

Hanover's Sylvester School Redevelopment Concepts

By: Traggorth Co
September 17, 2018

Hanover's Sylvester School - All Residential



**SYLVESTER
SCHOOL**
495 Hanover Street
Hanover, MA

CONCEPTUAL
DESIGN



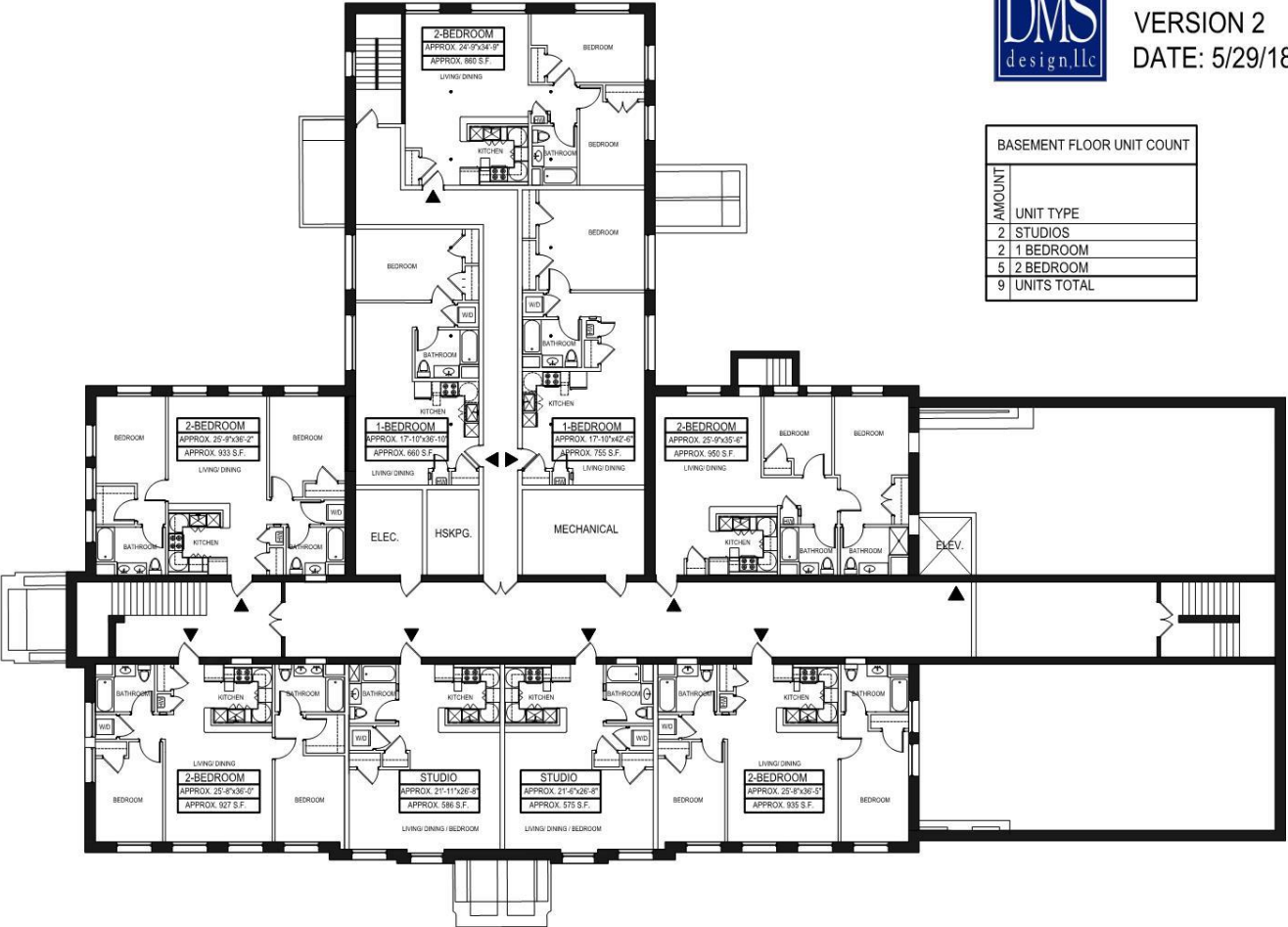
May 30, 2018

L-0



CONCEPTUAL DESIGN
VERSION 2
DATE: 5/29/18

BASEMENT FLOOR UNIT COUNT	
AMOUNT	UNIT TYPE
2	STUDIOS
2	1 BEDROOM
5	2 BEDROOM
9	UNITS TOTAL



BASEMENT FLOOR PLAN
SCALE: 1/16"=1'-0"

LEGEND	
	EXISTING WALLS
	NEW WALLS

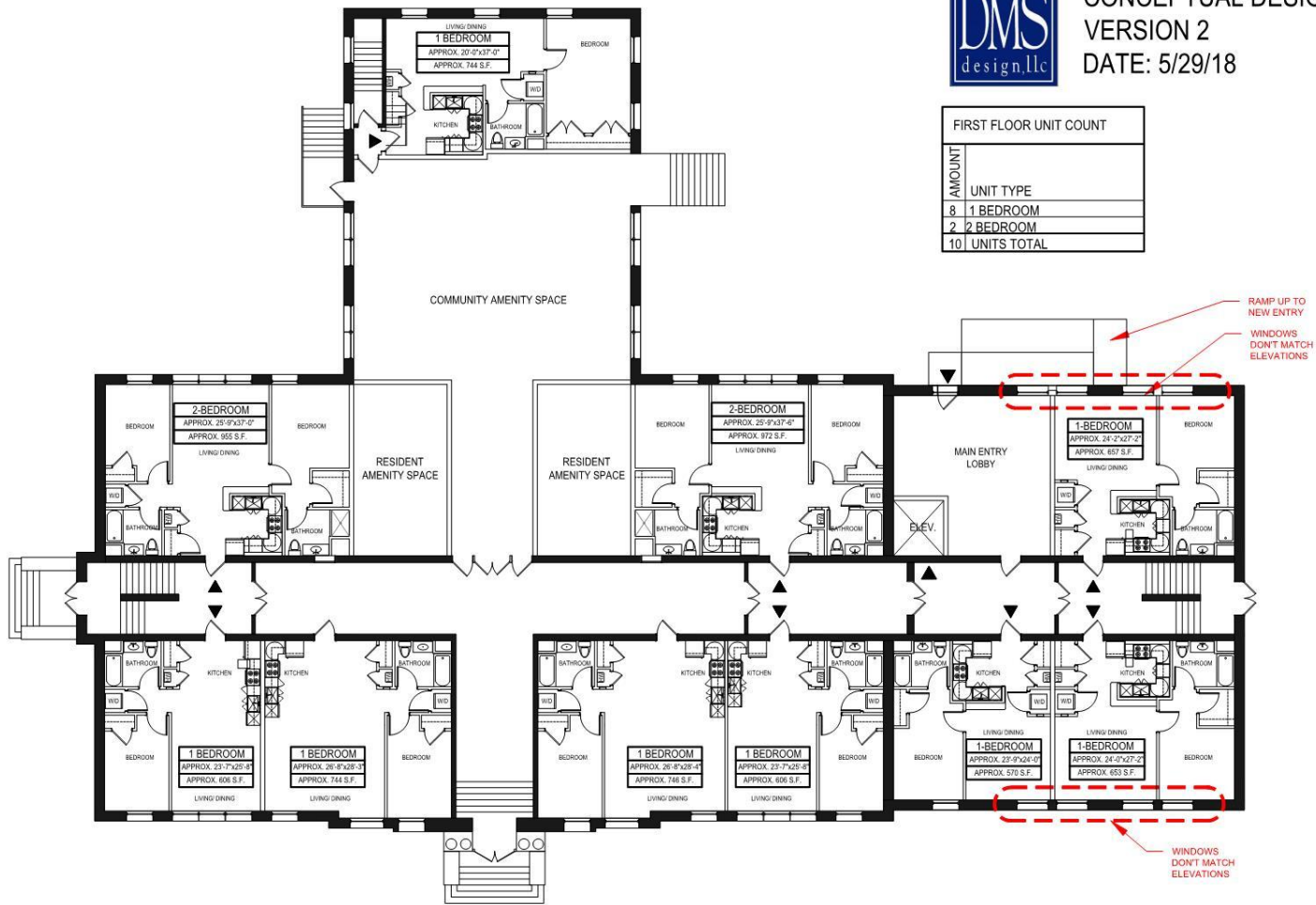




CONCEPTUAL DESIGN
VERSION 2
DATE: 5/29/18

FIRST FLOOR UNIT COUNT

AMOUNT	UNIT TYPE
8	1 BEDROOM
2	2 BEDROOM
10	UNITS TOTAL



FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"

LEGEND

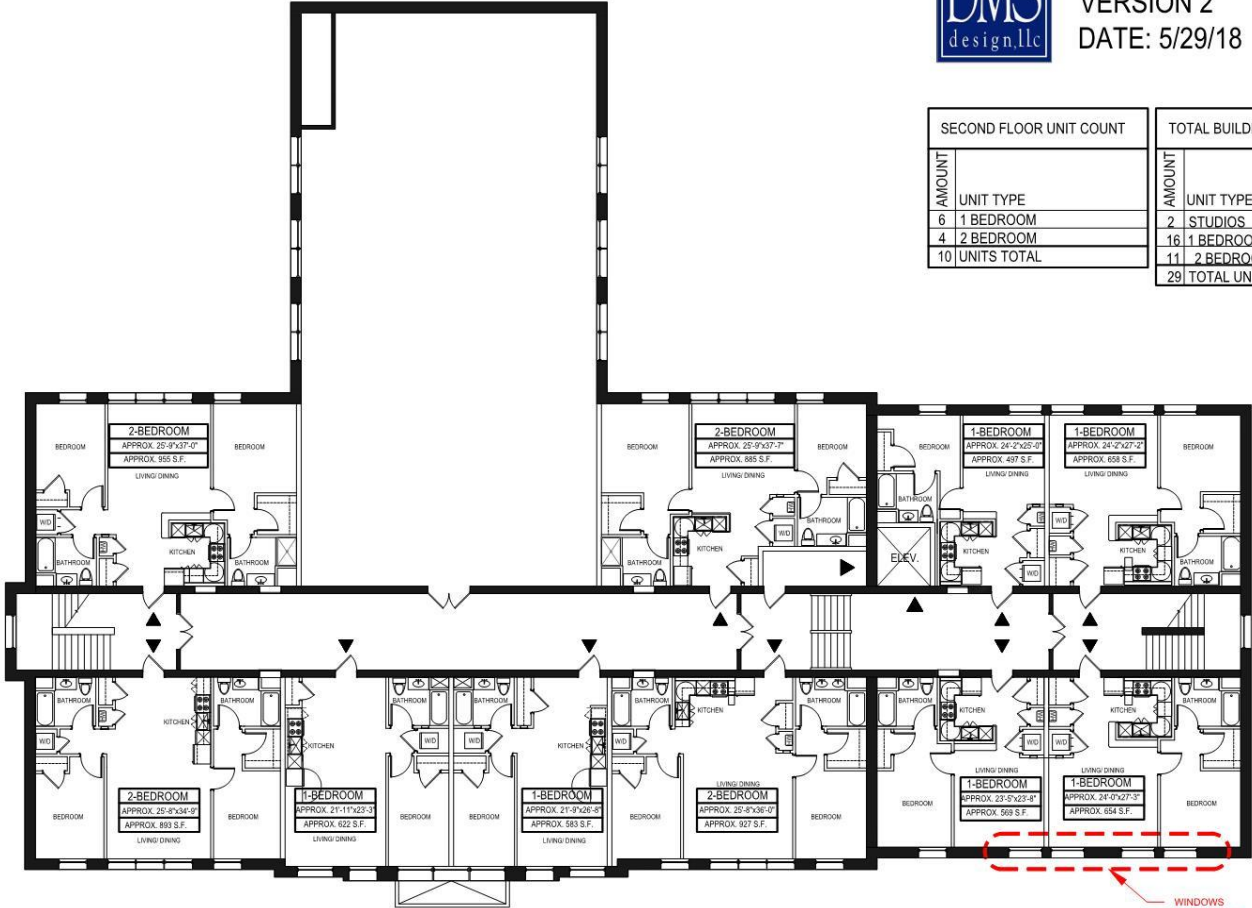
	EXISTING WALLS
	NEW WALLS





CONCEPTUAL DESIGN
VERSION 2
DATE: 5/29/18

SECOND FLOOR UNIT COUNT		TOTAL BUILDING UNIT COUNT	
AMOUNT	UNIT TYPE	AMOUNT	UNIT TYPE
6	1 BEDROOM	2	STUDIOS
4	2 BEDROOM	16	1 BEDROOM
10	UNITS TOTAL	11	2 BEDROOM
		29	TOTAL UNITS



WINDOWS
DON'T MATCH
ELEVATIONS



SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"

LEGEND

- EXISTING WALLS
- NEW WALLS



Hanover's Sylvester School - Residential and School Administration



**SYLVESTER
SCHOOL**
495 Hanover Street
Hanover, MA

CONCEPTUAL
DESIGN

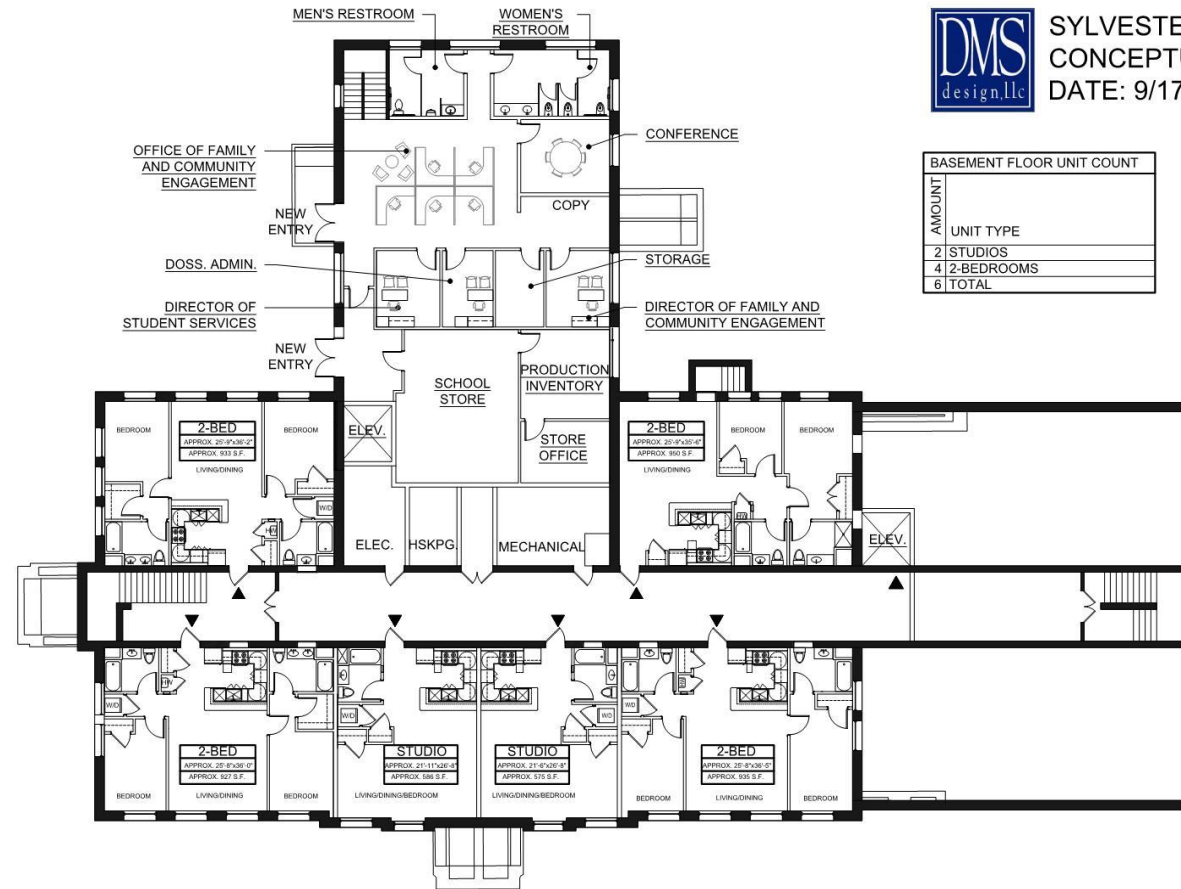


September 12, 2018

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SYLVESTER SCHOOL
CONCEPTUAL DESIGN
DATE: 9/17/18



BASEMENT FLOOR UNIT COUNT	
AMOUNT	UNIT TYPE
2	STUDIOS
4	2-BEDROOMS
6	TOTAL



BASEMENT FLOOR PLAN

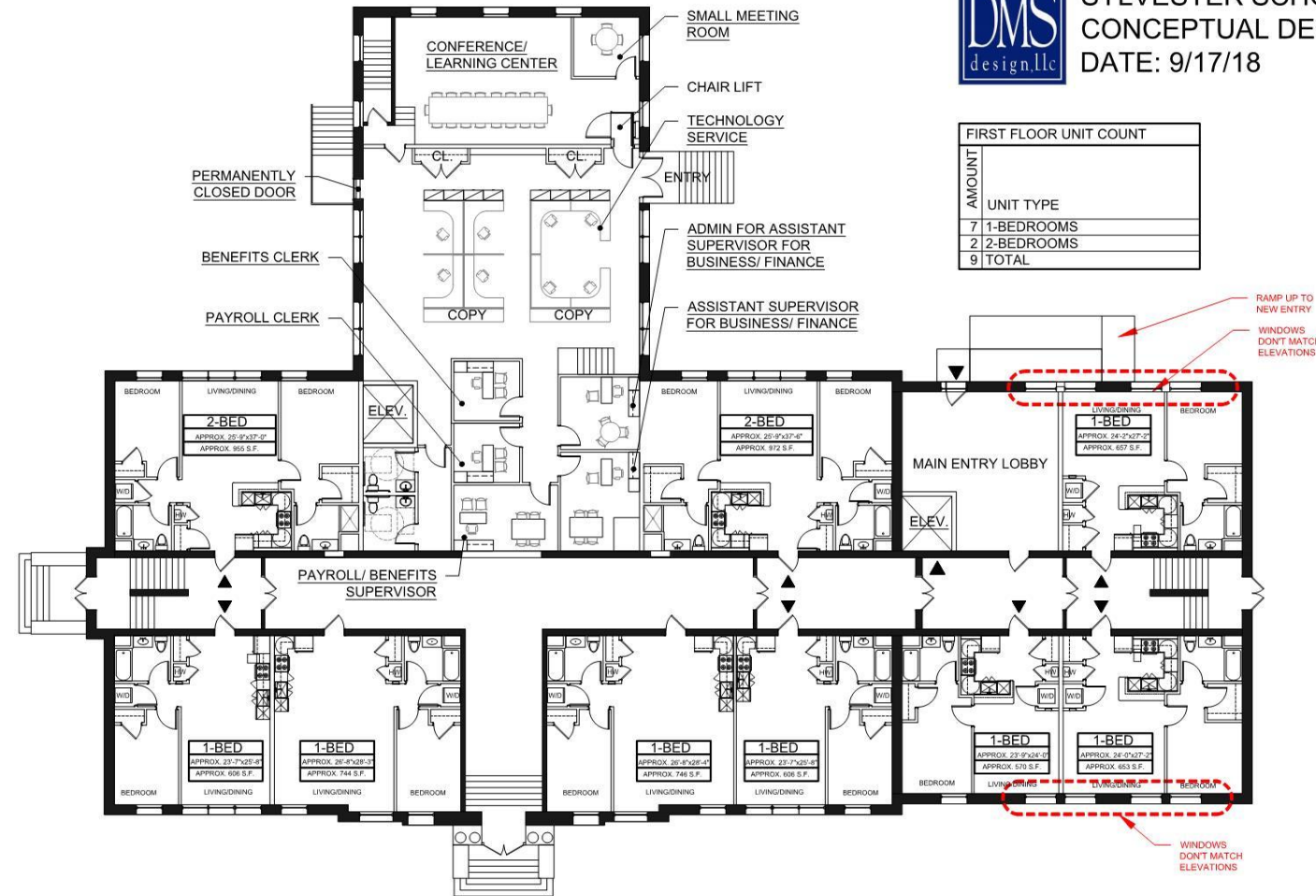
SCALE: 1/16"=1'-0"

LEGEND	
	EXISTING WALLS
	NEW WALLS





SYLVESTER SCHOOL
CONCEPTUAL DESIGN
DATE: 9/17/18



FIRST FLOOR UNIT COUNT	
AMOUNT	UNIT TYPE
7	1-BEDROOMS
2	2-BEDROOMS
9	TOTAL



FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"

LEGEND	
	EXISTING WALLS
	NEW WALLS

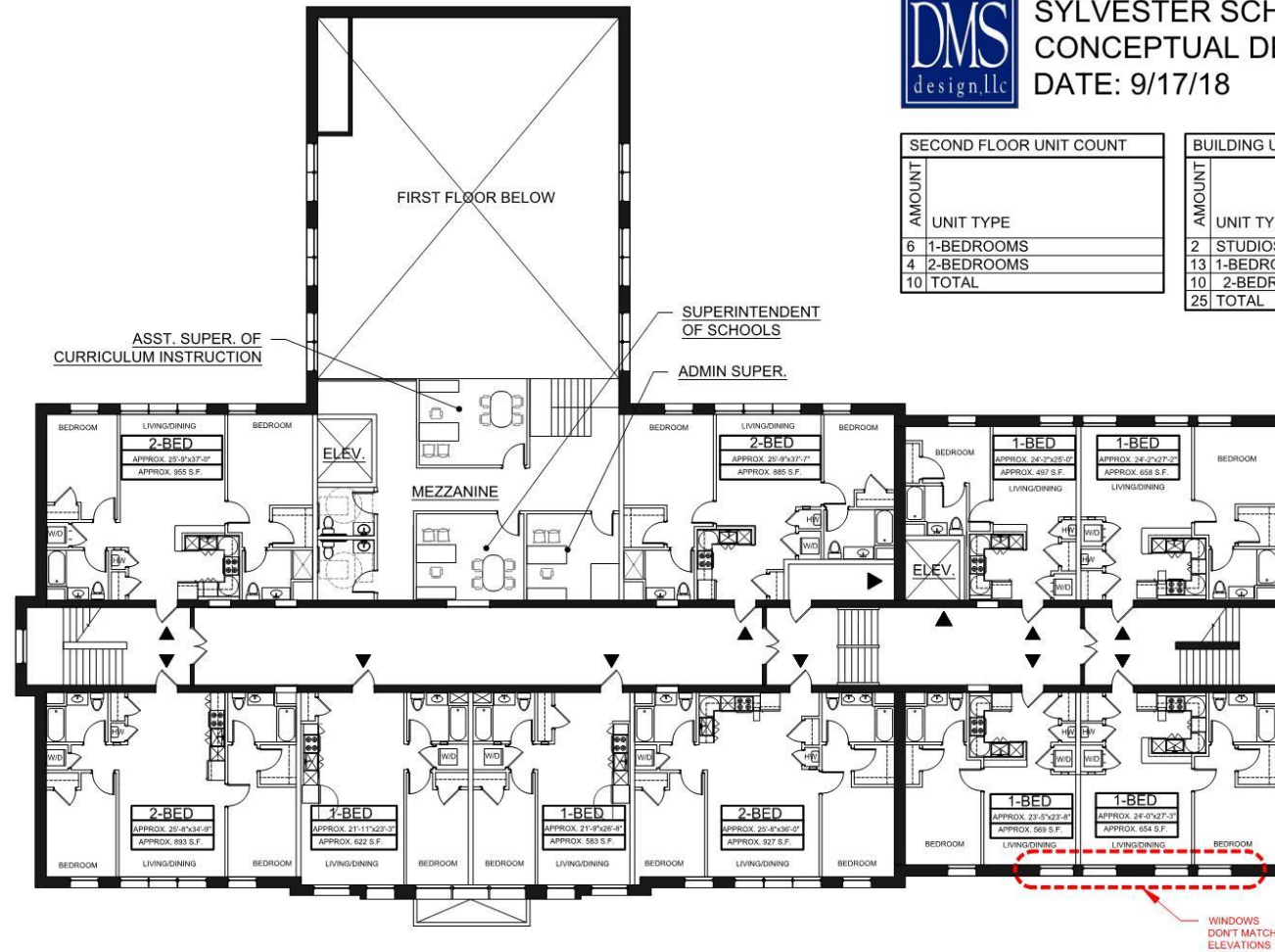




SYLVESTER SCHOOL
CONCEPTUAL DESIGN
DATE: 9/17/18

SECOND FLOOR UNIT COUNT	
AMOUNT	UNIT TYPE
6	1-BEDROOMS
4	2-BEDROOMS
10	TOTAL

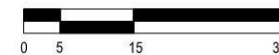
BUILDING UNIT COUNT	
AMOUNT	UNIT TYPE
2	STUDIOS
13	1-BEDROOMS
10	2-BEDROOMS
25	TOTAL



MEZZANINE FLOOR PLAN

SCALE: 1/16"=1'-0"

LEGEND	
	EXISTING WALLS
	NEW WALLS



Hanover's Sylvester School - Concepts Comparison

School Administration and Residential Concept Summary

- Total of +/- 8,020 square feet of school administrative space across three floors (Salmond School has +/- 15,000 square feet)
- Courtyard with dedicated entry for school store and school admin distinct from the residential entry
- Large meeting/training/conference space
- Accommodate 27+ school administration staff + guests and visitors
- 20 dedicated parking spaces in addition to other Town of Hanover/School parking
- No more than 25 apartment homes

Residential Only Concept Summary

- No more than 29 apartment homes, 10%-25% affordability per RFP
- Open auditorium/amenity space
- Will likely incorporate the courtyard space into the residential plan

We are open to advancing discussions of either scenario if there is interest from the Town of Hanover. January 30 application





