

# Horace Mann Elementary School

Design Development Phase

## DRC / SBC Meeting

October 16, 2024





# Agenda

- Schedule
- Design Development Overview
- General Design Update
- Acoustical Requirements
- Site Design

# Horace Mann Elementary School

### Proposed Horrace Mann Meeting Schedule

[illegible]

# Design Development Overview



# Horace Mann Elementary

## Additions and Renovations

225 Nevada Street, Newton Massachusetts

### Design Development Estimating Set October 4, 2024

#### EXTERIOR RENDERING



#### LOCATION PLAN



## RAYMOND DESIGN ASSOCIATES, INC. • ARCHITECT

60 LEDGEWOOD PLACE, ROCKLAND, MA 02370 TEL: 781.421.3480

CITY OF NEWTON  
1000 COMMONWEALTH AVE  
NEWTON CENTRE, MA 02459  
OWNER

NVS  
70 FARGO ST SUITE 800  
BOSTON, MA 02210  
OWNERS PROJECT MANAGER

TERRACON CONSULTANTS INC  
77 SUNDAIL AVE, SUITE 401W  
MANCHESTER, NH 03103  
GEOTECHNICAL ENGINEER

LORD ENVIROMENTAL  
1506 PROVIDENCE HIGHWAY - SUITE 30  
NORWOOD, MA 02062  
GEOTECHNICAL ENGINEERING

SAMIOTES CONSULTANTS INC.  
20 A STREET  
FRAMINGHAM, MA 01701  
CIVIL ENGINEERING

TRAVERSE  
10 CHESTNUT STREET, 4TH FLOOR  
PROVIDENCE, RI 02903  
LANDSCAPE ARCHITECTURE

OGD CONSULTING ENGINEERS, Inc.  
375 FAUNCE CORNER ROAD, SUITE D  
DARTMOUTH, MA 02747  
HVAC / ELECTRICAL / PLUMBING / FIRE PROTECTION

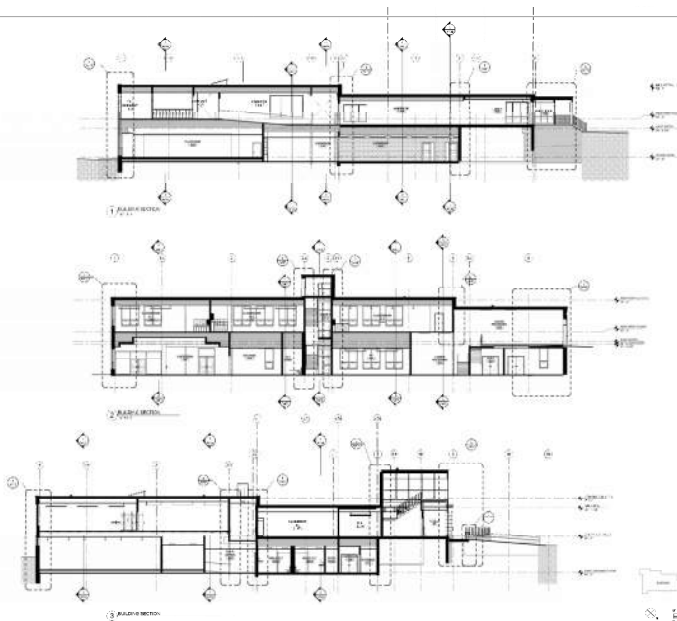
PM&C  
20 DOWNER AVE. SUITE 5  
HIGHAM MA 02045  
COST ESTIMATING

BUILDING FIRE & ACCESS, INC  
17 BRIAN ROAD  
LANCASTER, MA 01523  
CODE & ACCESSIBILITY CONSULTANT



RDA

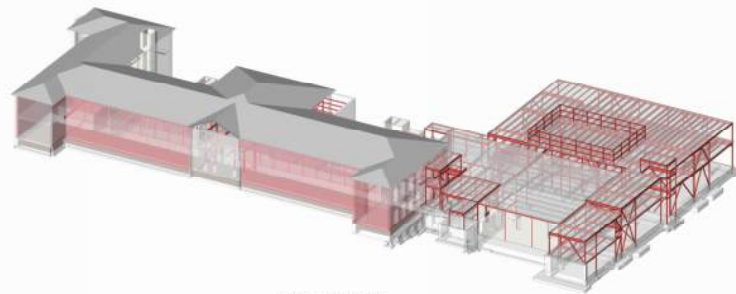
Horace Mann Elementary School  
225 Nevada Street, Newton, MA 02459  
FIRST FLOOR PLAN - OVERALL



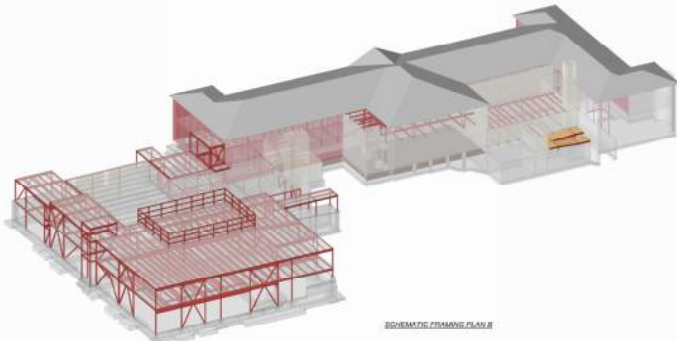
RDA

Horace Mann Elementary School  
225 Nevada Street, Newton, MA 02459  
BUILDING SECTIONS

A402



SCHEMATIC FRAMING PLAN A



SCHEMATIC FRAMING PLAN B

#### SCHEMATIC FRAMING DIAGRAM

THREE DIMENSIONAL FRAMING DIAGRAM IS  
FOR INFORMATION ONLY.  
REFER TO THE PLANS, SECTIONS AND  
DETAILS FOR CONSTRUCTION DETAILS.



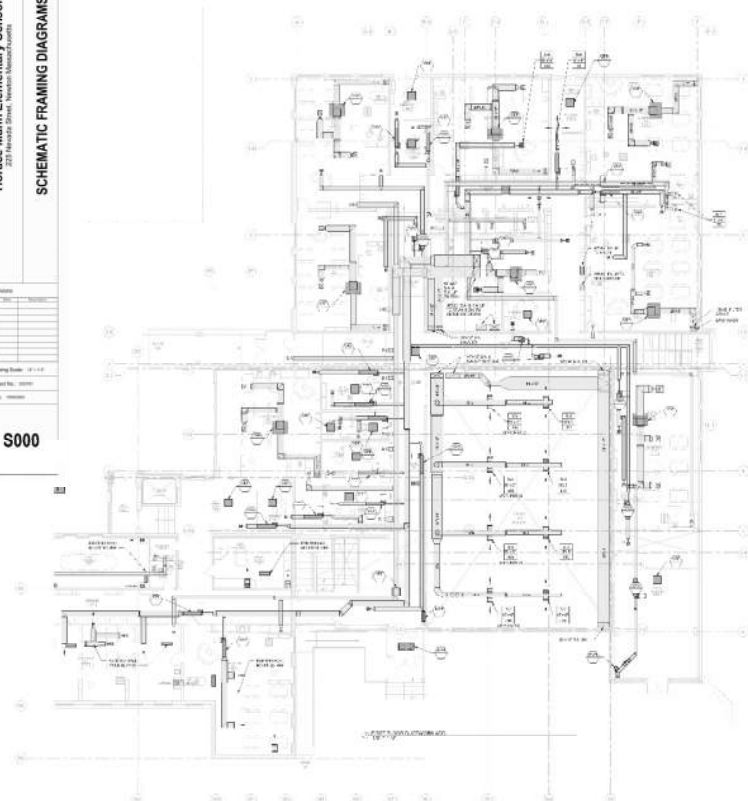
**PROGRESS SET**  
FOR REVIEW AND APPROVAL  
DATE: 01/11/2017  
BY: [Signature]

**S000**

**RDA**

Raymond Design  
Associates, Inc.  
Architect & Engineer  
40 Longwood Drive  
Newburyport, MA 01950

Horace Mann Elementary School  
Newburyport, MA  
**SCHEMATIC FRAMING DIAGRAMS**



**RDA**

Raymond Design  
Associates, Inc.  
Architect & Engineer  
40 Longwood Drive  
Newburyport, MA 01950



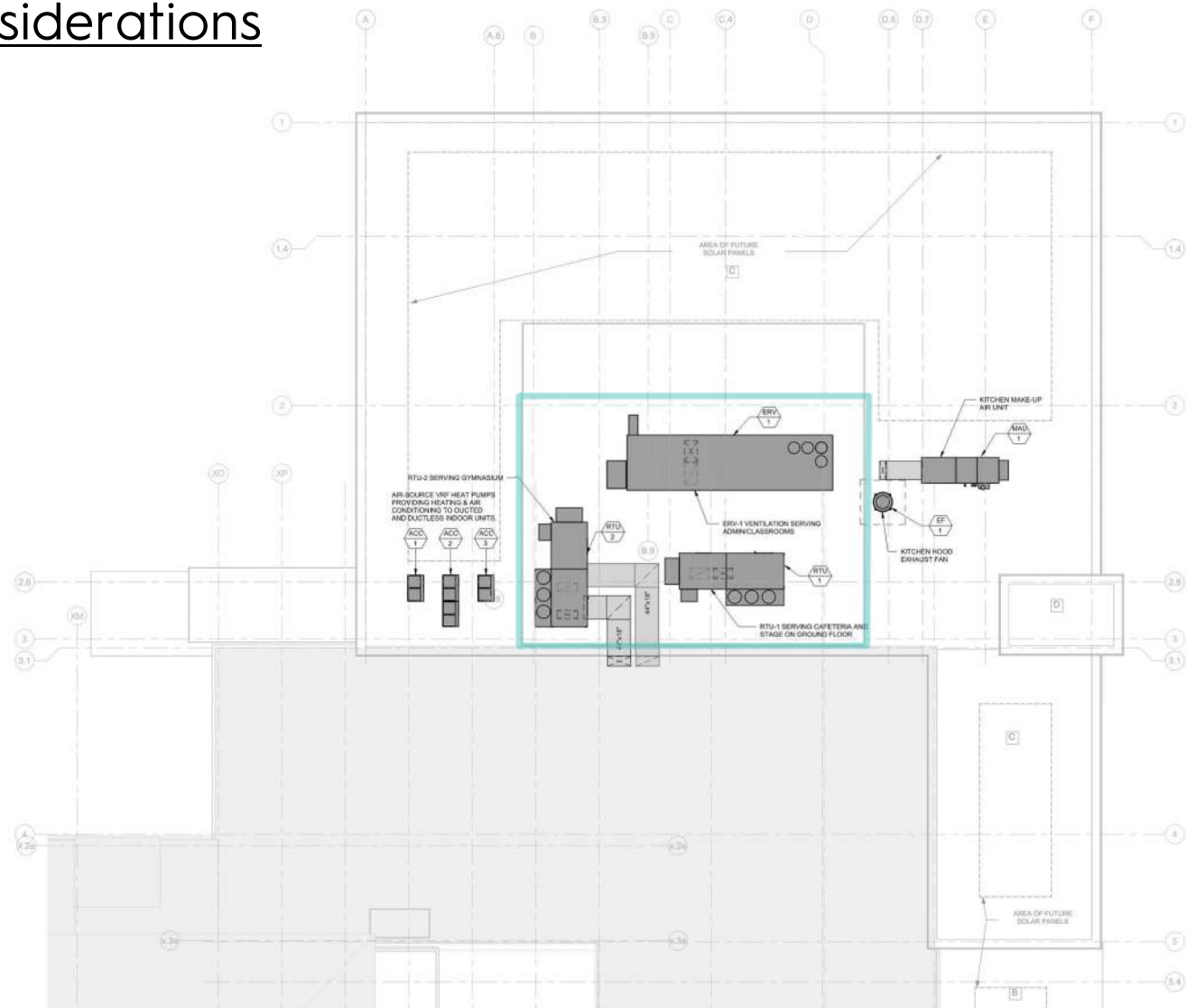
**HORACE MANN ES**  
225 HENRIE STREET, NEWBURYPORT, MA  
**HVAC - FIRST FLOOR DUCTWORK PLAN**

Drawing Date: 01/11/2017  
Drawing Title: HVAC - FIRST FLOOR DUCTWORK PLAN  
Scale: AS SHOWN

**M1.3**

# Acoustical Requirements

# Acoustical Considerations





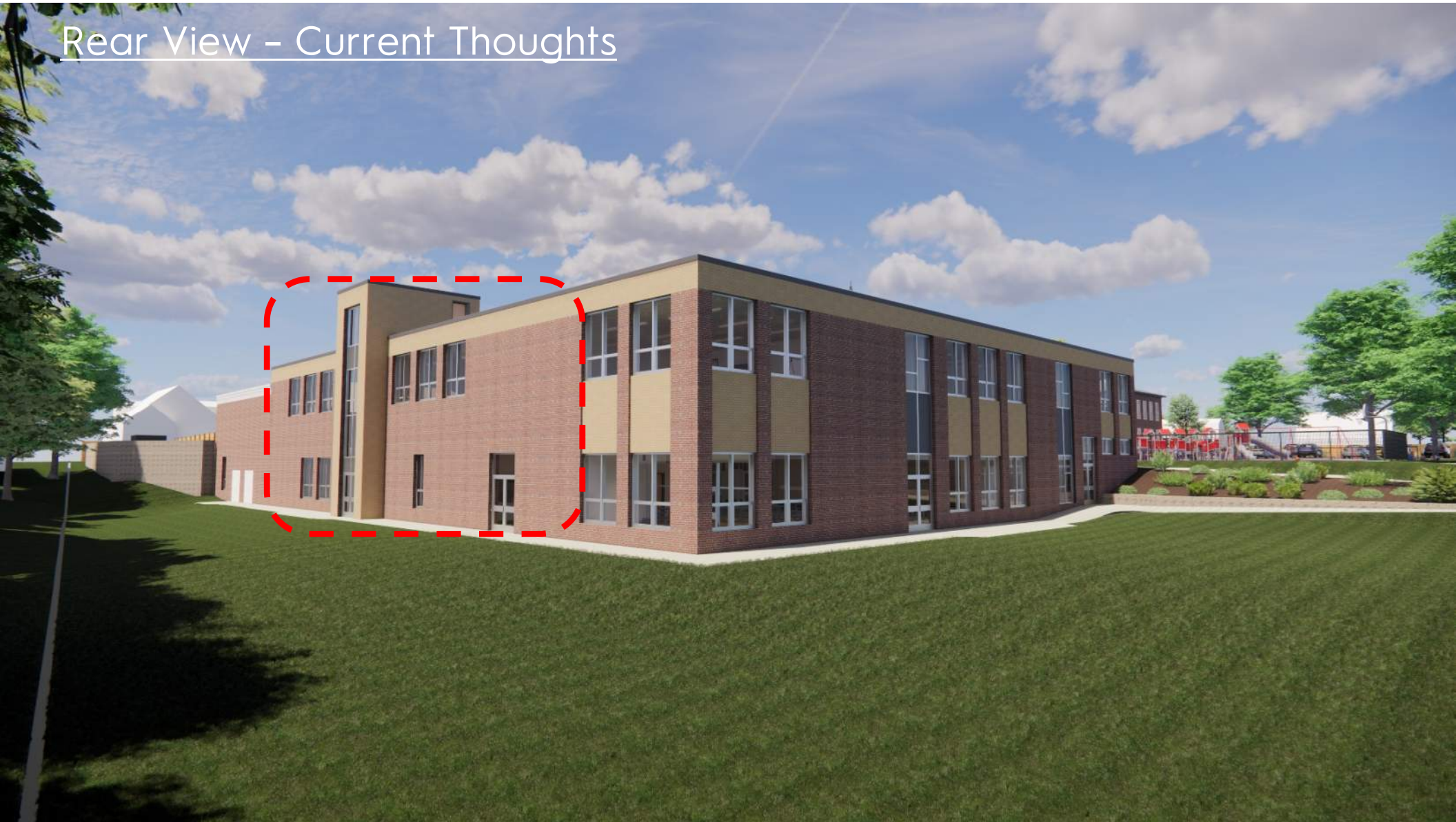
# General Design Update

## Rear View – Previous Meeting





## Rear View – Current Thoughts





## Rear Entrance to Addition – Previous Meeting

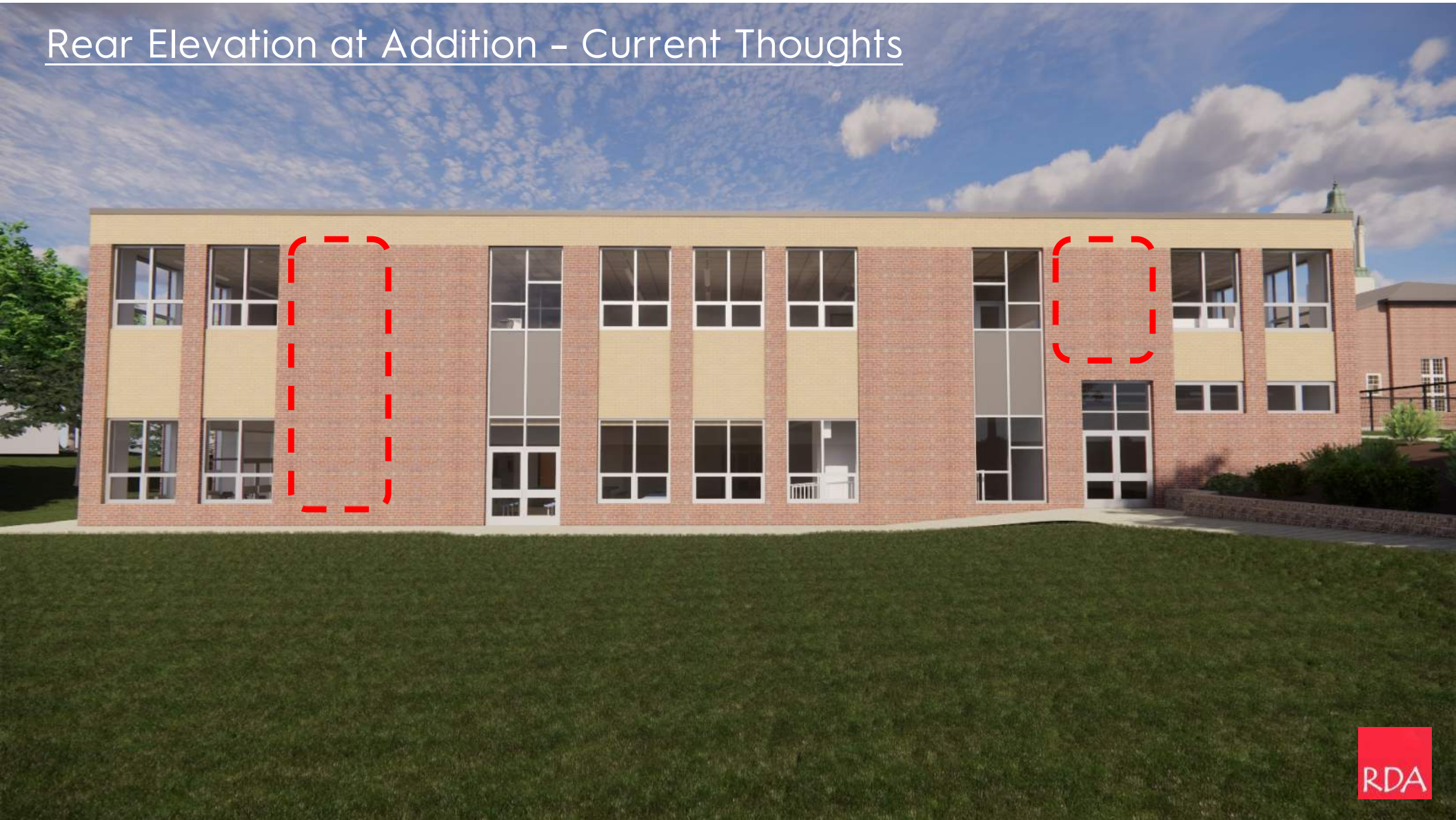


## Rear Entrance to Addition – Current Thoughts





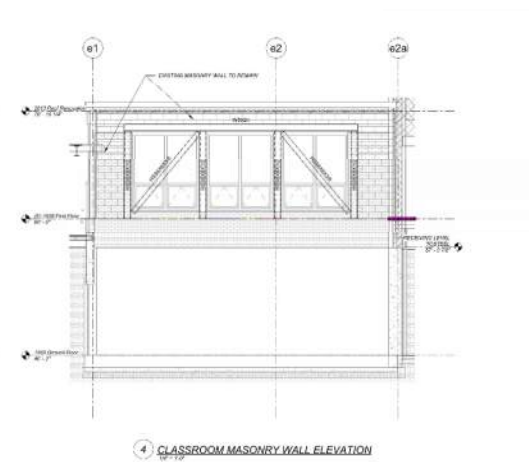
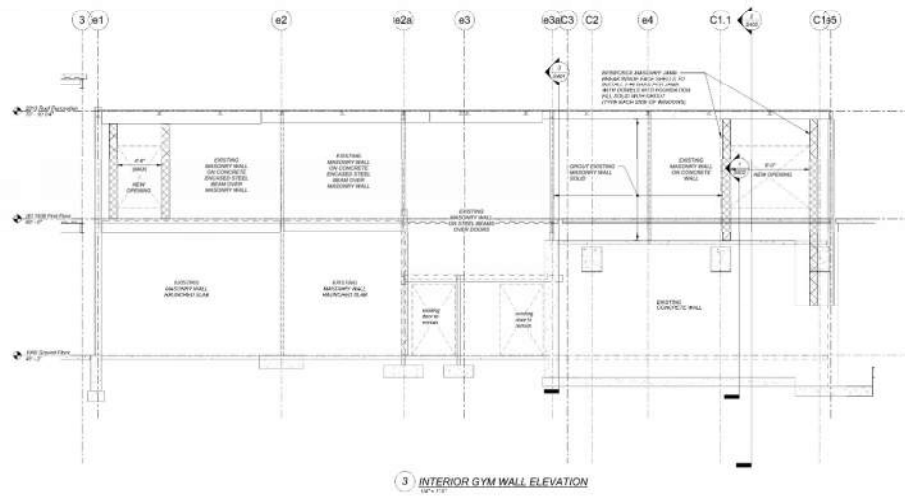
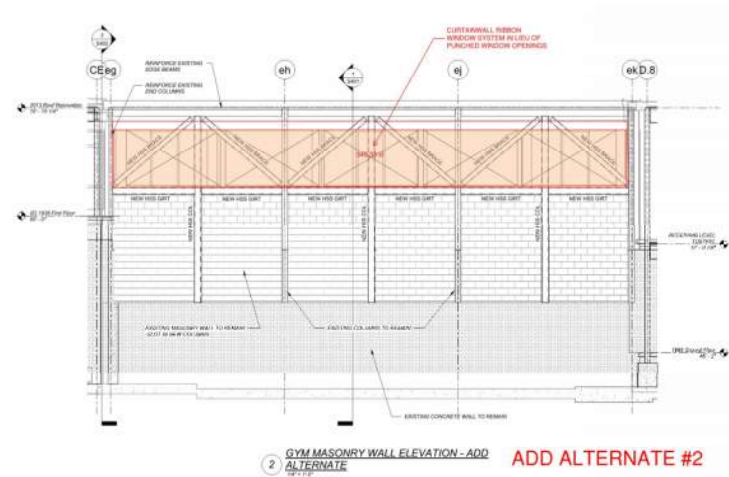
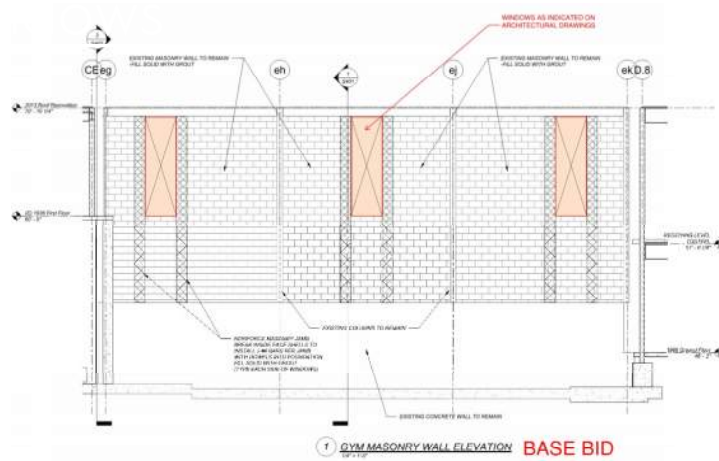
## Rear Elevation at Addition – Current Thoughts



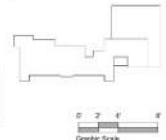


## Front Accessible Entrance to Stair Addition – Previous Meeting





PROGRESS SET  
FOR REVIEW PURPOSES ASSUMES NO  
MODIFICATIONS  
NOT FOR CONSTRUCTION





## Front Accessible Entrance to Stair Addition – Current Thoughts



## Gym Windows



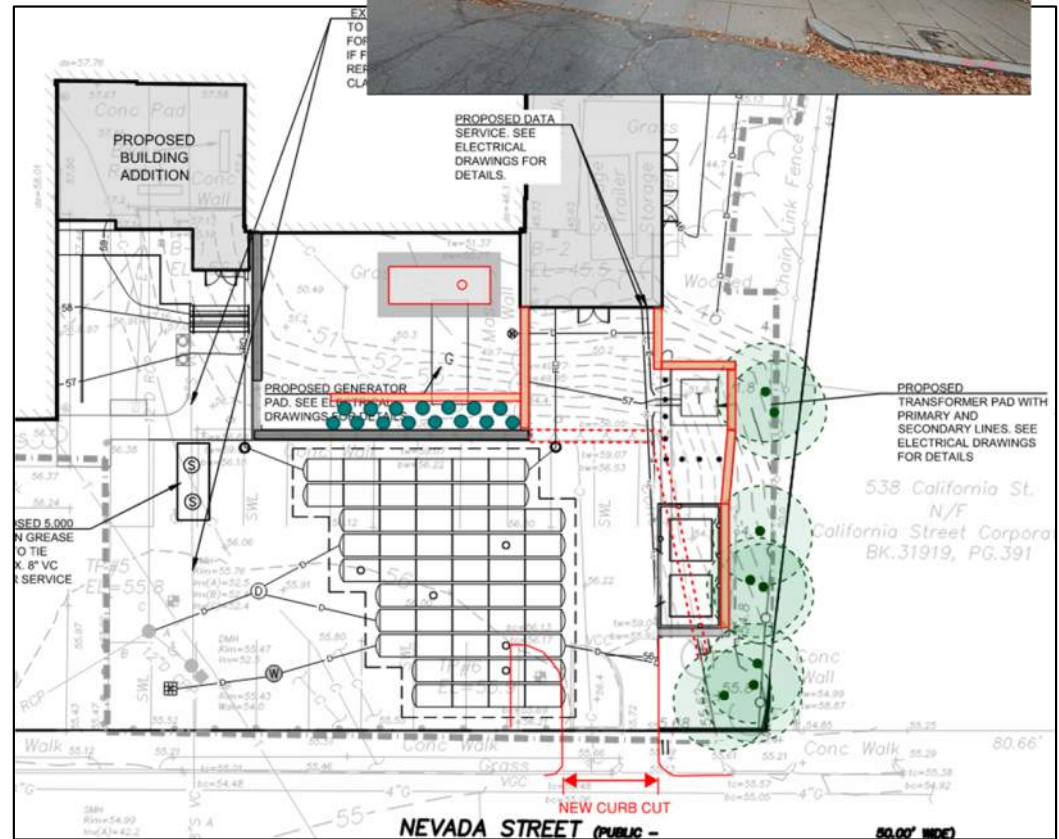
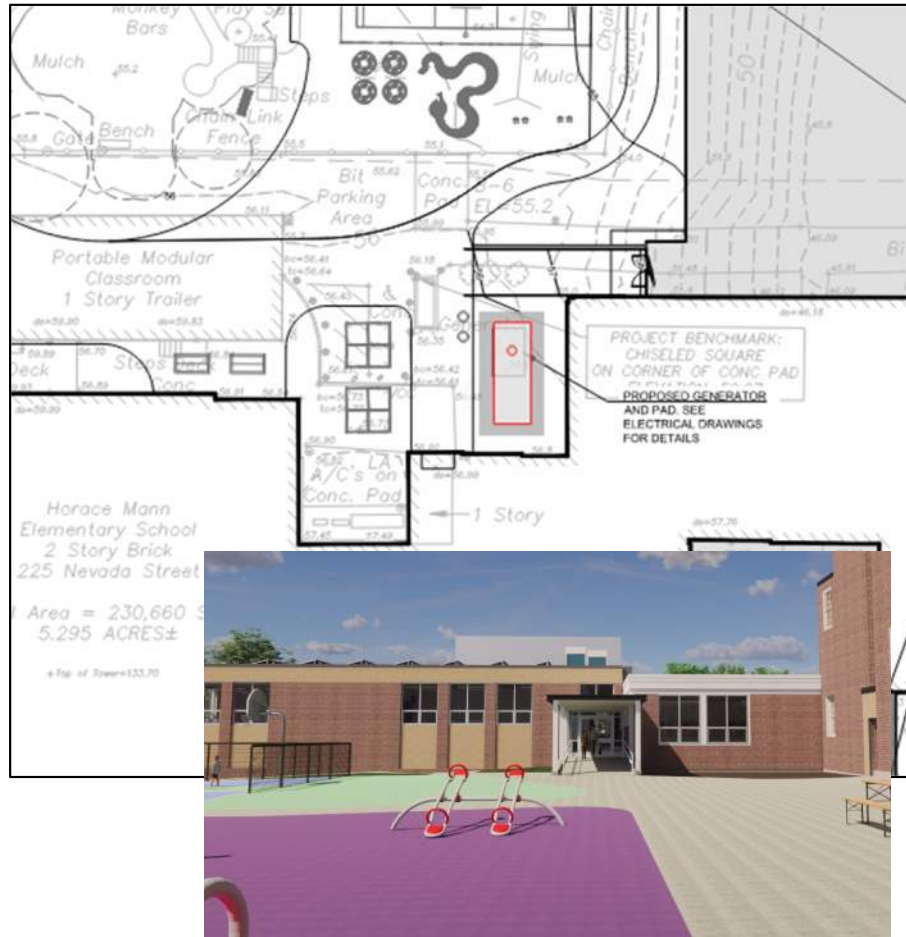


## Site Improvements



- Emergency Access
- On-Site Parking (no net loss)
- Exterior Lighting
- New PIP Playground
- Hardsurface Play
- Relocated BB Field
- Retained Sledding Hill
- Accessibility
- Trees & Vegetation

# Generator & Transformer Location Options









# Questions & Comments

