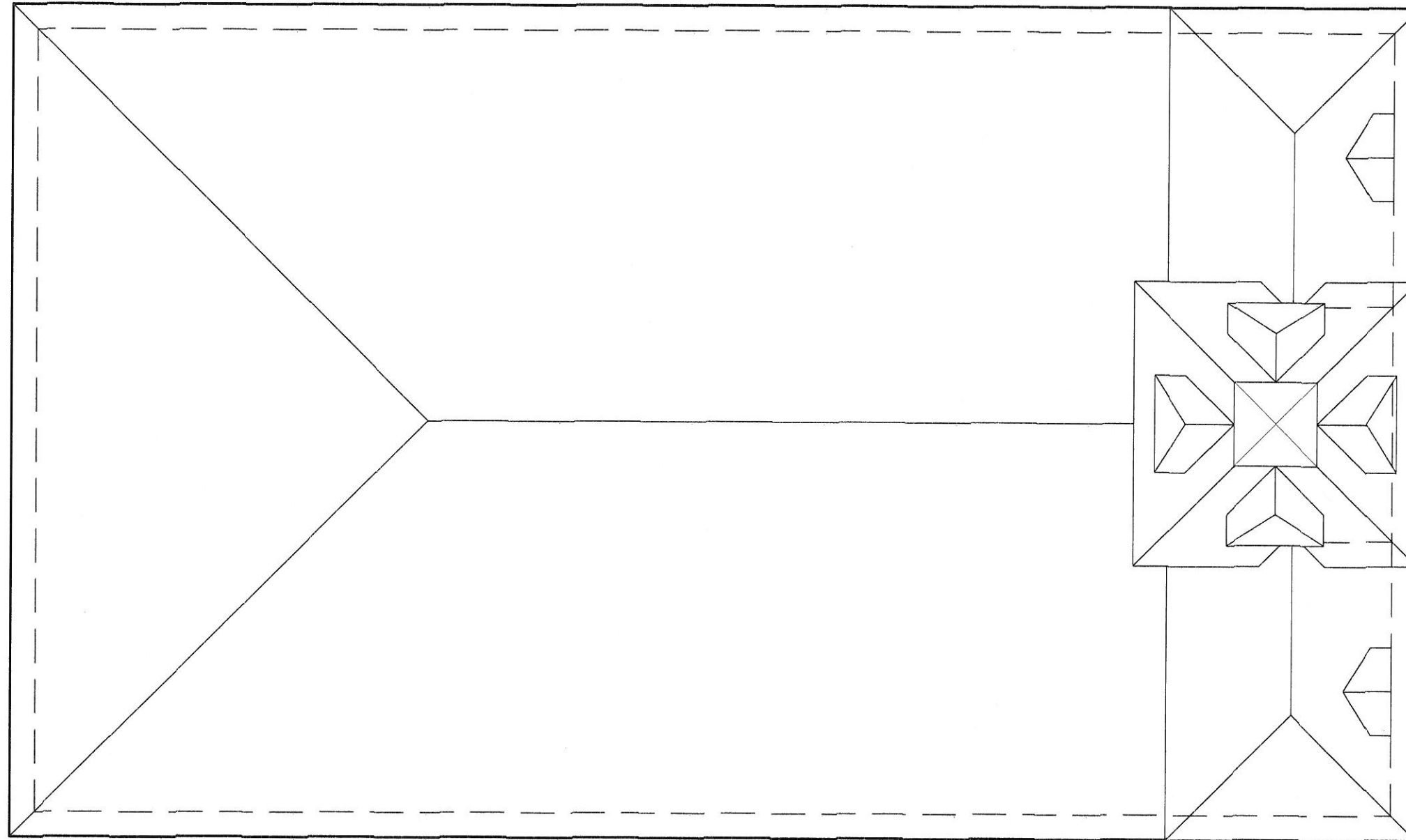




Roof Plan

Adams & Smith LLC
55 Thomas Road
Swampscott, MA 01907
Finch & Rose
50 Front Street
Beverly, MA 01915

**Topsfield Town Hall
Window and
Envelope Study**

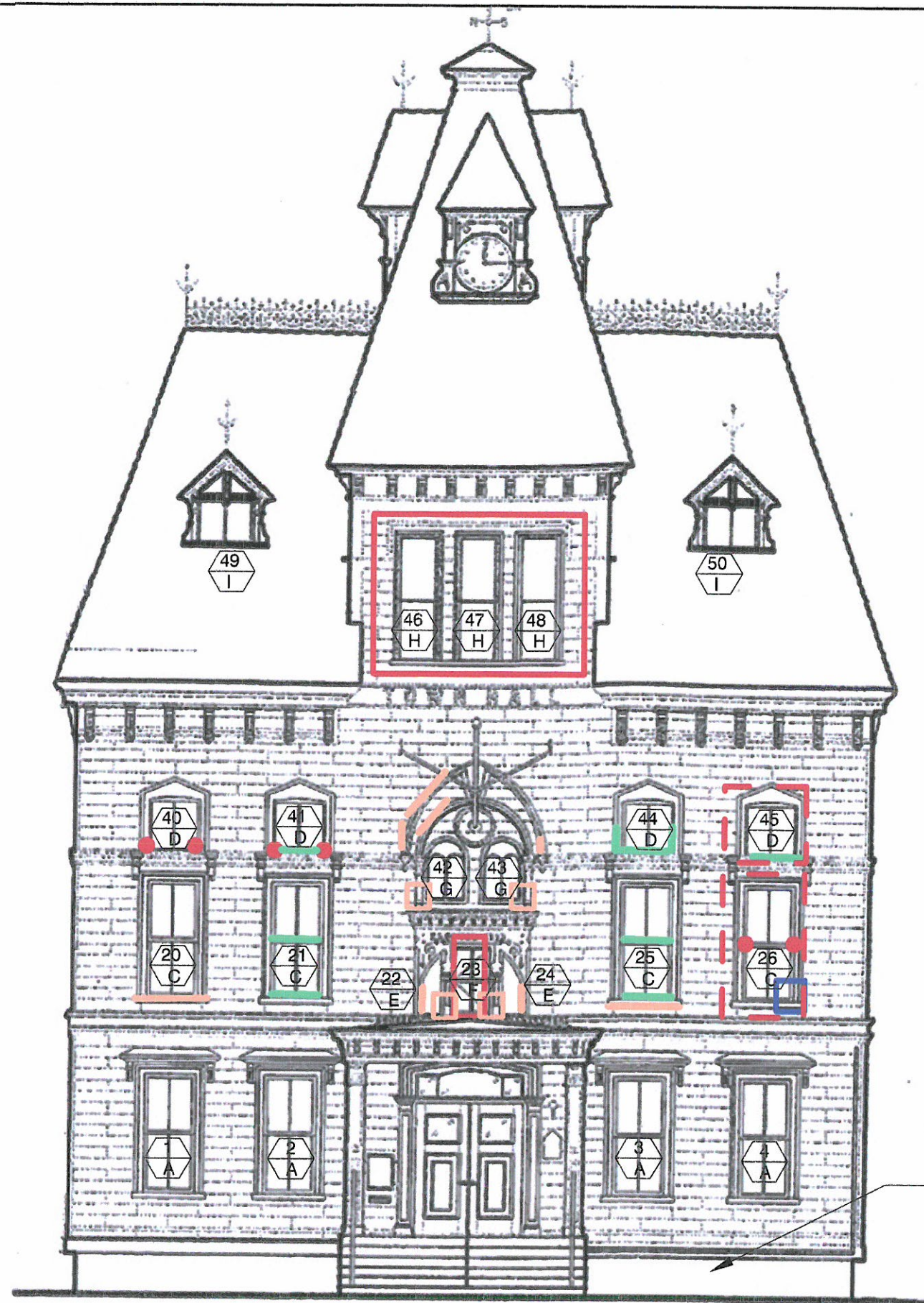
Sheet title:

Roof Plan

Date:

Scale: 1/8"=1'-0"

A-1



- Possibly replace indicated sash if repair proves not feasible
- Replace indicated sash
- Checks in rail: Epoxy conserve
- Checks in stile: Epoxy conserve
- Dropped or open corner joint: Rescure rail at joint
- Rot at corner joint: Epoxy conserve and/or Dutchman repair
- Checks in casing or molding: Epoxy conserve
- Badly split base molding: Replace & correct flashing

Approx 10' of mortar joints in granite should be repointed

East Elevation

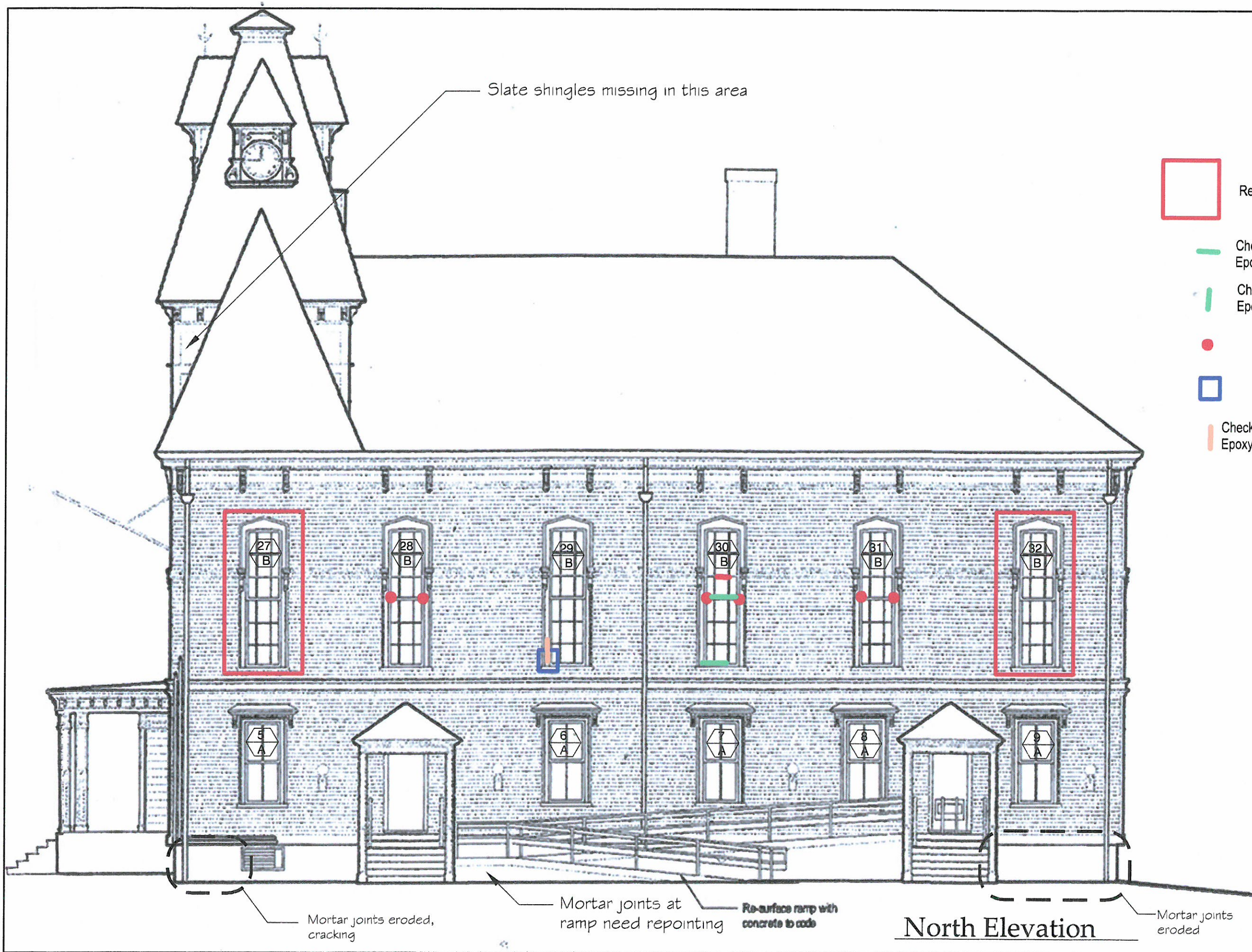
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Topsfield Town Hall Window and Envelope Study

Sheet title:
East Elevation

Date: Scale: 1/8"=1'-0"

A-2



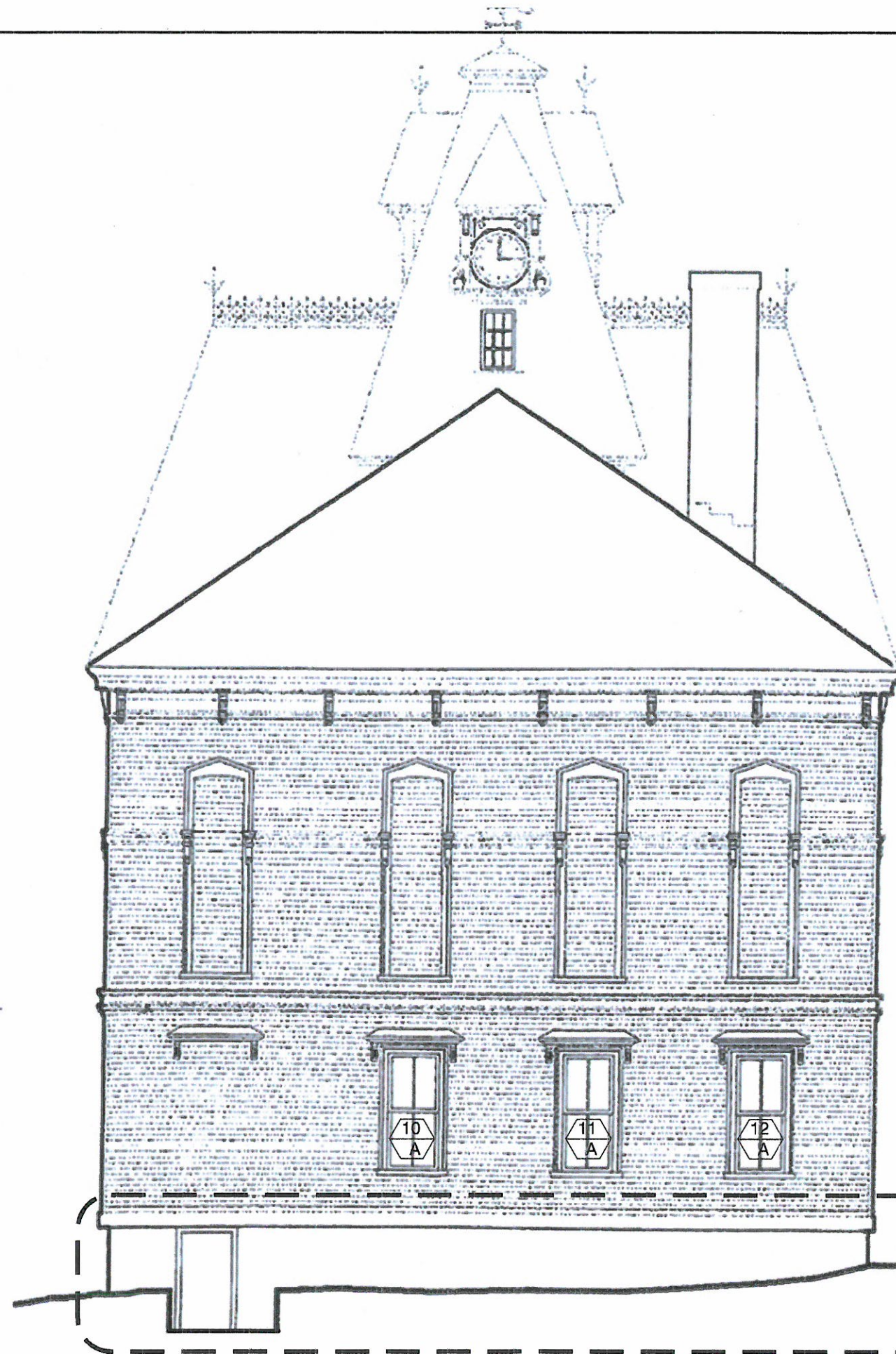
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Topsfield Town Hall Window and Envelope Study

Sheet title:
North Elevation

Date: Scale: 1/8"=1'-0"

A- 3



West Elevation

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Topsfield Town Hall
Window and
Envelope Study

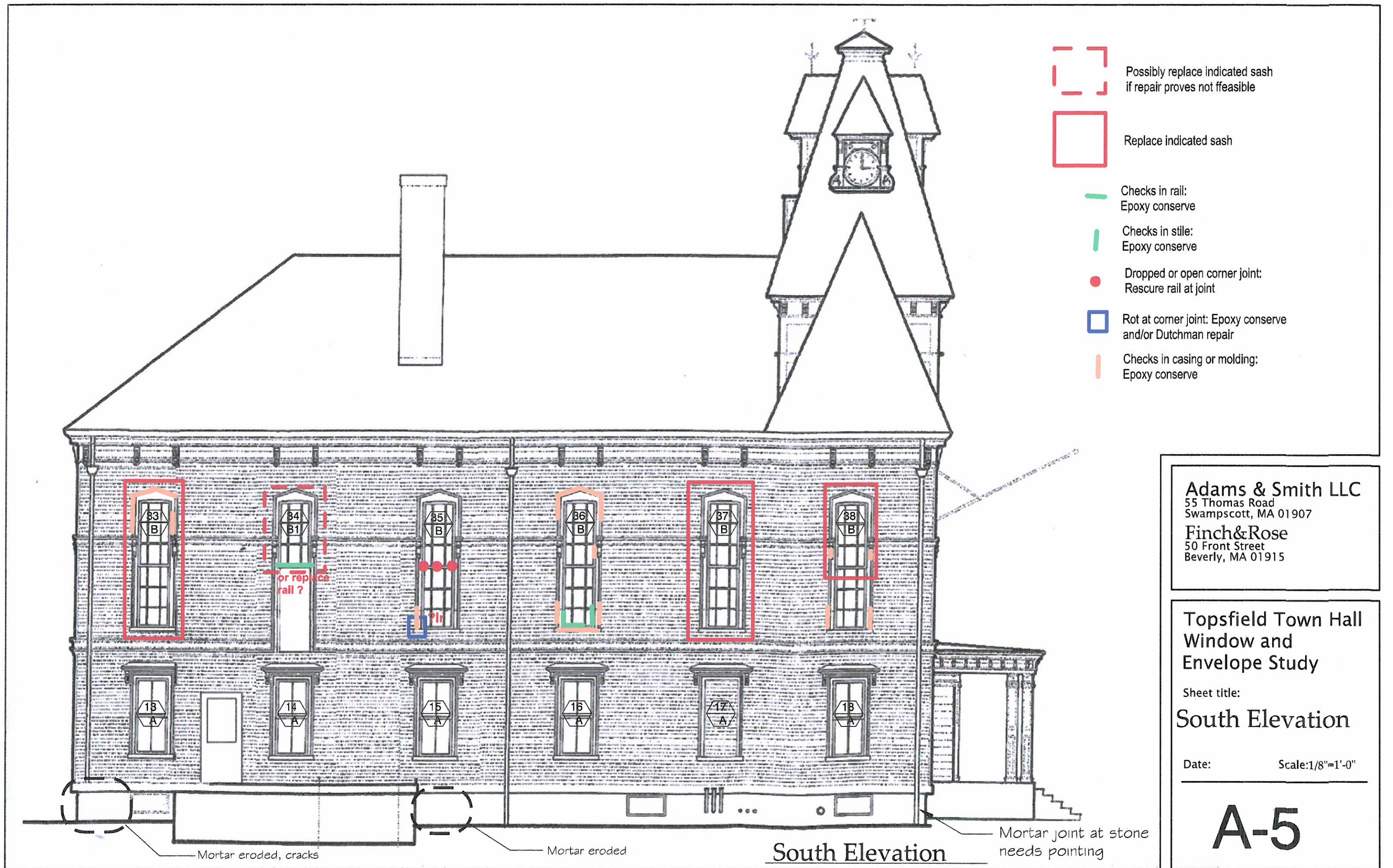
Sheet title:

West Elevation

Date:

Scale: 1/8"=1'-0"

A- 4



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Beverly, MA 01915

Topsfield Town Hall
Window and
Envelope Study

Sheet title:
South Elevation

Date: Scale: 1/8" = 1'-0"

A-5

Topsfield Town Hall - Window Schedule

Configuration	Size	Type	Ropes	Sash Rails & Stiles		Sash Muntins		Lock		Ext. Glazing		Bedding Putty		Paint	Glass Type	Parting Bead		Weatherstripping		Sill		Storm Sash	Other	Summary	#
				Condition	Action	Condition	Action	Cond.	Action	Condition	Action	Condition	Action			Condition	Action	Condition	Action	Condition	Action				
2 over 2	6' 7" x 2' 10 1/2"	DH	Ch-OK	Good		Good		Yes		Good	spot glaze	Good		Good	3 new, 1 old	Good		Type 1	Replace	peeling paint		Yes		Replace lock & WS, spot reglaze & repaint ext.	1
2 over 2	6' 7" x 2' 10 1/2"	DH	Ch-OK	Good		Good		yes, but does not engage	Replace	Good	spot glaze	Good			2 new, 2 old	Good		Type 1	Replace	peeling paint		Yes		Replace lock & WS, spot reglaze & repaint ext.	2
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New pulley	Good		Good		Yes	Replace	Good	spot glaze	Good		Good	1 new, 3 old	Fair		Type 1	replace	peeling paint	repaint	Yes		Replace lock & WS, spot reglaze & repaint ext.	3
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New pulley	Good		Good		Yes	Replace	Good	Spot glaze	Fair		Fair	4 new	Poor	Replace	Type 1	Replace	peeling paint	repaint	Yes	AC unit in summer, Sash do not meet at meeting rail, lock not functional	Replace lock & WS, spot reglaze & repaint ext; replace PB	4
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New pulley	Good		Good		Yes	Replace	Good	Spot glaze	Good		Fair	4 old	Good		Type 1	Replace	peeling paint	repaint	Yes	Window is painted shut- free up Cutsouts in head of frame at ext. chip on hood bracket	Free up sash, attachmen at cutsouts in ext. frame. Replace lock & WS, repaint ext.	5
2 over 2	6' 7" x 2' 10 1/2"	DH	Ch-OK	Good, exc endgrain LR LS		Good		Yes	Replace	Good, exc bot rail LS	Spot glaze			Good	1 new, 3 old	Poor	Replace	Type 1	Replace	Good	Repaint	Yes	Window very tight, need to free up operation	Free up sash, repair lower sash. Replace lock & WS, repaint ext.	6
2 over 2	6' 7" x 2' 10 1/2"	DH	Ch-OK	Good		Good		Yes	Replace	Good, exc bottom rail	spot glaze	US- good LS-poor		Good	3 new, 1 old	Good		Type 1	Replace	Good	repaint	Yes	Sash don't meet properly, US not seating properly, painted shut	Free up sash, repair lower sash. Replace lock & WS, repaint ext.	7
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New pulley	Good, crack at lower RH corner LS		Good		Yes	Replace	US good LS poor	Reglaze LS Spot glaze upper	Fair		Good		Fair		Type 1	Replace	Good	repaint	Yes	Sash not meeting, US not fully up, painted in place, slightly racked	Free up US, repair LS. Replace lock & WS, reglaze, repaint ext.	8
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New Pulley	Good		Good		No	Replace	Poor	Reglaze all	Poor	Reglaze	Poor	US- old LS- obscure	Poor	Replace	None	Replace	Fair	repaint	None	Sash painted shut, poor exterior condition	Remove sash, restore function. New PB, WS, glazing, lock. New storm window	9
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New Pulley	Good		Good		Yes	Replace	Good	spot glaze			Fair	2 new, 2 old 1 old cracked	Good		None	Replace	Good	repaint	Yes	Exterior paint weathered. Heavy profile casings at interior; cut for ceiling	Replace lock & WS, spot reglaze & repaint ext, replace broken lite	10
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New Pulley	Good		Good		Yes	Replace	Fair	spot glaze	Fair-poor	Reglaze	Poor	1 new, 3 old	Poor	Replace	Type 1	Replace	Fair	repaint	Yes	Exterior paint weathered. Heavy profile casings at interior; cut for ceiling	Replace lock & WS, spot reglaze & repaint ext.	11
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New Pulley	Good		Good		Yes	Replace	Good	spot glaze	Poor		Fair	2 new, 2 old	Fair	Replace	Type 1	Replace	Fair	repaint	Yes	Exterior paint weathered. Heavy profile casings at interior; cut for ceiling	Free up sash. Replace lock, PB & WS, spot reglaze, repaint ext	12
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New Pulley	Good		Good		Yes	Replace	Poor	Reglaze	Poor	Reglaze	Poor	4 new	Poor	Replace	Type 1	Replace	Poor	Epoxy, repaint	Yes	Heavy weather checking. Applied film on US glass	Epoxy weathered ext wood. replace PB, lock, WS, reglaze and repaint ext; remove film	13
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New Pulley	Good; exc hole in bot RH corner LS		Good		Yes	Replace	Fair-poor	Reglaze	Poor	Reglaze	Fair	4 new	Poor	Replace	Type 1	Replace	Fair	repaint	Yes	Weather checking and peeling on ext casings and sill	Repair LS. Replace lock & WS, reglaze, repaint ext	14
2 over 2	6' 7" x 2' 10 1/2"	DH	Rope. New Pulley	Good, exc decay at unions in bot LS		Good		Yes	Replace	Fair	Spot reglaze			Good	2 new, 2 old	Poor	Replace	Type 1	Replace	Good	repaint	Yes	US dropped 1/2" pt in LS very loose in frame. Interior stool bowed.	Free up US. Repair LS. Replace PB, lock & WS, reglaze, repaint ext.	15
2 over 2	6' 7" x 2' 10 1/2"	DH	Ch-OK	Good		Good		Yes	Replace	Fair	Spot reglaze			Good-fair	3 new, 1 old	Good		Type 1	Replace	Good	repaint	Yes	Upper sash caulked in	Free up US. Replace lock & WS, reglaze, repaint ext	16
Infilled	6' 7" x 2' 10 1/2"	N/A																		Good	repaint		Clapboard infill with frame, sill and hood	Repaint clapboards at infill, secure loose hood flashing	17
2 over 2	6' 7" x 2' 10 1/2"	DH	Ch-OK	Good		Good		Yes	Replace	Fair	Reglaze	Good		Good-fair	3 new, 1 old	Good		Type 1	Replace	Good	repaint	Yes		Reglaze LS, spot reglaze US, replace lock & WS, repaint ext	18

Topsfield Town Hall - Window Schedule

	Configuration	Size	Type	Ropes	Sash Rails & Stiles		Sash Muntins		Lock		Ext. Glazing		Bedding Putty		Paint	Glass Type	Parting Bead		Weatherstripping		Sill		Storm Sash	Other	Summary	#	
					Condition	Action	Condition	Action	Cond.	Action	Condition	Action	Condition	Action			Condition	Action	Condition	Action	Condition	Action					
1	2 over 2	79"x34.5"	DH	Ch-ok	US & LS L rail rail joints open 1/16"	Tighten joints	Ch-OK		OK		Poor	100% Reglaze	Fair	??	Repaint ext	3 old, 1 new	OK		Type 1		Moderate Fissures	Epoxy	none	Has AC unit	100% reglaze & paint ext. tighten all joints, epoxy conserve sill	20	
1	2 over 2	79"x34.5"	DH	Ch-ok	US m. rail joints & LS L rail joints 1/8" Rt ILS L corner dropped 1/8" & long fissures both rails	Epoxy rails & tighten joints; Possibly replace L rails	Ch-OK		OK		Poor	100% Reglaze			Repaint ext	2 old, 2 new	OK				OK		none	Repair cracks in US & LS g rail	100% reglaze & paint ext, tighten all joints, epoxy checks in US & LS bottom rails, possibly replace rails	21	
2	1 lite	17.75x37	fixed	NA	ok						ok		ok		ok	?	NA		Ext caulking		Cu Clad		none	Base of left frame & jamb rotted, turn up flashing under frame	Paint sash, recaulk perimeter, Epoxy conserve left ext. jamb, rework sill flashing under jamb.	22	
3	4 lites	44.75x24.75	Removable	NA	bottom corner very Rotted	Replace sash														Cu Clad	Rework flashing at base of frame	none	Base moldings and jambs rotted; replace and turn up flashing under frame	Replace sash & molded jamb bases and rework sill flashing (source of leaks)	23		
4	1 lite	17.75x37	fixed	NA	ok						ok?		ok?				NA				Cu Clad		none	Base of right frame & jamb rotted, turn up flashing under frame	Paint sash, recaulk perimeter, Epoxy conserve left ext. jamb, rework sill flashing under jamb.	24	
5	2 over 2	79"x34.5"	DH	rope	L. sash bottom rail severely checked; replace rail, U rail meeting rail sep @ corners	L sash- Epoxy L rail; U sash replace or epoxy loose sliver @ meeting rail	OK		?		Poor	100% Reglaze	poor; reglaze		Repaint ext.	4 new	poor	Replace			metal patch & weathered		none	Meeting rails do not align	Epoxy L rail of L sash, Tighten & epoxy U sash L rail or replace rail; 100% reglaze & paint ext	25	
5	2 over 2	79"x34.5"	DH	?	LS base of rt stile rotted, u. sash meeting rail dropper 1/4" rt.	Dutchman base of LS Rt stile; reset L rail of U sash rt	OK		?		Poor	100% Reglaze	ok		Repaint ext	u sash, 2 old - 1 cr, L sash wire glass	Poor	Replace		weathered	Epoxy conserve	none	Painted shut. Possibly replace both sash if Dutchman not feasible	Dutchman base of LS rt stile, reset US L rail corner joints; Replace both sash if repair not feasible	26		
7	6 over 6	11'6.5 x 38.75	DH	Ch-ok	u. sash m.r. dropped 1/4" lt side & center, left stile checked @ base; l. sash bot. rail deep crack	Replace both sash					Knife blade muntins U sash. l. sash broken horiz. muntin;	U sash muntins weak & do not match orig. sash; replace both sash	none	new lock	Poor	100% Reglaze	some silicone added						none	non matching replacementupper sash with weak knifeblade muntins; L sash correct profile but split L rail Replace both sash	non matching replacement upper sash with weak knifeblade muntins; L Sash rail split. Replace both sash	27	
8	6 over 6	11'6.5 x 38.75	DH	Fixed?	1/16" sep u.sash rt m.r.	Tighten joint	OK		none	new lock	Poor	100% Reglaze	poor; reglaze		Repaint ext	All new	OK				ok		none	new replacement sash - ok; minor checking at base of ext casing	100% reglaze & paint ext. tighten U sash joints. New sash matches orig	28	
9	6 over 6	11'6.5 x 38.75	DH	Ch-ok	LS L rotted corner	Rebuild rail tenon & Dutchman stile @ corner	OK			at side	add lock	Poor	100% Reglaze	?	Recheck	Repaint ext	all old	poor	Replace	type 1		ok	none	minor checking & punky @ base of left ext casing; epoxy conserve - Has int shutters	Dutchman repair rot at Base of L sash stile, 100% reglaze & paint ext; epoxy checks at frame base	29	
10	6 over 6	11'6.5 x 38.75	DH	Ch-OK	US L rail dropped 1"; LS L rail checked at corners	Resecure US L rail w epoxy as needed; epoxy LS L rail checks	US one poor; LS on mis aligned	Replace US bad muntin; refit LS muntin		at side	add lock	Poor	100% Reglaze	Fair	Recheck	Repaint ext	all old	fair-poor	Replace	type 1; bronze @ sill		ok	none	has int. shutters; one CR glass LS	100% reglaze & paint ext; Resecure dropped US L rail w epoxy as needed; epoxy LS L rail checks. Replace 1 defective muntin in US.	30	
11	6 over 6	11'6.5 x 38.75	DH	Ch-ok	US L rail dropped slightly left side	Resecure US L rail	OK			at side	Type 2	add lock	Poor US, Fair LS	100% Reglaze	Fir US, good LS		Repaint ext	all old	OK		type 1		ok	none	LS 5 year ois old replacement; has shutters	100% reglaze & paint ext; Resecure dropped US L rail	31
12	6 over 6	11'6.5 x 38.75	DH	Ch-ok	US lower rail dropped 1" - LS L rail severely checked	Replace both sash	Fair		none	new lock	Poor	New sash	Poor			all old; salvage glass for ne sash	poor	Replace	?		OK - slight sep from casing on left side	Caulk separation	none		Replace both sash	32	
13	6 over 6	11'6.5 x 38.75	DH	Ch-ok	LS L rail & base of stiles heavy checking/splits	Epoxy	Some Weathering	Sand/epoxy?	none	new lock	Poor	100% Reglaze	fair-poor	??	Repaint ext & Varnish Int.	Old	Poor	Replace	type 1		fair	None	Bullnose molding on frame has multiple splits. Epoxy	100% reglaze & paint ext. Epoxy conserve checks in L sash L rail and stiles. Possibly replace sash due to interior rot.	33		
14	6 lites upper	upper sash only	Fixed	None	US L rail poor, prob. Loose, sep rt corner	Replace rail ??	Some Weathering	??	none		Poor	100% Reglaze	Fair	??	Repaint ext.	Old	None		None		None	None	Door in place of LS - need determination of treatment	US only, door below: 100% reglaze & paint ex, replace lower rail?	34		
15	6 over 6	11'6.5 x 38.75	DH	Ch-ok	US L rail dropped 1" left, can't see LS L rail	Resecure rail or replace	Mild weathering	Sand	Type left	Add lock	Poor	100% Reglaze	fair-poor	??	Repaint ext & Int	Old, one small Cr	?		Type 1		OK ??	None	Has Int. Shutters	Resecure dropped US rail or replace; 100% reglaze & paint ext	35		

Topsfield Town Hall - Window Schedule

Configuration	Size	Type	Ropes	Sash Rails & Stiles		Sash Muntins		Lock		Ext. Glazing		Bedding Putty		Paint	Glass Type	Parting Bead		Weatherstripping		Sill		Storm Sash	Other		#		
				Condition	Action	Condition	Action	Cond.	Action	Condition	Action	Condition	Action			Condition	Action	Condition	Action	Condition	Action			Summary			
5	6 over 6	11'6.5 x 38.75	DH	Ch-ok	LS L rail & base of stiles heavy checking/splits	Epoxy rail & stiles, possibly replace rail	Mild Weathering	Sand	Type 2, rt.	add lock	Poor	100% reglaze	Fair-poor; silicone sealant acded	??	Repaint ext & Int	Old - 3 cracked	poor	Replace	type 1			1/2" dia. Rot pocket rt.	Epoxy pocket	none	Has Int. Shutters - Bullnose molding on frame has multiple splits; epoxy or caulk Splits & checks base of ext casings - Epoxy. Loose molding below left console; renail.	100% reglaze & paint ext; Epoxy/replace splits@ L sash L rail & Stile bases; R & R splits and defects in casing and sill w/epoxy.	36
7	6 over 6	11'6.5 x 38.75	DH	None - fixed	LS L rail has added piece across bottom including stiles; joints fair	Replace LS or possibly new bottom rail and piece out stiles	OK		None		Fair - poor	100% Reglaze	OK		Upper OK, Lower fair-poor	Float	OK		Can't see		Some checks next to sash	Epoxy checks	none	Upper sash fixed with blocks @ jamb and appears to be new with correct profile. Window intersected by floor. Top of frame was cut out to install sash and pieced back in.	Replace LS or possibly new bottom rail and piece out stiles; 100% reglaze & paint ext.	37	
3	6 over 6	11'6.5 x 38.75	DH	Ch-ok	LS Fair, US checks in lower sites	Replace upper sash for other reasons	US knife blade LS matches old		None	New Lock	Fair-poor	US 100% reglaze - Replace LS	Poor		Repaint ext	Float	Poor?	Replace	None	New WS	Very lite checks	leave as is	none	US is 30 year old replacement with wrong muntin and very weak at muntins; replace US. LS frozen in place. Window intersected by floor. Splits @ bases of ext casing; epoxy. Loose molding at consol; renail	Replace US (wrong profile & weak), 100% reglaze & paint LS	38	
0	2 lite	??	Fixed	NA	L left corner joint open 1/16	Tighten joint	OK		NA		Fair-poor	100% reglaze	Poor	100% reglaze	Repaint int & ext	old	NA		None	Caulk in place	OK		None		Tighten joints - 100% reglaze & paint ext	40	
1	2 lite	??	Fixed	NA	L corner joints open 1/8, some checks	Tighten joint + epoxy checks	OK		NA		Poor	100% reglaze	??		Repaint int & ext	old	NA		None	Caulk in place	OK		None	Surveyed only from photo	Tighten joints & epoxy checks - 100% reglaze & paint ext	41	
2	3 lite compass head	??	Fixed	NA	L Rail rt corner joint open 1/16"	Tighten joint	OK		NA		Fair-poor	Spot reglaze ??	OK		Repaint ext	2 old, 1 new	NA		Ext. Silicone caulk	Re-caulk	Copper clad sloped	none	None	Left molded base delaminating - epoxy and reset or replace, Recaulk bases to sill, check joints in frame	Spot reglaze & repaint ext. Replace left molded base or epoxy laminations, recaulk base to cu sill, R&R joints in frame. Caulk sash in place.	42	
3	3 lite compass head	??	Fixed	NA	L Rail rt corner joint open 1/16"	Tighten joint	OK		NA		Fair-poor	100% reglaze ??	OK		Repaint ext	2 old, 1 new	NA		Ext. Silicone caulk	Re-caulk	Copper clad sloped	None	None	Right molded base cracks (delaminating) - epoxy and reset. Recaulk bases to sill, check joints in frame. Water leaks to left side of stool.	Spot reglaze & repaint ext. Replace right molded base or epoxy laminations, recaulk base to cu sill. R&R joints in frame. Caulk sash in place.	43	
4	2 lite	??	Fixed	NA	L rail heavy checks & base of stiles rotted	Epoxy rail & stiles	OK		NA		poor	100% reglaze	Poor			Old ??	NA			Caulk new sash in place	Can't see		None	Bases of ext casing split -epoxy Interior has hardcloth screen	100% reglaze & ext paint. Epoxy rail & stiles	44	
5	2 lite	??	Fixed	NA	L rail heavy checks, rt side 1/4" sep. - sash may be twisted at base	Epoxy rail, possibly replace sash	OK		NA		poor	00% reglaze or replace sash	Poor		Poor	Old	NA			Caulk new sash in place	Can't see		None	Replace sash. Sash enclosed with plexy in computer room	Possibly Replace sash. Sash enclosed with plexy in computer room	45	
5	1 over 1	80" x 24"	??	None	Severely weathered and rotted corners	Replace U & L sash																		Allows water entry - Assume replacement -	Replace U & L sash & provide new int. stops.	46	
7	1 over 1	80" x 24"		None	Severely weathered and rotted corners	Replace U & L sash																		Allows water entry - Assume replacement -	Replace U & L sash & provide new int. stops.	47	
3	1 over 1	80" x 24"		None	Severely weathered and rotted corners	Replace U & L sash																		Allows water entry - Assume replacement -	Replace U & L sash & provide new int. stops.	48	
0	2 lite		Fixed																							49	
0	2 lite		Fixed																							50	
1	3 over 6		DH																							51	