

# Horace Mann Elementary School

Expanded FS Phase

# SBC/DRC Meeting

September 28, 2023





# Agenda

Recap Summer Due-Diligence

Site Design

Building Design – Option D.9.2

Next Steps

# 2023 Due-Diligence

## Complete:

- Design Team walk-throughs:  
G-G-D (MEP+FP)  
Foley Buhl Roberts (Structural)
- Code Review:  
Thornton Tomasetti & BF+A
- Geotechnical Borings:  
Terracon
- Test Pits: complete  
Samiotes
- Completed Site Survey:  
Samiotes
- Staff Design Update

## To Be Scheduled:

- Flow Test:  
G-G-D

City of Newton  
Department of Public Works - Utilities Division  
60 Elliot Street - Newton, MA, 02461 - Phone: 617.796.1640  
**Flow Test Application**

**Unauthorized use of a hydrant is a Three Hundred-Dollar (\$300.00) Fine**

Applicant: \_\_\_\_\_ Location Address: \_\_\_\_\_  
Print Name \_\_\_\_\_ Street Address \_\_\_\_\_  
Company Name \_\_\_\_\_ Hydrant #1 \_\_\_\_\_  
Contact Phone Number \_\_\_\_\_ Hydrant #2 \_\_\_\_\_  
Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Additional forms required for multiple tests.  
Applicant will supply all testing equipment that is needed to perform the test  
Applicant or designee must be present during the test  
Newton Utilities will operate the hydrants  
Payment is required before flow test is scheduled  
A minimum of 72 hours notice is needed to schedule

\* The attached form needs to be filled out the day of the flow test and submitted to city employees when testing is completed.  
By signing this application, you are agreeing to the terms and will follow the rules and regulations established by the City of Newton Utilities Division.

-----  
**Fire Flow Testing Fees (per test):**

\$200	Monday - Friday 8:00 A.M. to 2:00 P.M.
\$400	Evenings, Weekends, Holidays **

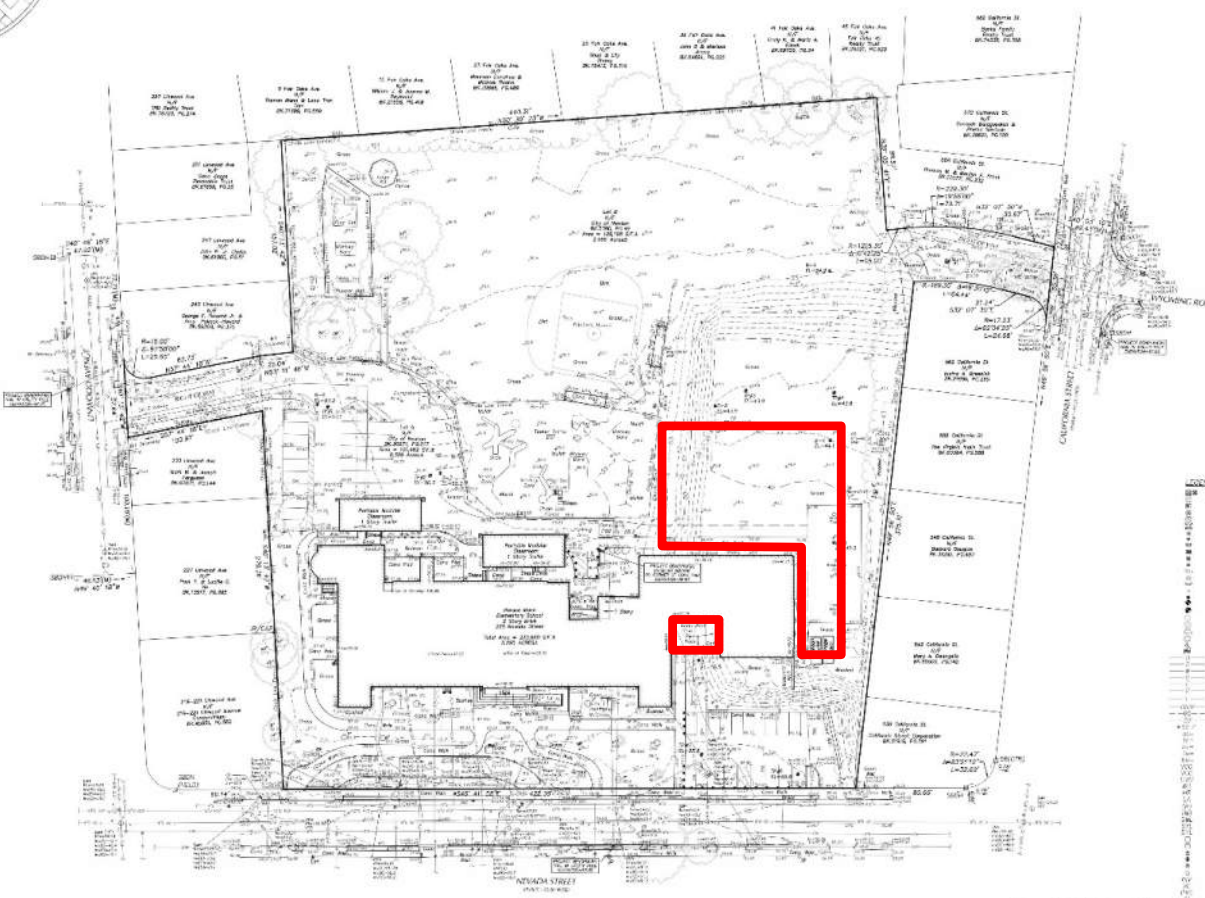
\*\* Only with prior approval from Newton Utilities

Mail Check to: \_\_\_\_\_ Total Due: \$ \_\_\_\_\_  
City of Newton  
Department of Public Works  
Water & Sewer Billing Office  
1000 Commonwealth Avenue  
Newton Centre, Massachusetts 02459-1449

# Completed Professional Land Survey



LOCUS MAP  
not to scale



- LEGEND**
- 1. LOCUS MAP
  - 2. UNIMPROVED LOT
  - 3. IMPROVED LOT
  - 4. LOT AREA
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**samnotes**

**Samnotes Civil, Inc.**  
1000 Main Street  
Newton, MA 02459  
Tel: 617.552.1111  
Fax: 617.552.1112  
www.samnotes.com

**HORACE MANN  
ELEMENTARY SCHOOL  
225 NEVADA ST., NEWTON, MA 02460**

**EXISTING CONDITIONS  
PLAN OF LAND**

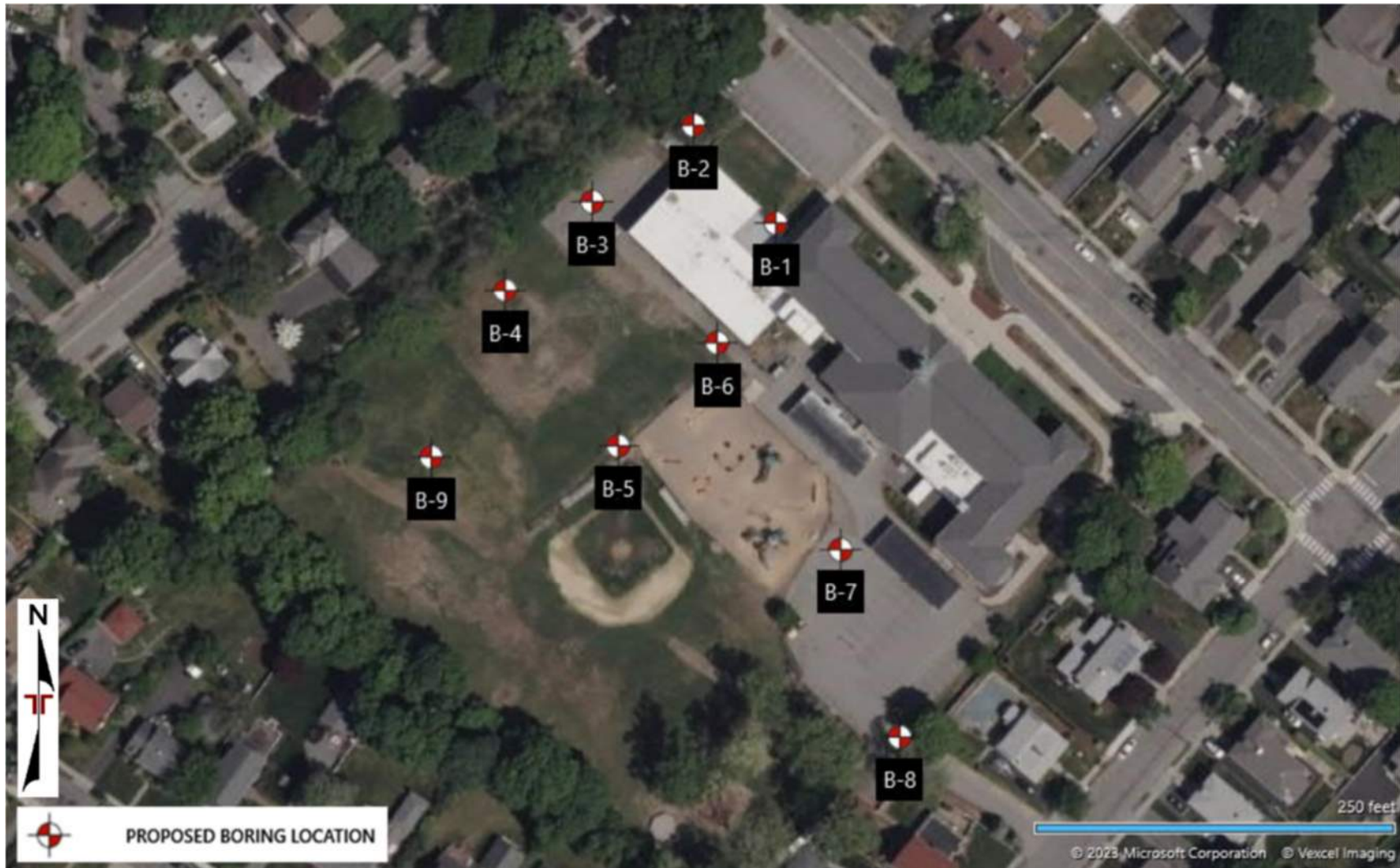
DATE: 08/10/2010  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO.: [Number]

**EX-1**

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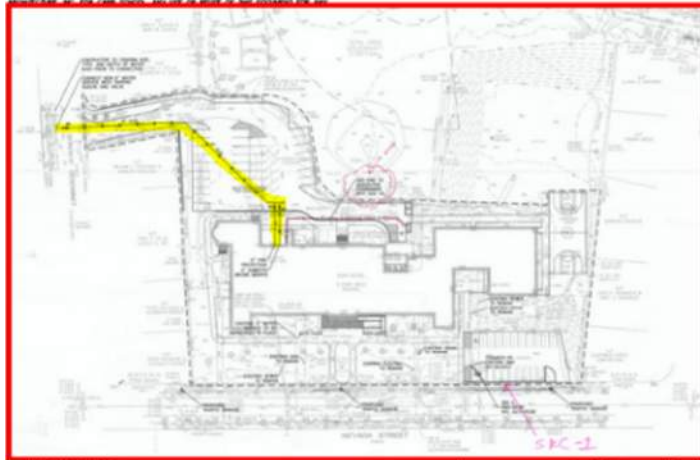


## Geotechnical Borings Plan



# Test Pit Plan

NOTICE: ENGINEER'S SCOPE OF SERVICES UNDER CONTRACT WITH BARRINGER  
 LIMITED TO THE DESIGN OF THE TEST PIT PLAN AND THE LOCATION OF THE TEST PIT PLAN.

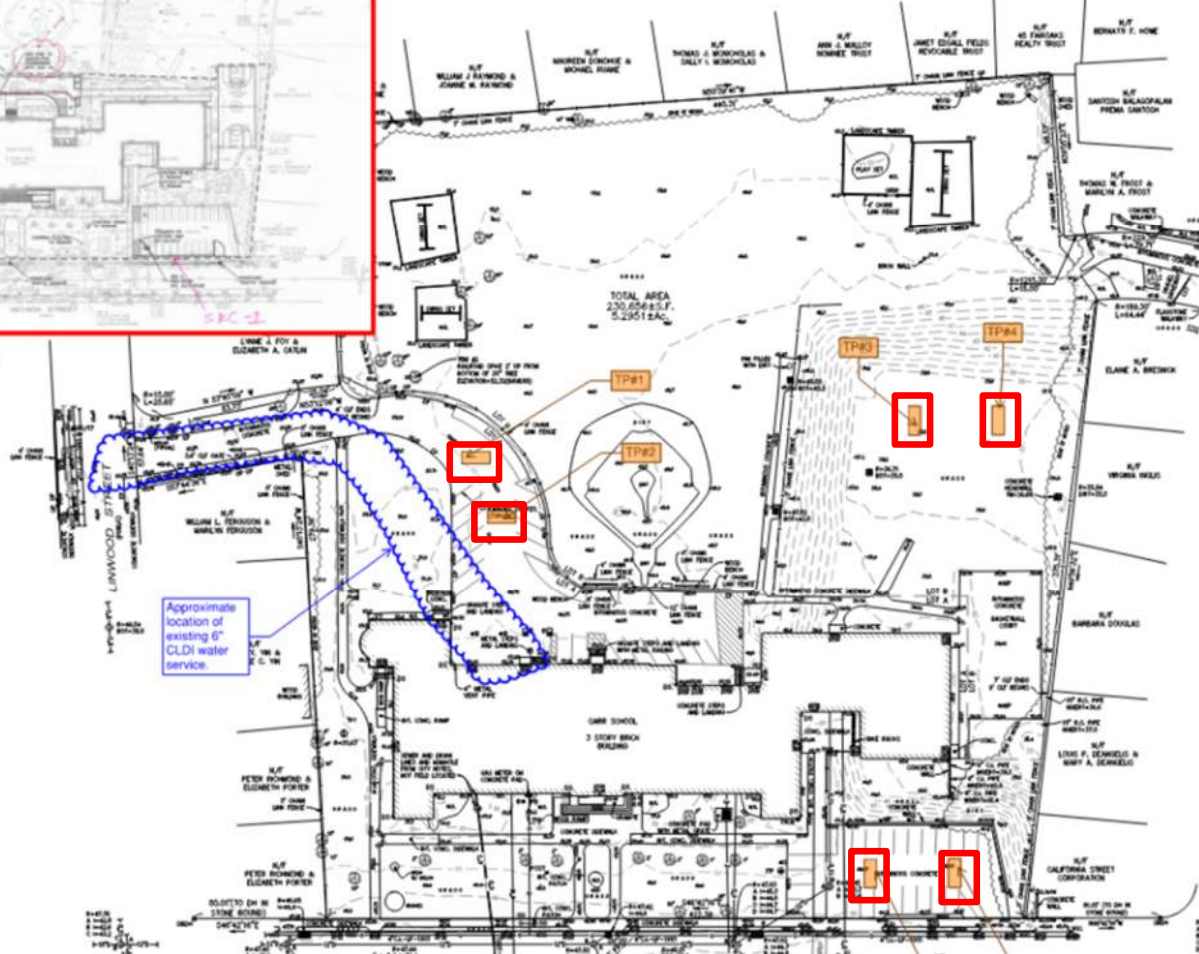


1. THE PROPER UTILITY ENGINEER/COMPANY SHOULD BE CONSULTED AND THE ACTUAL  
 LOCATION OF UNDERGROUND UTILITIES SHOULD BE DETERMINED IN THE FIELD (O.U.F.) BEFORE  
 BEGINNING FUTURE CONSTRUCTION. CONTACT THE SAN JOSE GAS CENTER AT  
 (408) 244-7222, SEVENTY-TWO HOURS PRIOR TO CONSTRUCTION, BLASTING, GRADING,  
 AND/OR PAVING.  
 2. UTILITIES NOT YET REVEALED AS OF 12/16/20 ARE MENTIONED NEARBY WATER & SEWER  
 EPI, MWA SEWER, RAIL, COMCAST AND NEWTON ENGINEERING SOFT.

REFERENCES:  
 SEE BOOK 20271 PAGE 217  
 SEE BOOK 5383 PAGE 43  
 SAN JOSE GAS CENTER  
 SAN JOSE GAS CENTER

## LEGEND

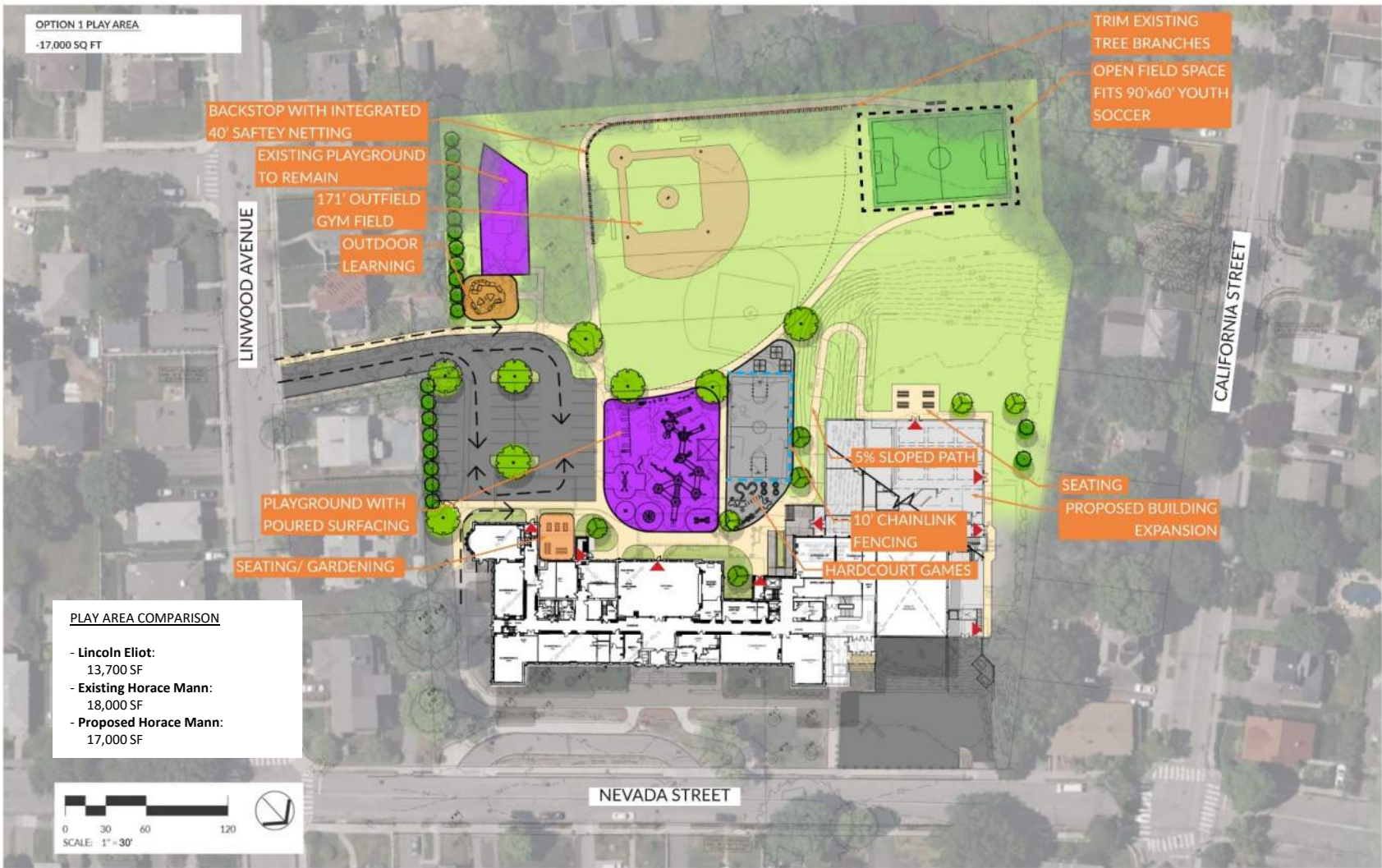
■	CATCH BASIN
■	DEBRIS BIN
■	ELECTRIC MANSION
■	MISCELLANEOUS MANHOLE
■	SEWER MANHOLE
■	GAS SHUT-OFF
■	WATER SHUT-OFF
■	GAS LINE
■	WATER LINE
■	PAVE W/CRACK
■	FORM SPOT
■	UTILITY POLE WITH CONDUIT LINE TO GROUND
■	UTILITY POLE WITH CONDUIT LINE TO GROUND
■	HAND HOLE
■	METAL PIPE
■	STEEL PIPE
■	CONCRETE PIPE WITH BRICK JACKET
■	CONCRETE PIPE WITH BRICK JACKET
■	CHAIN LINK FENCE
■	VERTICAL GRANITE CURB
■	EDGE OF PAVEMENT
■	MISCELLANEOUS
■	FINISHED CONCRETE
■	LANDSCAPE RUBBER
■	FINISHED CONCRETE
■	CONCRETE NOT OPEN
■	TOP OF CONCRETE
■	UNDERGROUND ELECTRIC LINE
■	UNDERGROUND GAS LINE



Approximate location of existing 6" CLDI water service.

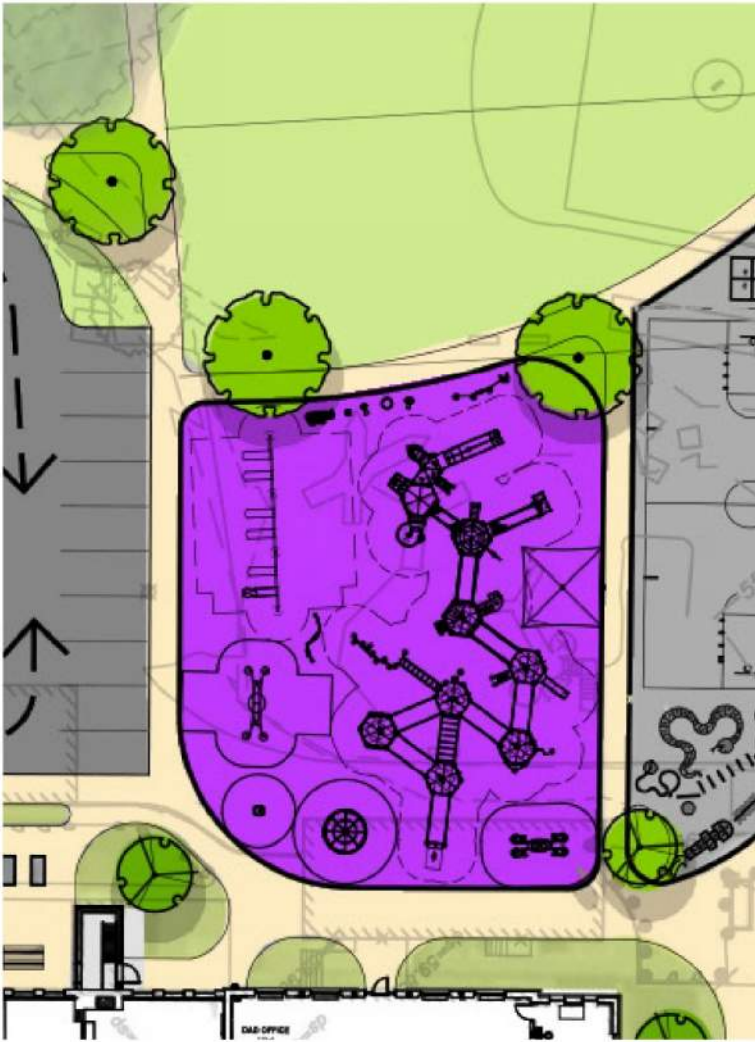
# Site / Landscape Design





**LAYOUT PLAN**  
HORACE MANN ELEMENTARY SCHOOL





**PLAYGROUND EQUIPMENT**  
HORACE MANN ELEMENTARY SCHOOL




 LINCOLN ELIOT ELEMENTARY SCHOOL   
 MEQ23549 • 6.8.2023  
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② **PLAYGROUND RENDERING - SOUTHEAST FACING**  
SCALE: N/A

IMAGE




 LINCOLN ELIOT ELEMENTARY SCHOOL   
 MEQ23549 • 6.8.2023  
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ROCK/ NATURE THEME - LARGER SCALE WITH CLIMBING FEATURES



WOODEN STRUCTURE



MOUNDED PLAY & LOW HEIGHT EQUIPMENT



WATER THEME - HILLSIDE COMPONENTS & MID HIGHT PLAY EQUIPMENT



LOW HEIGHT WITH VARIETY OF CLIMBING FEATURES



COMPACT - SWINGS, SPINNERS, CLIMBING

## PRECEDENT IMAGES - PLAYGROUND EQUIPMENT

HORACE MANN ELEMENTARY SCHOOL

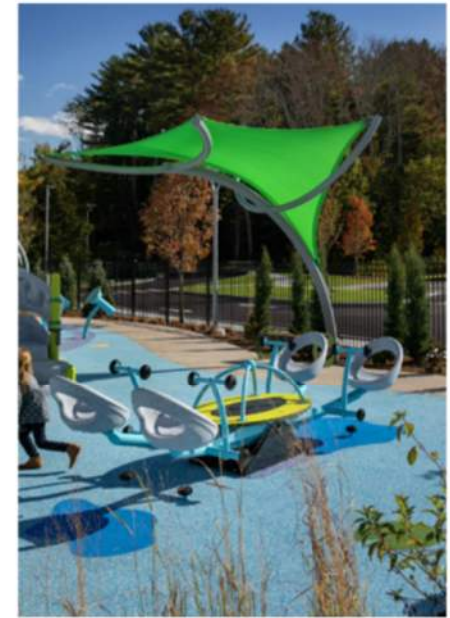




HILLSIDE SLIDE AND CLIMBING



CASCADE CLIMBER



ACCESSIBLE SEE-SAW AND SHADE STRUCTURE



FORMAL SEATING - PLAY FEATURE



RAIN GARDEN, BOULDERS, OUTDOOR LEARNING

## PRECEDENT IMAGES - PLAYGROUND EQUIPMENT

HORACE MANN ELEMENTARY SCHOOL



# HARDSURFACE PLAY



**HARDCOURT GAMES**  
HORACE MANN ELEMENTARY SCHOOL



OBSTACLE COURSE



GAMES



PLINKO DROP SHOT



MULTI-USE BASKETBALL



OUTDOOR LEARNING OPTIONS  
HORACE MANN ELEMENTARY SCHOOL



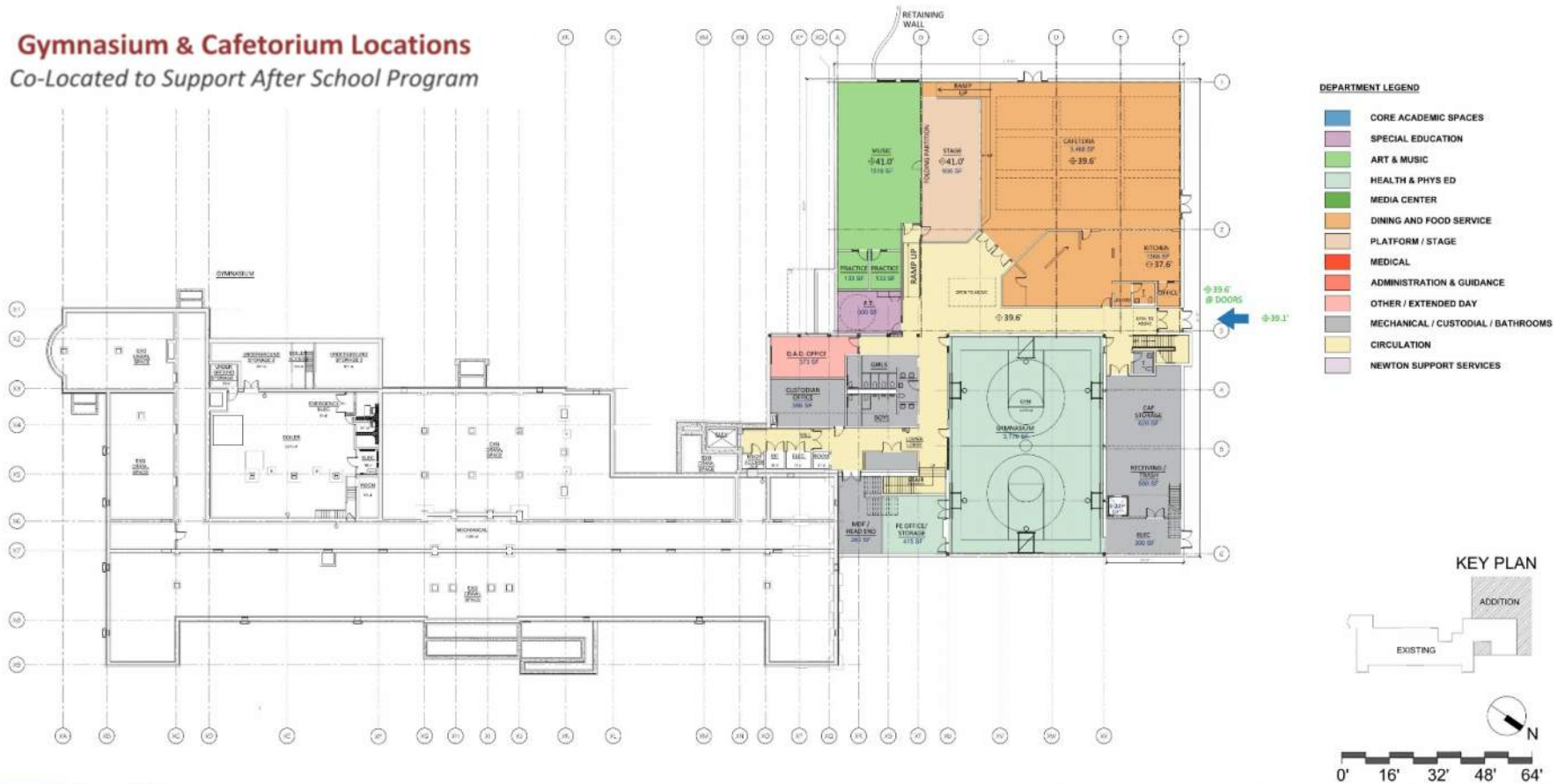
# Building Design



# Option D.9.2 School Program – Lower Level

	EXISTING SF	OPTION D9.2 ADDITION	TOTAL
GROUND FLOOR	10,880 SF	13,130 SF	24,010 SF
FIRST FLOOR	25,230 SF	12,951 SF	38,181 SF
SECOND FLOOR	14,122 SF	1,173 SF	15,295 SF
TOTAL	50,232 SF	27,254 SF	77,486 SF

## Gymnasium & Cafetorium Locations Co-Located to Support After School Program



# Option D.9.2 School Program – First Floor

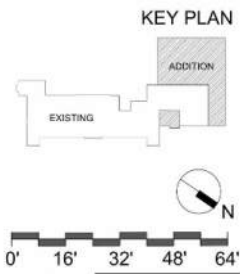
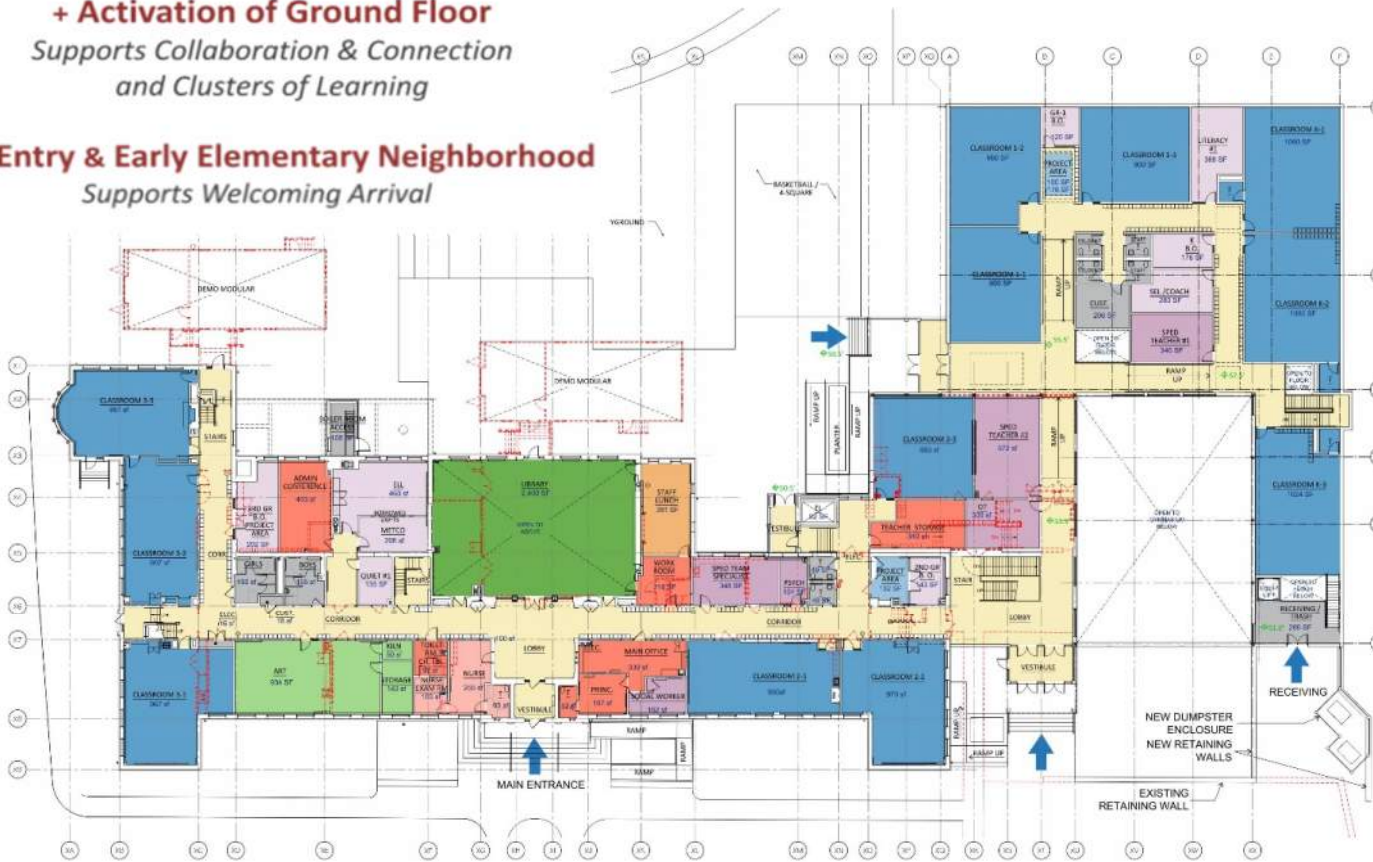
**Early Elementary Neighborhoods**  
**+ Activation of Ground Floor**  
*Supports Collaboration & Connection*  
*and Clusters of Learning*

**New Entry & Early Elementary Neighborhood**  
*Supports Welcoming Arrival*

	EXISTING SF	OPTION D9.2 ADDITION	TOTAL
GROUND FLOOR	10,880 SF	13,130 SF	24,010 SF
FIRST FLOOR	25,230 SF	12,861 SF	38,181 SF
SECOND FLOOR	14,122 SF	1,173 SF	15,295 SF
TOTAL	50,232 SF	27,254 SF	77,486 SF

**DEPARTMENT LEGEND**

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYS ED
- MEDIA CENTER
- DINING AND FOOD SERVICE
- PLATFORM / STAGE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- OTHER / EXTENDED DAY
- MECHANICAL / CUSTODIAL / BATHROOMS
- CIRCULATION
- NEWTON SUPPORT SERVICES



**RDA** Raymond Design Associates, Inc. Architects & Planners  
 60 Ledgewood Place  
 Rockland, MA 02370

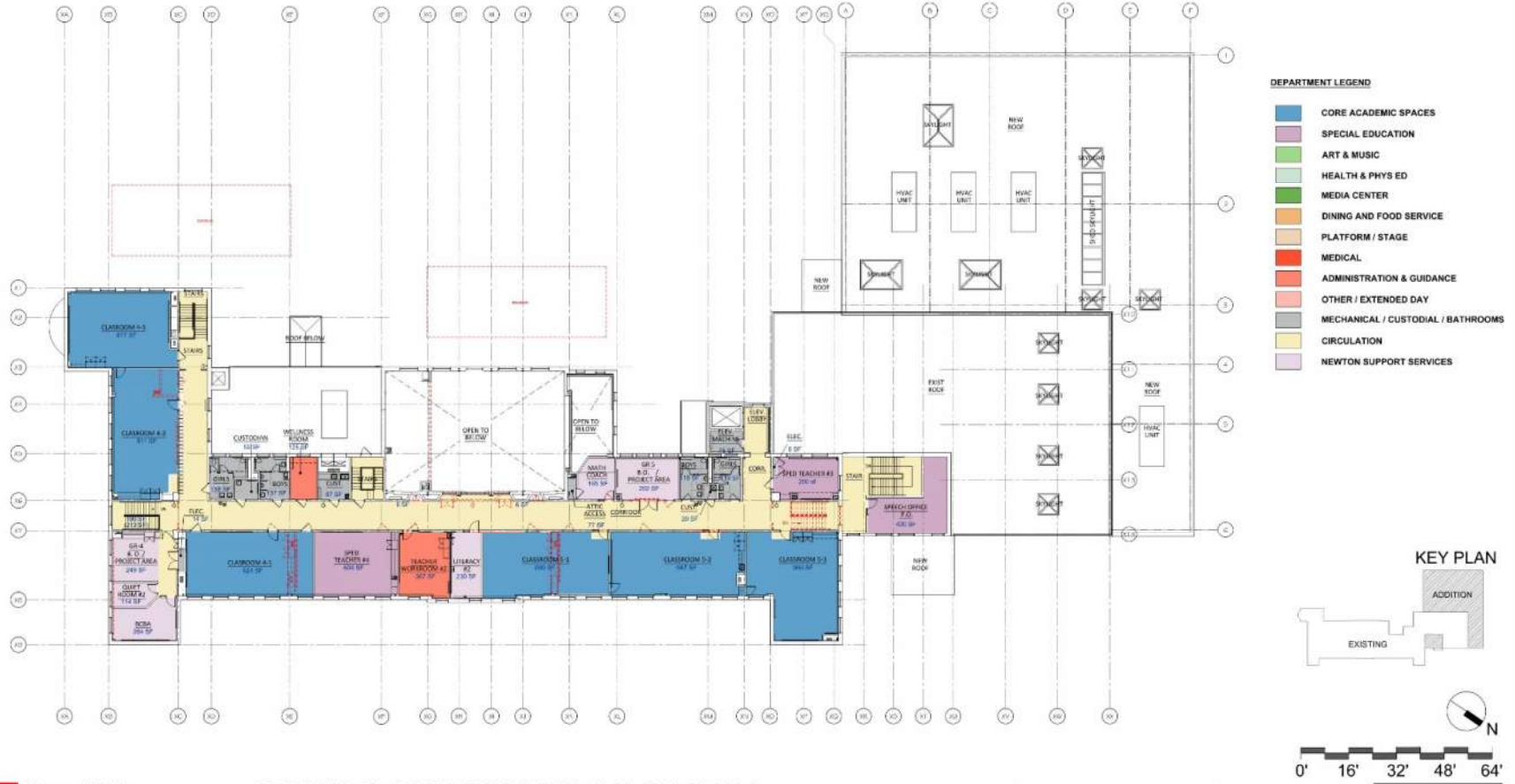
FIRST FLOOR PROGRAMMING DIAGRAM  
 OPTION D9.2

HORACE MANN ELEMENTARY SCHOOL  
 CONCEPTUAL LONG-TERM PLAN  
 SEPTEMBER 28, 2023

**D9.2.1.A**

# Option D.9.2 School Program – Second Floor

	EXISTING SF	OPTION D9.2 ADDITION	TOTAL
GROUND FLOOR	10,880 SF	13,130 SF	24,010 SF
FIRST FLOOR	25,230 SF	12,951 SF	38,181 SF
SECOND FLOOR	14,122 SF	1,173 SF	15,295 SF
TOTAL	50,232 SF	27,254 SF	77,486 SF



**Raymond Design Associates, Inc.**  
Architects & Planners  
60 Ledgewood Place  
Rockland, MA 02370

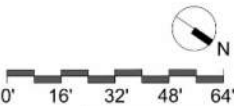
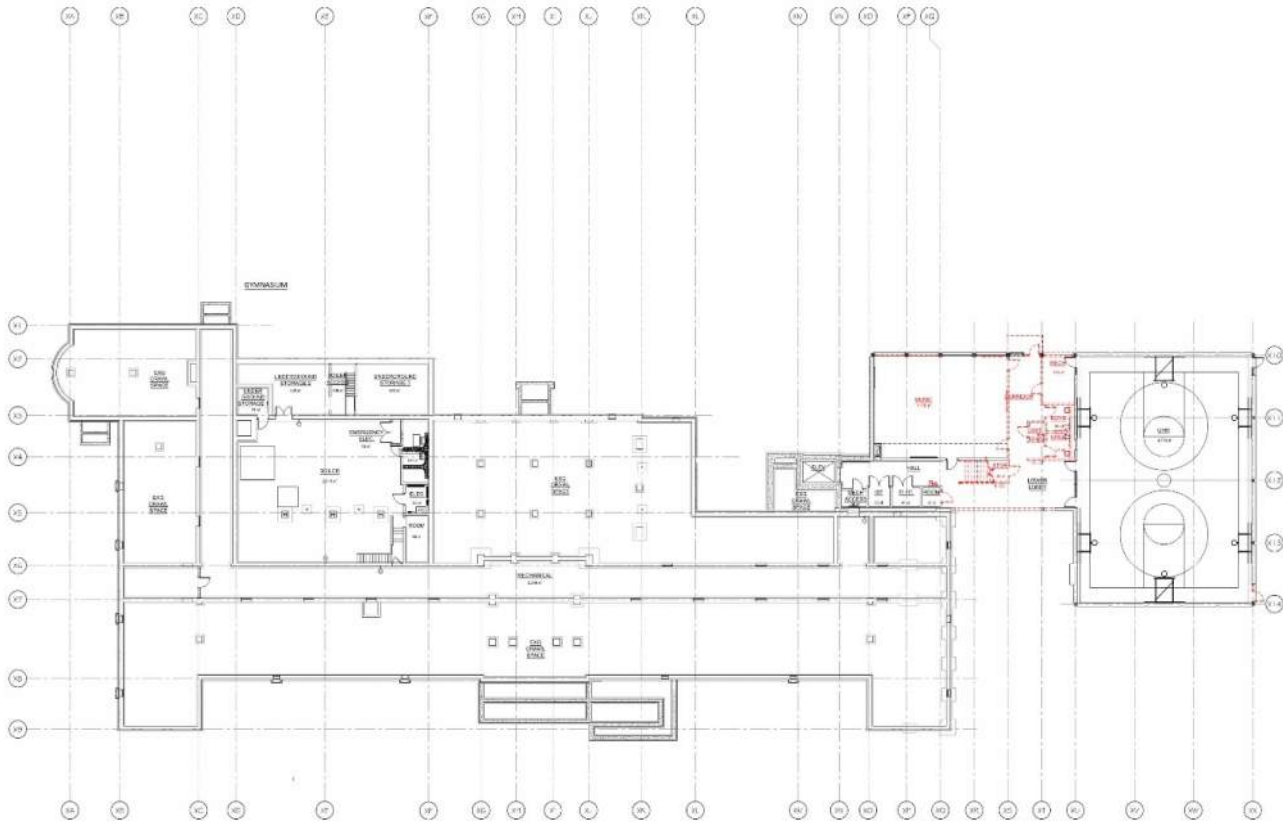
**SECOND FLOOR PROGRAMMING DIAGRAM  
OPTION D9.2**

**HORACE MANN ELEMENTARY SCHOOL  
CONCEPTUAL LONG-TERM PLAN  
SEPTEMBER 28, 2023**

**D9.2.2.A**



	EXISTING SF	OPTION D9.2 ADDITION	TOTAL
GROUND FLOOR	10,880 SF	13,130 SF	24,010 SF
FIRST FLOOR	25,230 SF	12,951 SF	38,181 SF
SECOND FLOOR	14,122 SF	1,173 SF	15,295 SF
<b>TOTAL</b>	<b>50,232 SF</b>	<b>27,254 SF</b>	<b>77,486 SF</b>

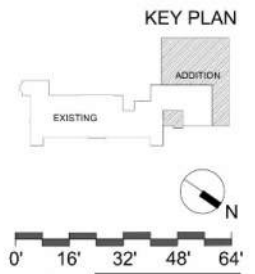
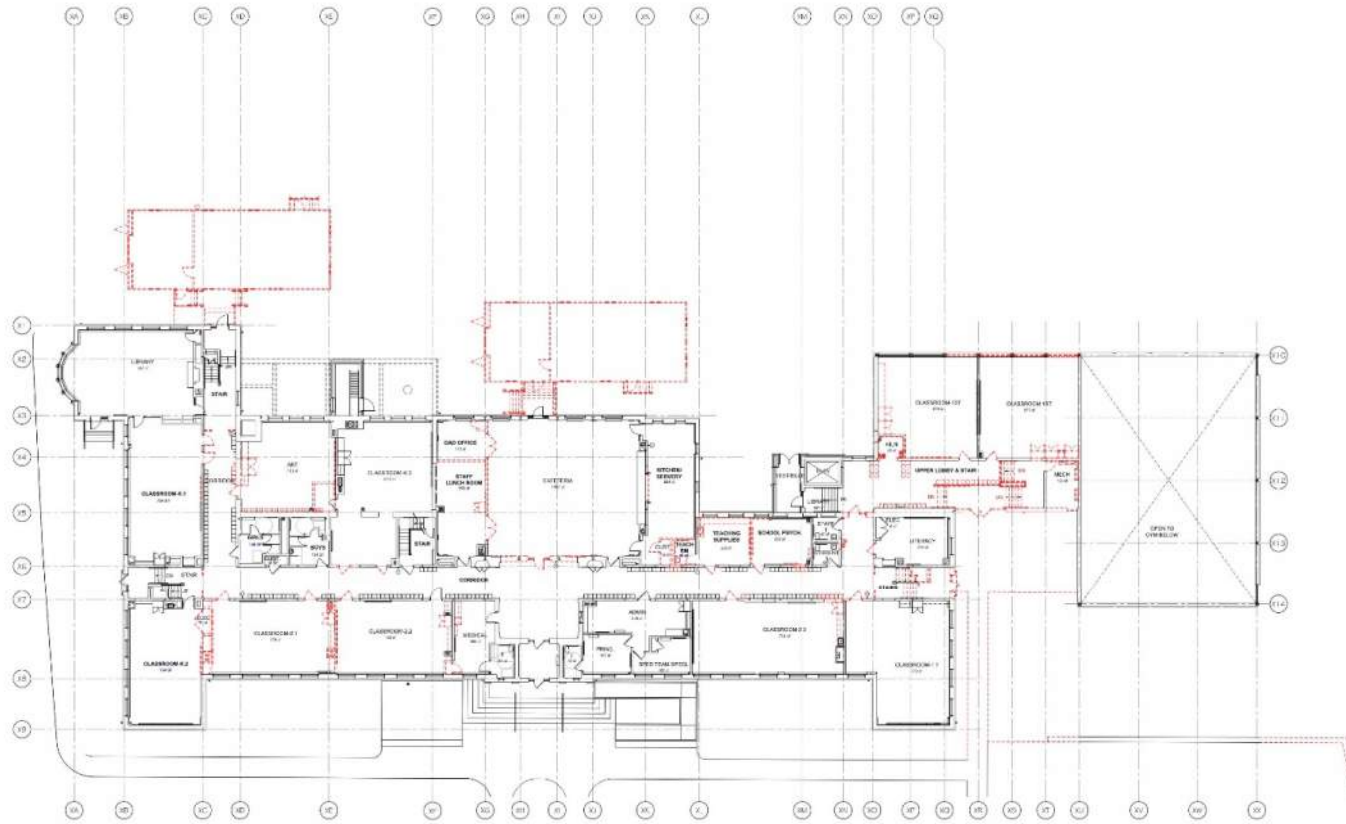


**RDA** Raymond Design Associates, Inc. Architects & Planners 60 Ledgewood Place Rockland, MA 02370

**LOWER LEVEL DEMOLITION DIAGRAM  
OPTION D9.2**

**HORACE MANN ELEMENTARY SCHOOL  
CONCEPTUAL LONG-TERM PLAN  
SEPTEMBER 21, 2023**

**D9.2.G.C**



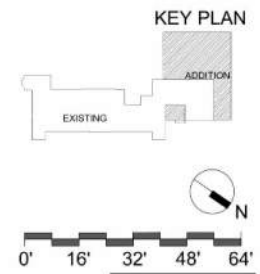
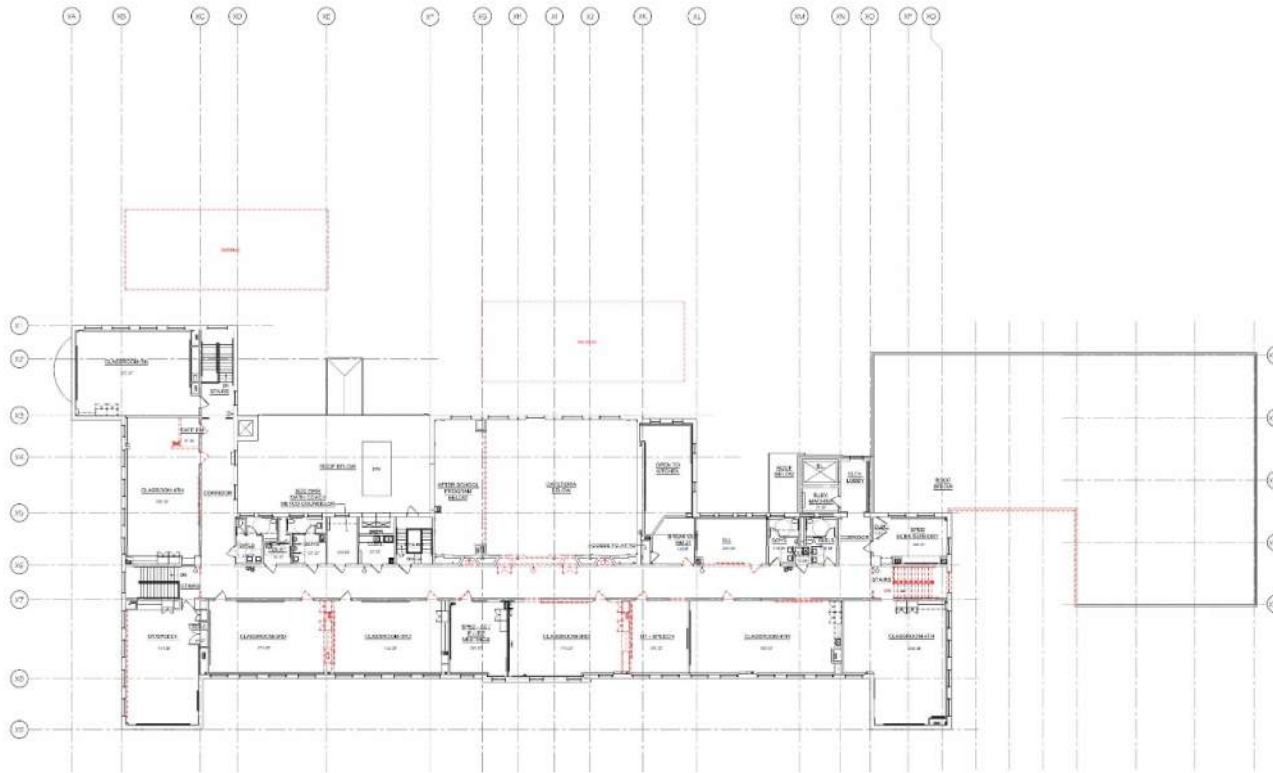
**RDA** Raymond Design Associates, Inc. Architects & Planners 60 Ledgewood Place Rockland, MA 02370

FIRST FLOOR DEMOLITION DIAGRAM  
OPTION D9.2

HORACE MANN ELEMENTARY SCHOOL  
CONCEPTUAL LONG-TERM PLAN  
SEPTEMBER 20, 2023

**D9.2.1.C**

	EXISTING SF	OPTION D9.2 ADDITION	TOTAL
GROUND FLOOR	10,880 SF	13,130 SF	24,010 SF
FIRST FLOOR	25,230 SF	12,951 SF	38,181 SF
SECOND FLOOR	14,122 SF	1,173 SF	15,295 SF
TOTAL	50,232 SF	27,254 SF	77,486 SF



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60 Ledgewood Place  
Rockland, MA 02370

**SECOND FLOOR DEMOLITION DIAGRAM  
OPTION D9.2**

**HORACE MANN ELEMENTARY SCHOOL  
CONCEPTUAL LONG-TERM PLAN  
SEPTEMBER 20, 2023**

**D9.2.2.C**



# Next Steps:

- Review and approve Option D.9.2 Building and Site Plans
  - Prepare Documents for Estimating

# Questions & Comments