# Horace Mann Elementary School

FS Phase

# SBC / DRC Meeting

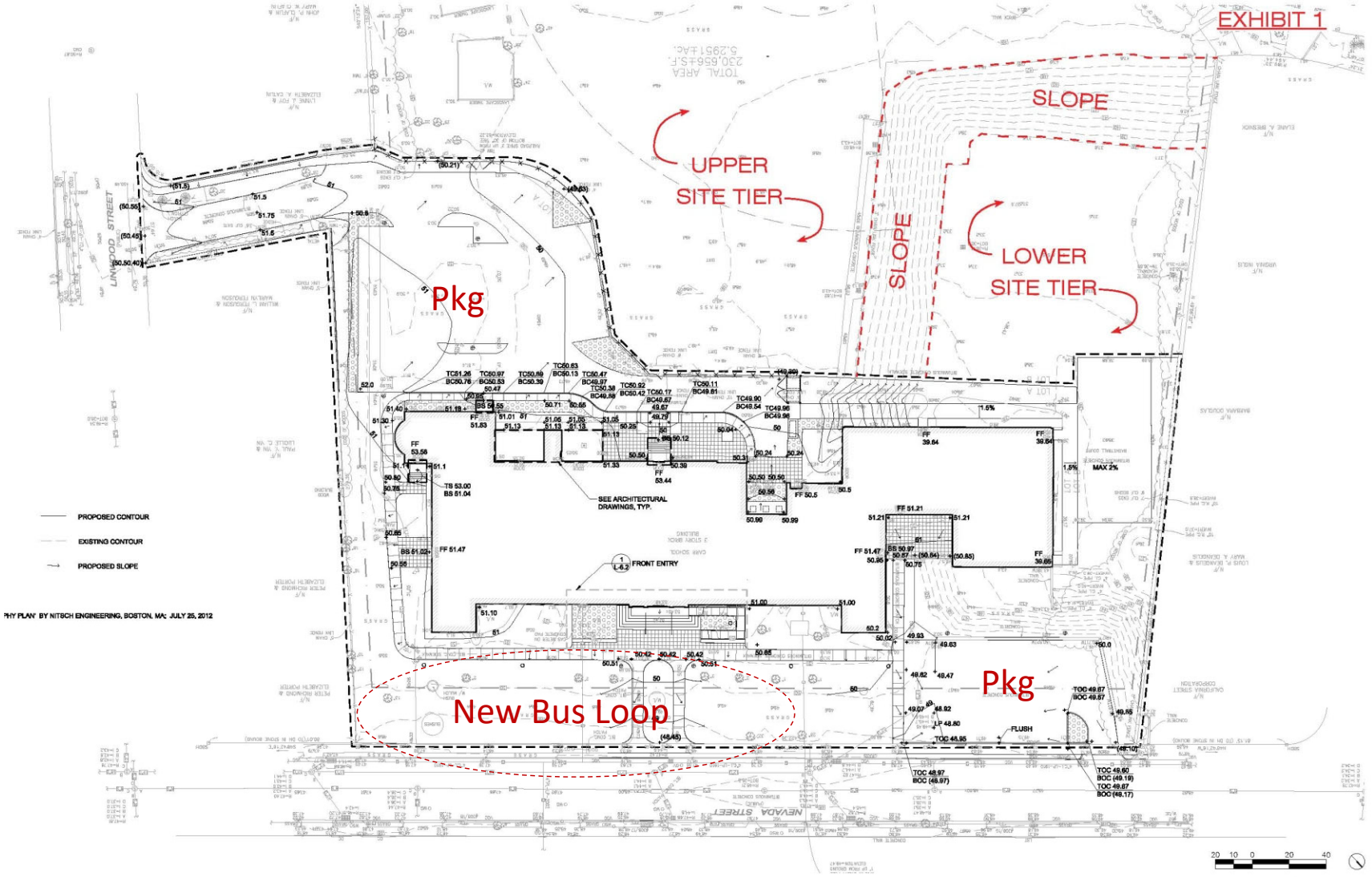
March 24, 2022

Raymond
Design Associates

# Existing Horace Mann Elementary School

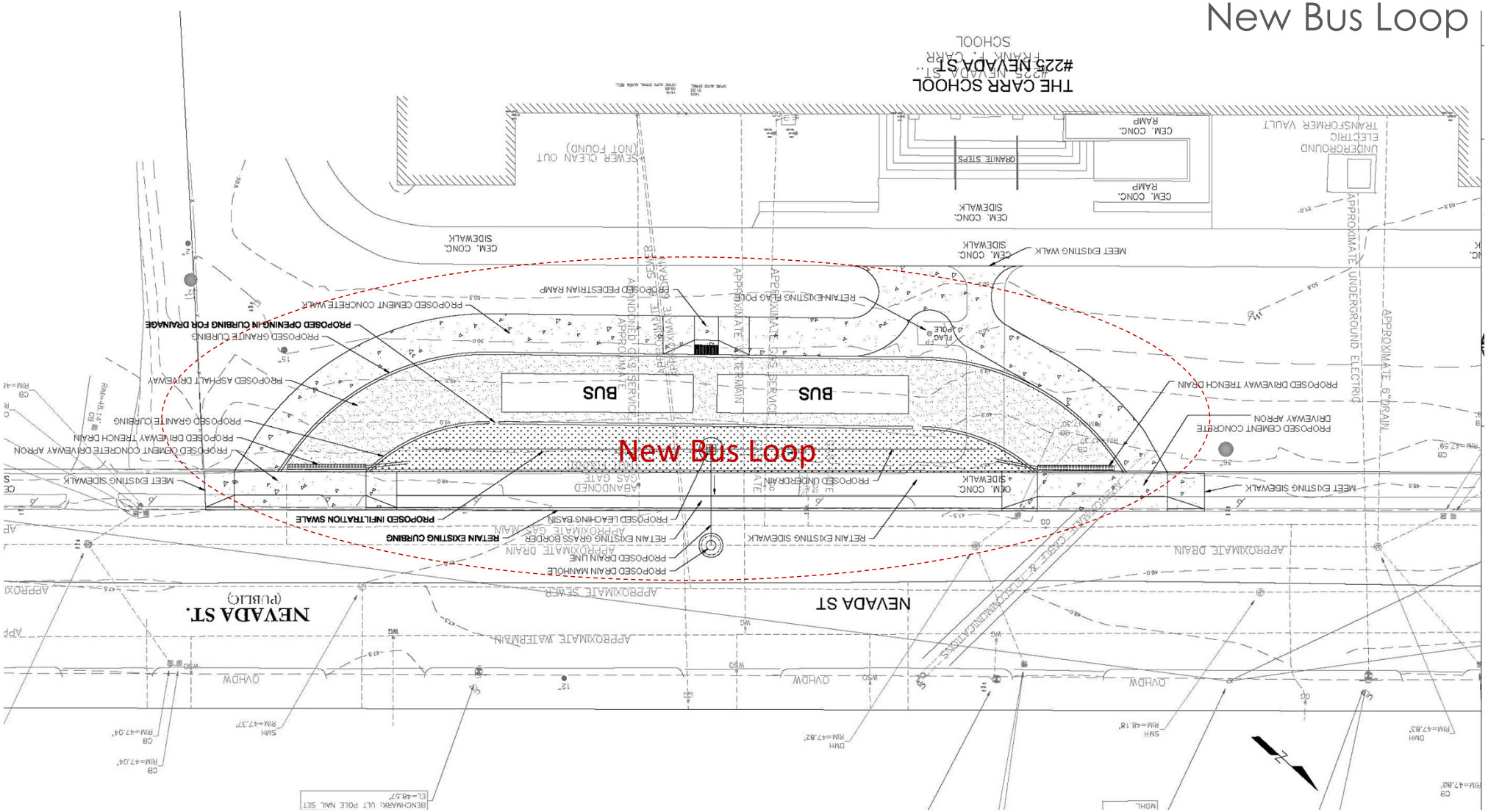

Existing Horace Mann School
Carr School Playground
Horace Mann Elementary School
New Bus Loop
Linwood Avenue
Linwood Ave
Nevada Street

# Site Plan
Existing

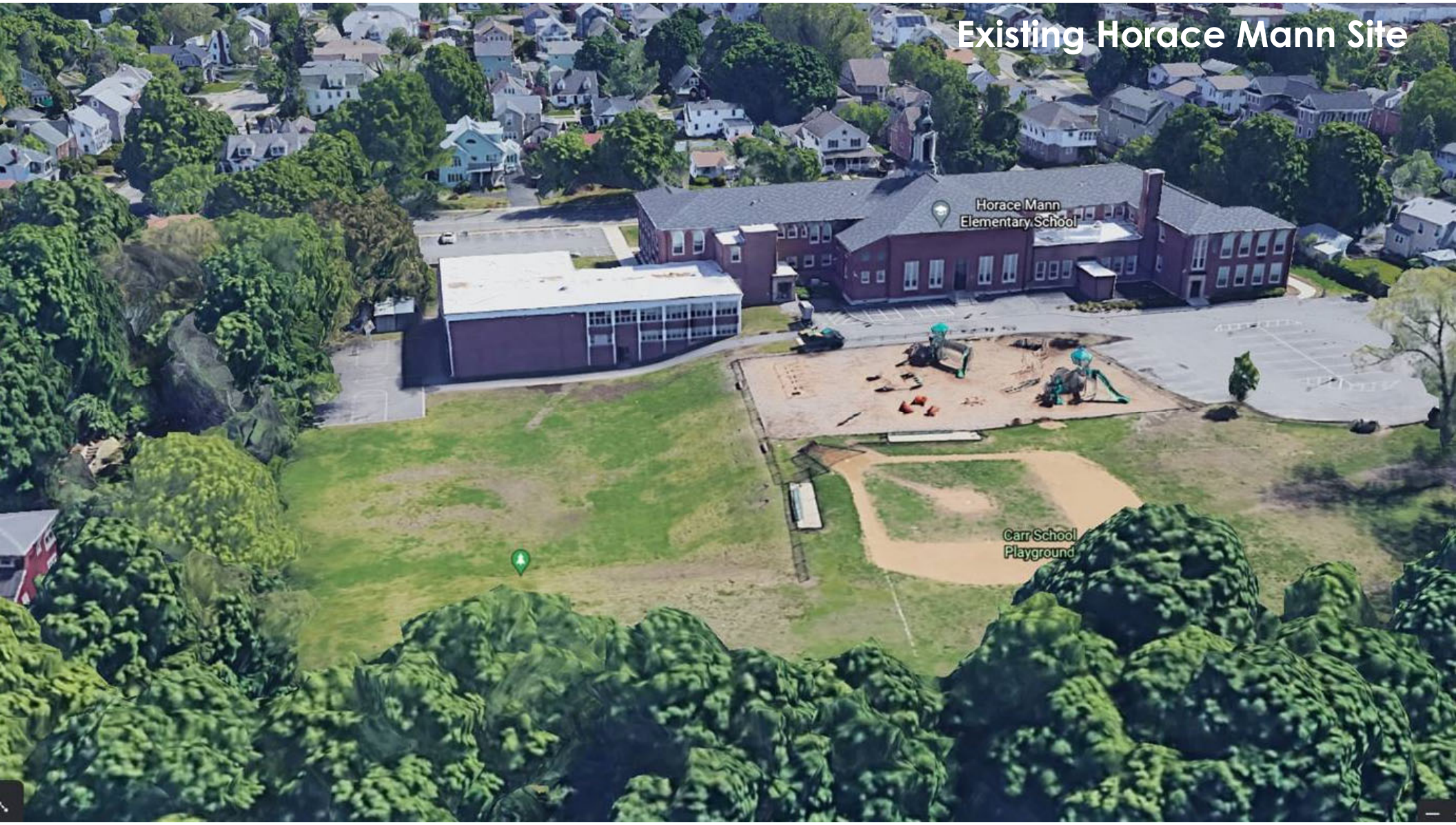


# Site Plan

## New Bus Loop

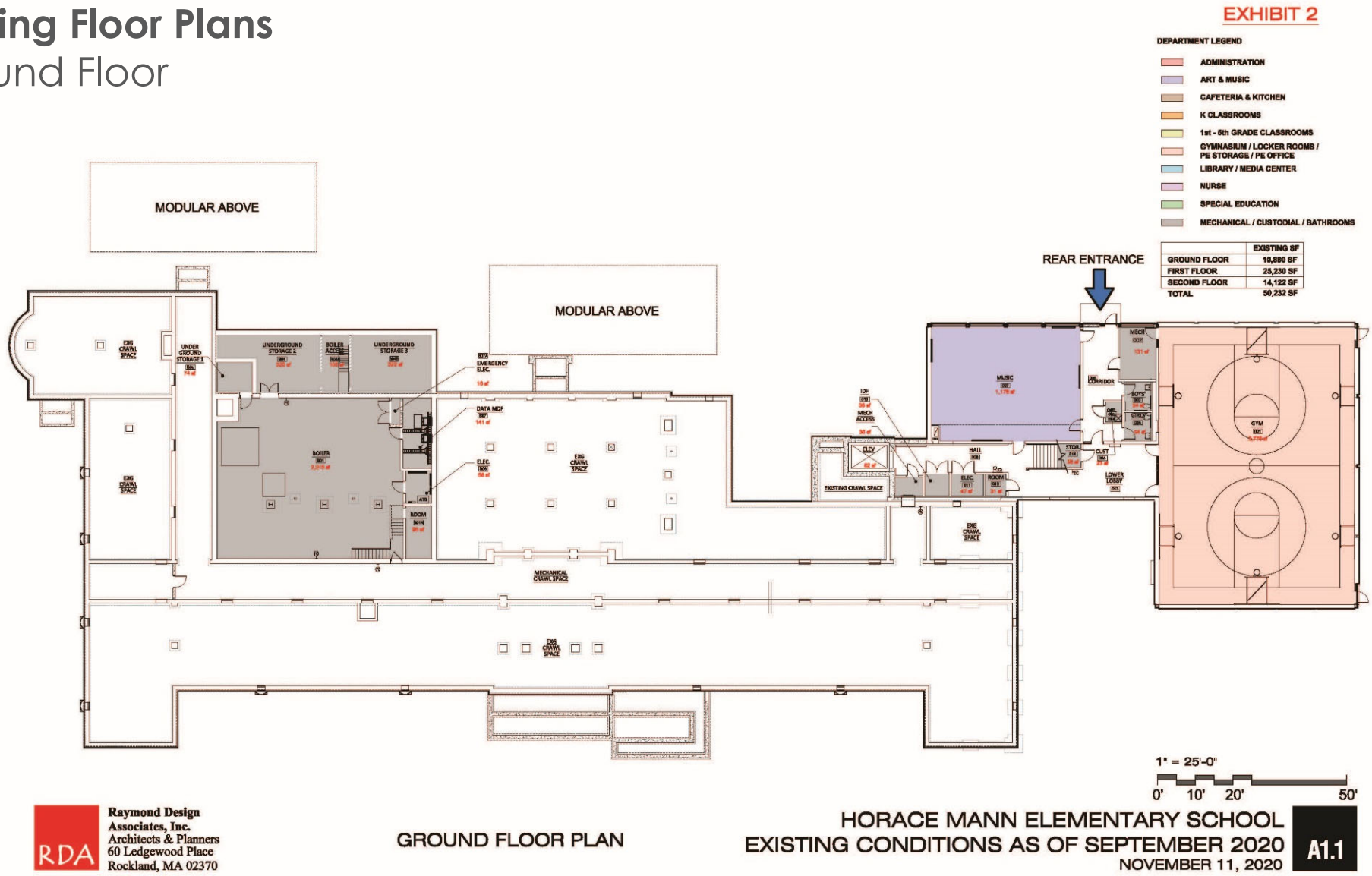


# Existing Horace Mann Site




Existing Horace Mann Site
Horace Mann
Elementary School
Boiler Rm
“Doghouse”
Entrance

# Existing Floor Plans
## Ground Floor





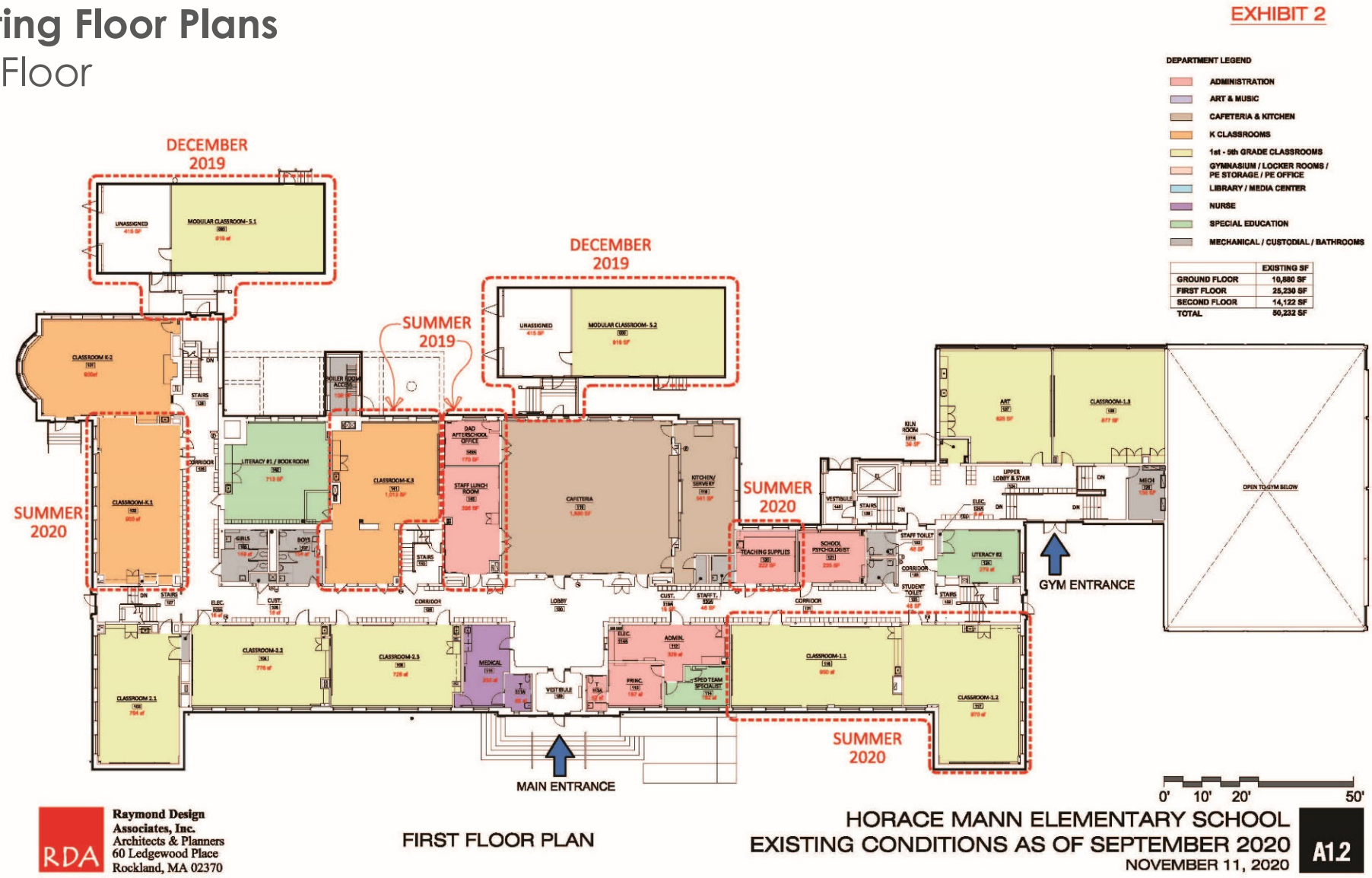
Raymond Design Associates, Inc.
Architects & Planners
60 Ledgewood Place
Rockland, MA 02370


GROUND FLOOR PLAN

HORACE MANN ELEMENTARY SCHOOL
EXISTING CONDITIONS AS OF SEPTEMBER 2020
NOVEMBER 11, 2020

A1.1

# Existing Floor Plans
## First Floor





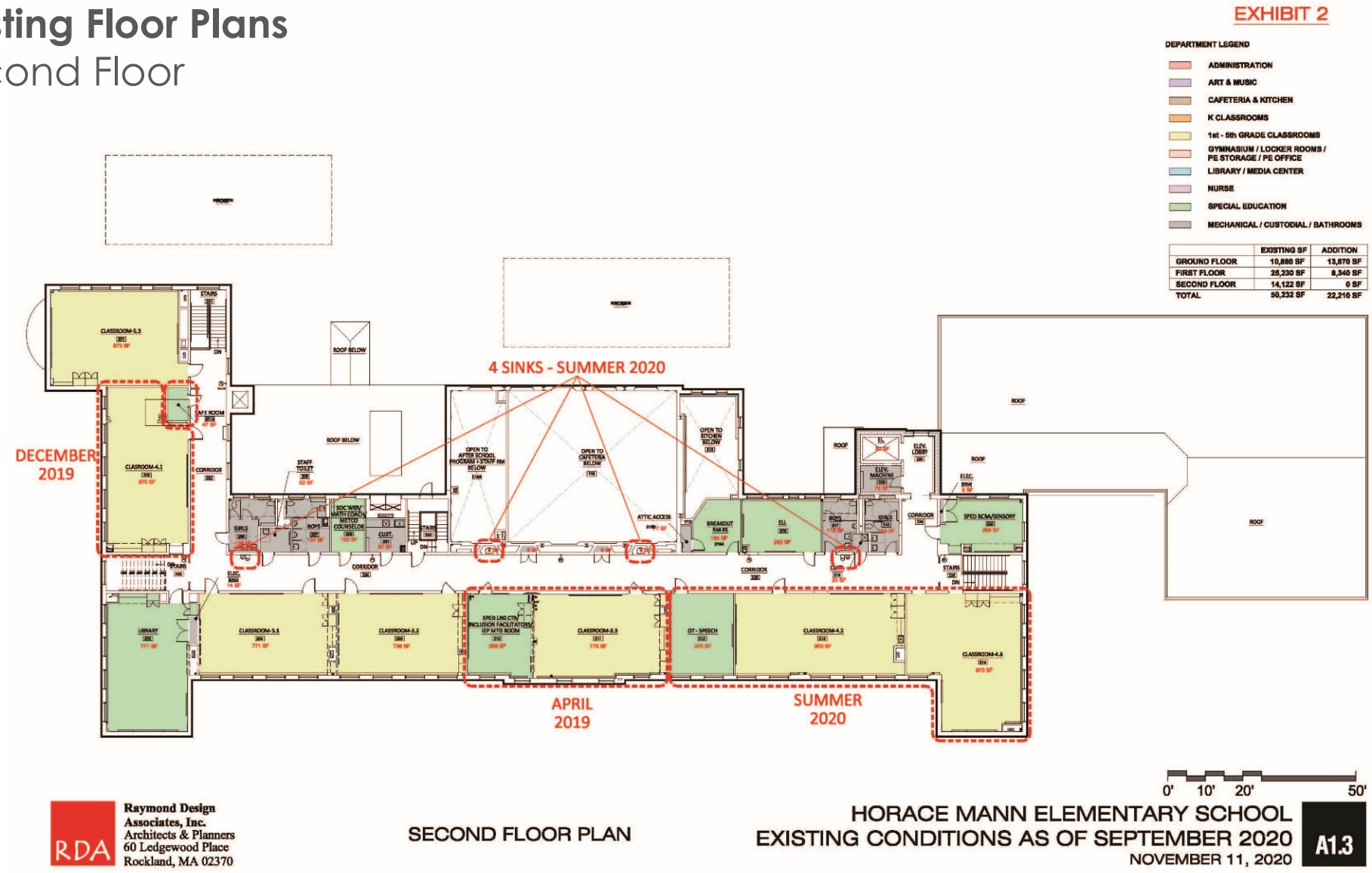
RDA
Raymond Design Associates, Inc.
Architects & Planners
60 Ledgewood Place
Rockland, MA 02370


FIRST FLOOR PLAN

HORACE MANN ELEMENTARY SCHOOL
EXISTING CONDITIONS AS OF SEPTEMBER 2020
NOVEMBER 11, 2020

A1.2

# Existing Floor Plans
## Second Floor





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


SECOND FLOOR PLAN

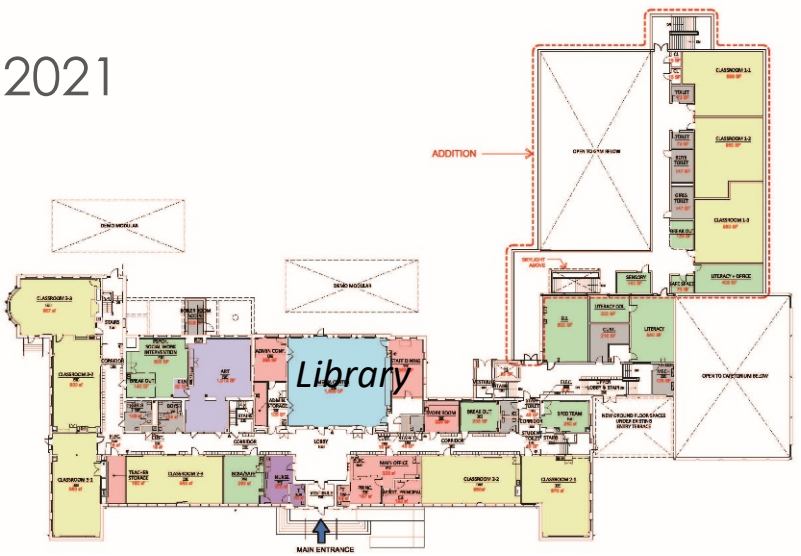
HORACE MANN ELEMENTARY SCHOOL
EXISTING CONDITIONS AS OF SEPTEMBER 2020
NOVEMBER 11, 2020

A1.3

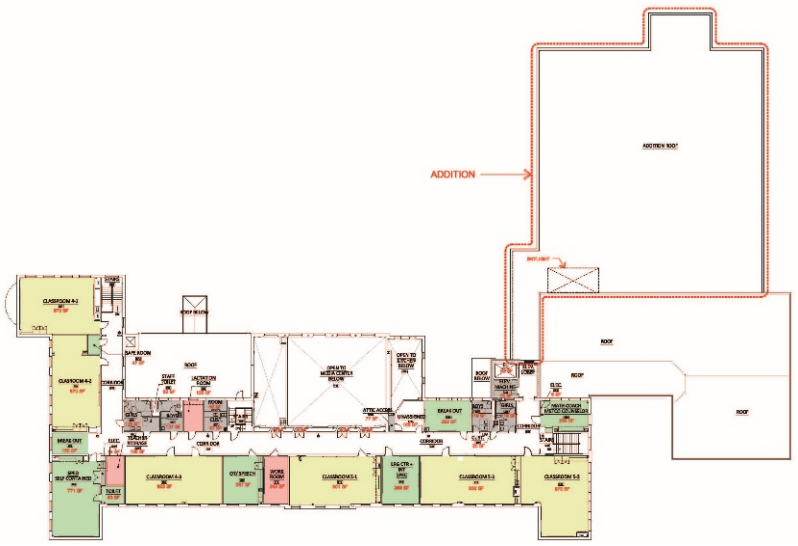
# Preliminary Planning Concepts
# Options A, B, C

# Option A

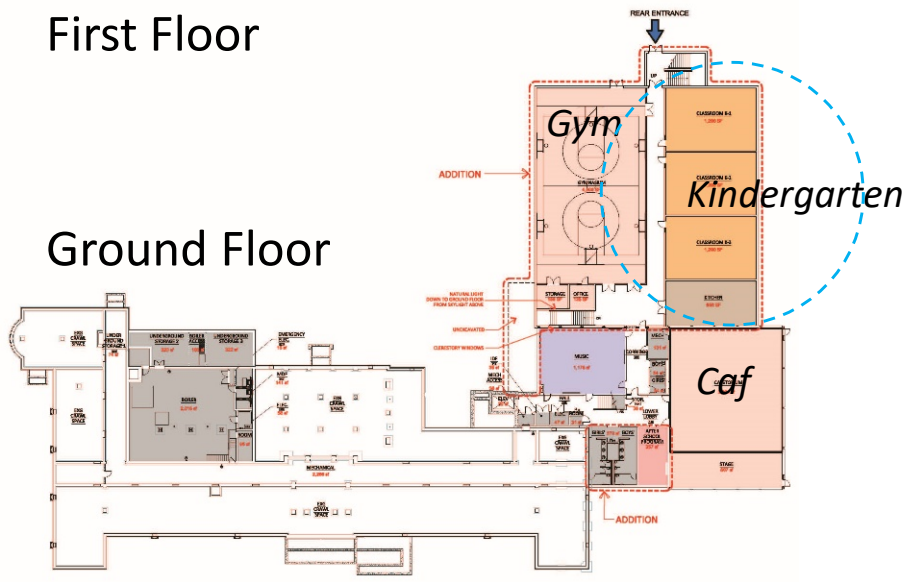
February 26, 2021




First Floor




Second Floor

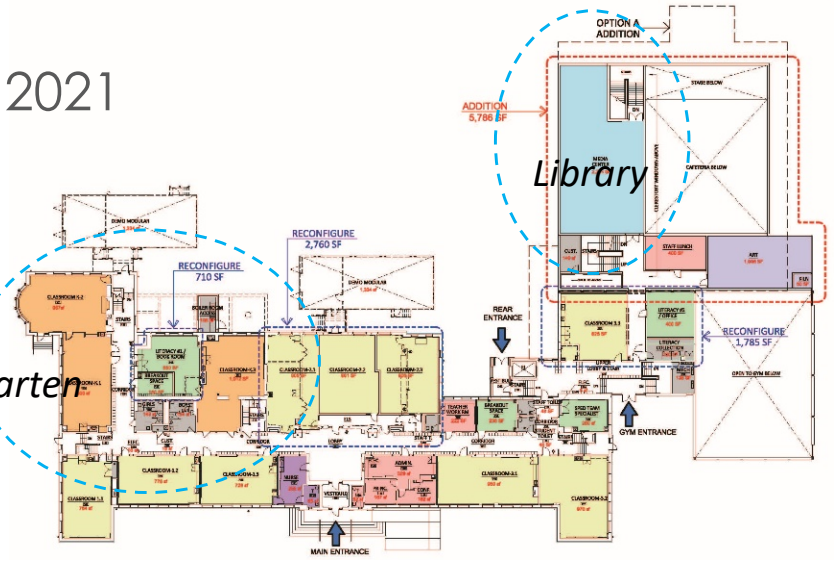



Ground Floor

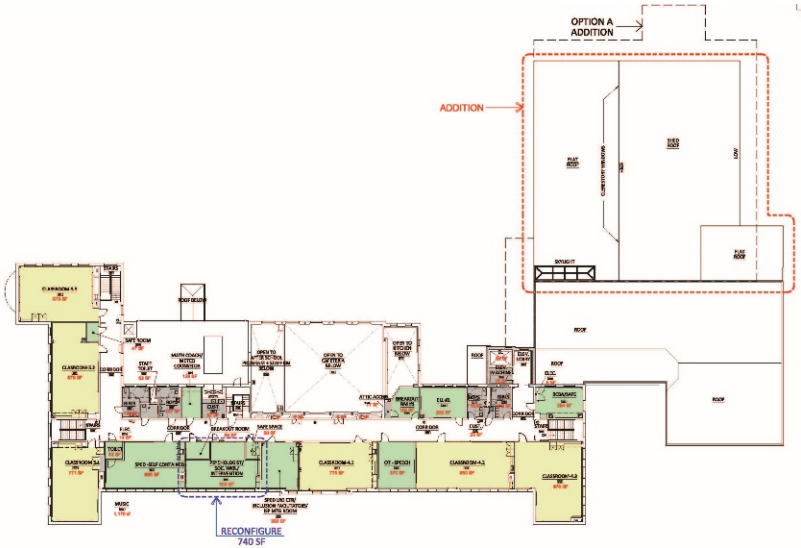
Isolated Kindergarten Classrooms
on Ground Floor Level
is Not Desirable

# Option B

February 26, 2021




First Floor




Second Floor



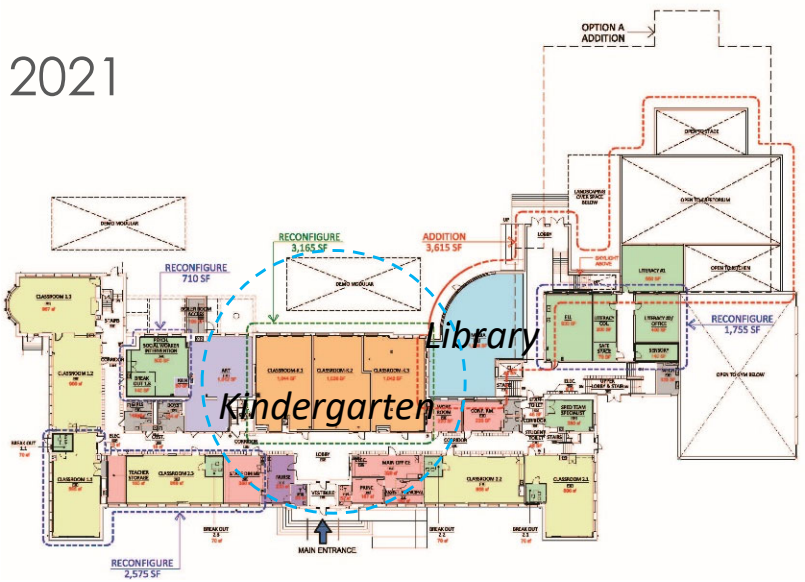

Ground Floor

Undersized
Kindergarten CR's
are Not Desirable

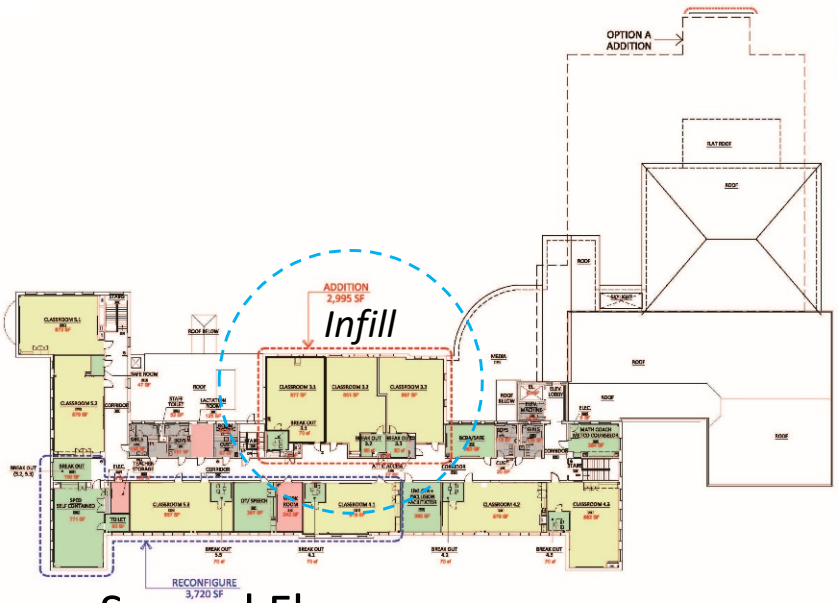
Remote
Media Center
Away from the
Center of the School
Is Not Desirable

# Option C

February 26, 2021




First Floor




Second Floor




Ground Floor

Undersized
Kindergarten CR's
are Not Desirable

Floor Infill of
Cafeteria at
Second Floor
Is Difficult & Expensive

# Preliminary Conceptual Options Comparison

## Options A, B, C

Too Much Variation in Room SF's

| Option A | | Option B | | Option C | |
|---|---|---|---|---|---|
| **Original Concept** | | **Smaller Addition/Minimal Reconfiguration** | | **Smaller Addition/More Reconfiguration** | |
| Kindergarten CR's: | 1,200 sf | Kindergarten CR's: | 900-1,012 sf | Kindergarten CR's: | 1,038-1,044 sf |
| Grade 1-5 Classrooms: | 870-970 sf | Grade 1-5 Classrooms: | 728-970 sf | Grade 1-5 Classrooms: | 819-967 sf |
| | | | *(5 CR's) < 850sf* | | *(1 CR) < 850sf* |
| Break Out Space: | 937 sf | Break Out Space: | 604 sf | Break Out Space: | 1,060 sf |
| | *(5 total) 5>120sf* | | *(3 total) 3>160sf* | | *(13 total) 2>140sf* |
| Art & Music: | 2,240 sf | Art & Music: | 2,233 sf | Art & Music: | 2,240 sf |
| Gymnasium: | 4,500 sf | Gymnasium: | 3,776 sf | Gymnasium: | 3,776 sf |
| Media Center: | 1,850 sf | Media Center: | 2,374 | Media Center: | 1,800 sf |
| Cafetorium: | 2,934 sf | Cafetorium: | 3,265 sf | Cafetorium: | 2,855 sf |
| Stage: | 807 sf | Stage: | 817 sf | Stage: | 800 sf |
| Administration/Teachers: | 1,953 sf | Administration/Teachers: | 1,118 sf | Administration/Teachers: | 1,798 sf |
| Net Programmatic SF: | 40,353 sf | Net Programmatic SF: | 36,742 sf | Net Programmatic SF: | 37,967 sf |

# Final Program based upon Angier, Cabot, Zervas, & Lincoln-Eliot

## Options D, E, F, G

All Options Need to have Uniform Room SF's

| **Classrooms** | | |
|---|---|---|
| Kindergarten CR's: | 1,100 sf | Best in the Addition for Sizing and Plumbing |
| Grade 1-5 Classrooms: | 900 sf | Existing Classrooms = 870-970 sf |
| Break Out Space: | 125 sf | (1) per Grade Level |

| **Special Education** | | |
|---|---|---|
| Learning Centers: | 450 sf | (1) K-2 and (1) 3-5 |
| Inclusion Facilitators: | 250 sf | (2) Offices |
| Occupational Therapy: | 450 sf | |
| Speech: | 300 sf | |
| Team Specialist: | 400 sf | Large Conferences |
| Offices: | 160 sf | School Psychologist, Social Wkr |

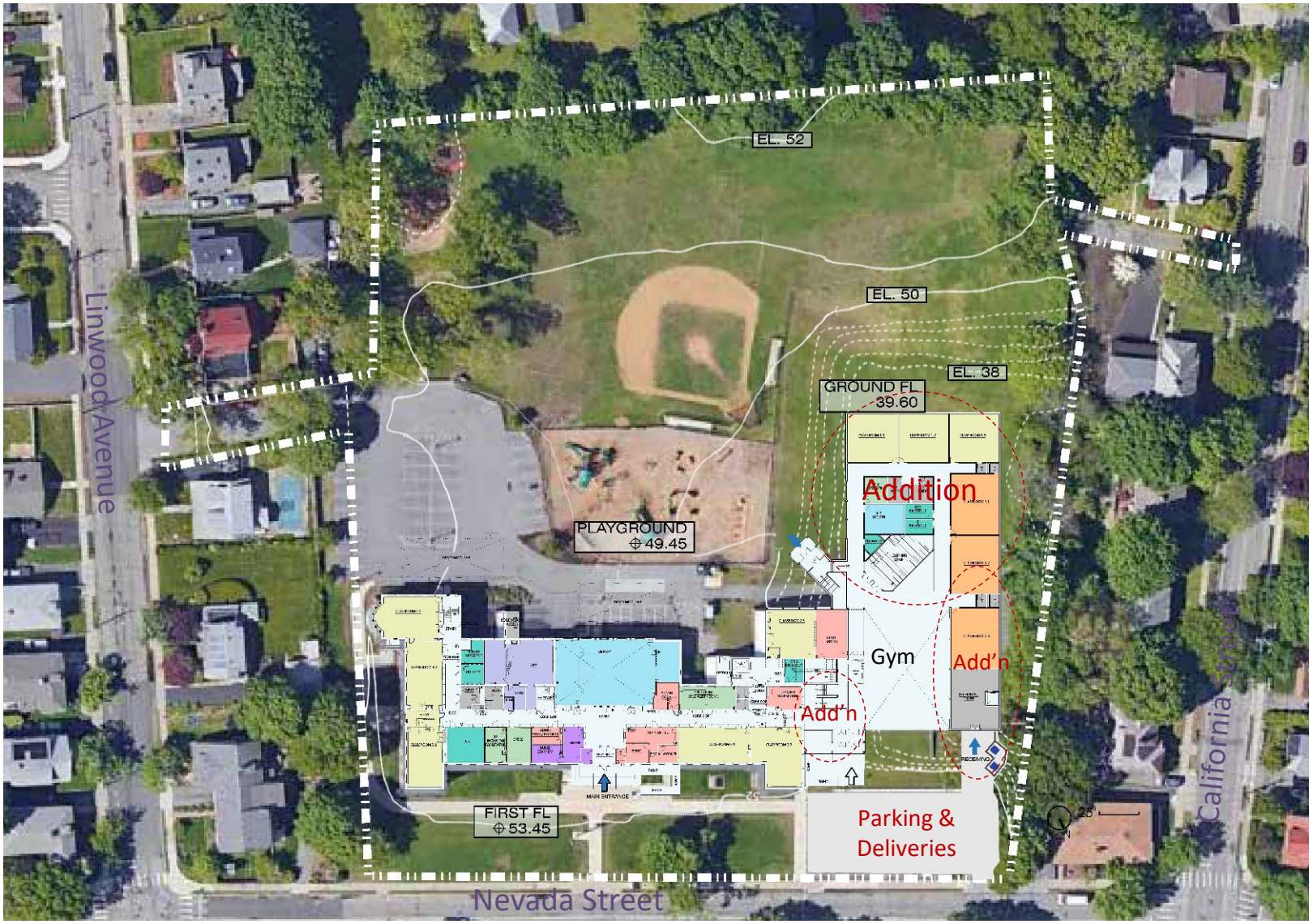
| **Support** | | |
|---|---|---|
| Literacy: | 450 sf | (2) Separate Spa |
| ELL | 450 sf | |
| Various Support Offices | 160 sf | |

| **Specials/Other** | | |
|---|---|---|
| Art: | 1,150 sf | Incl's Kiln/Storag |
| Music: | 1,450 sf | Incl's (2) Practice |
| Gymnasium: | 3,775 sf | Existing |
| Media Center: | 2,700 sf | |
| Cafetorium: | 3,000 sf | |
| Stage: | 950 sf | |
| Administration/Teachers: | 1,670 sf | |
| DAD After School Program: | 450 sf | |

# Addition Location Studies
# Options D, E, F, G

# Site Plan
Existing






# Site Layout
## Option D.2
*(right side)*

Ground Floor Cafetorium

First Floor Receiving

Existing Parking Lots

Relocate B-Ball Court

Modulars Stay As-Is During Construction

Easiest to Live Thru During Construction




# Site Layout
## Option E.1
*(center)*

First Floor Cafetorium

First Floor Receiving

Replace Rear Parking Lot

Existing B-Ball Court

Modulars Must Move Prior to Construction

Courtyard Not Desirable

Very Difficult During Construction




# Site Layout
## Option F
*(left side)*

First Floor Cafetorium

First Floor Receiving

Replace Rear Parking Lot

Existing B-Ball Court

Modulars Must Move Prior to Construction

Courtyard Not Desirable

Little Less Difficult During Construction?




# Site Layout
## Option G
*(split)*

First Floor Cafetorium

First Floor Receiving

Replace Rear Parking Lot

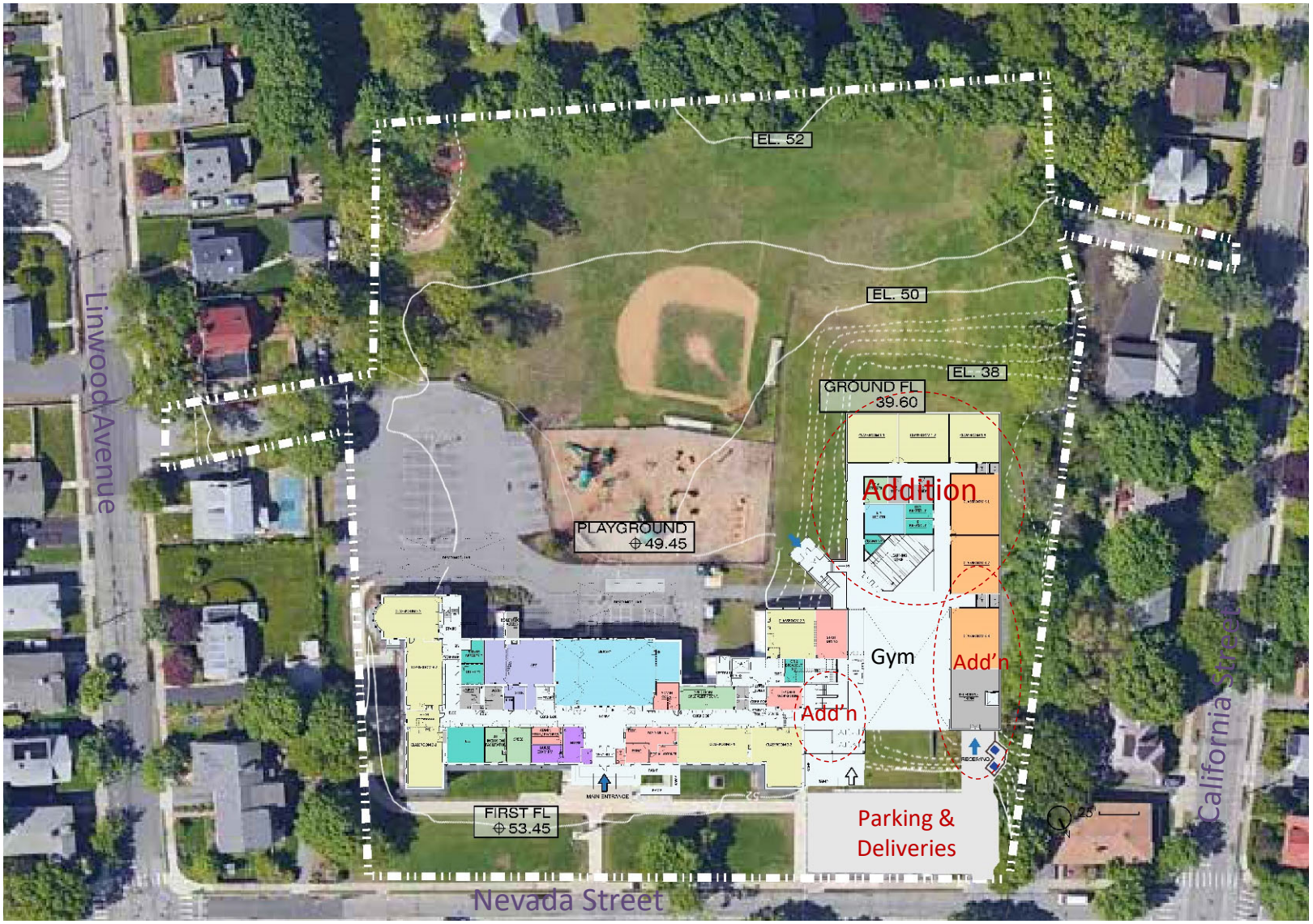
Existing B-Ball Court

Modulars Must Move Prior to Construction

Touching Two Areas

Spread Out/Difficult During Construction

# Building Organization Studies




# Site Layout
## Option D.2
*(right side)*

Ground Floor Cafetorium

First Floor Receiving

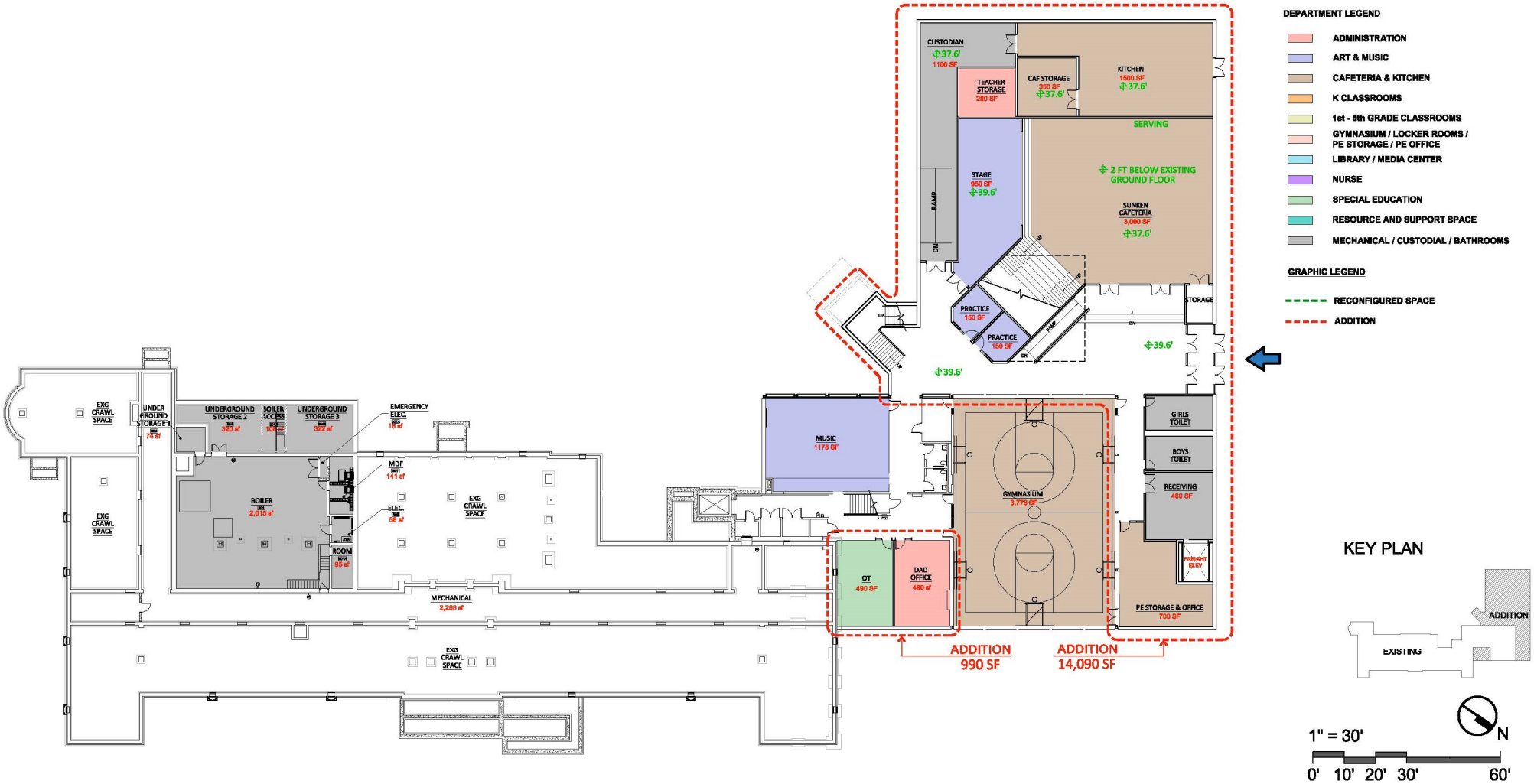
Existing Parking Lots

Relocate B-Ball Court

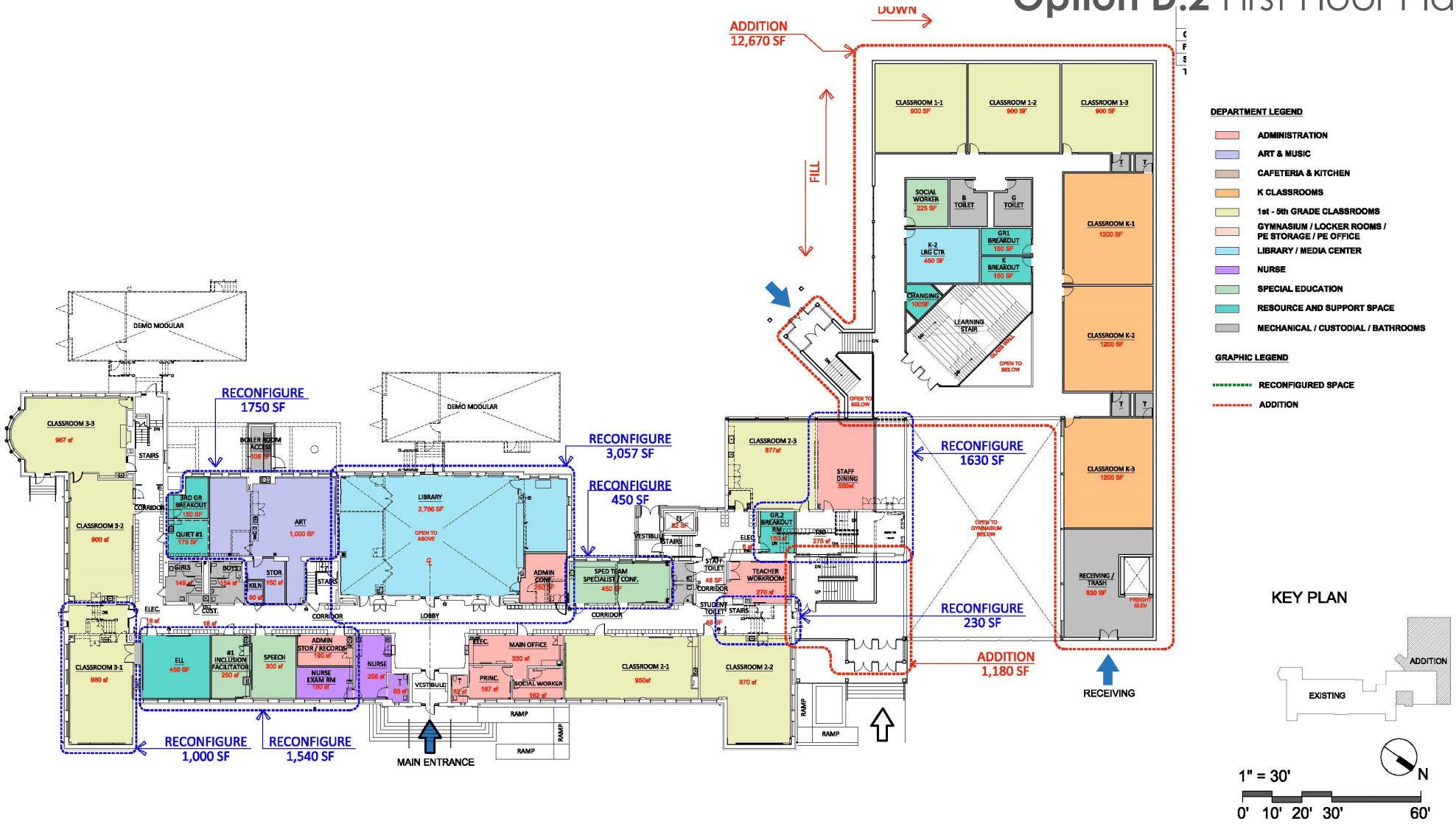
Modulars Stay As-Is During Construction

Easiest to Live Thru During Construction

# **Option D.2** Ground Floor Plan



# **Option D.2** First Floor Plan




**DEPARTMENT LEGEND**

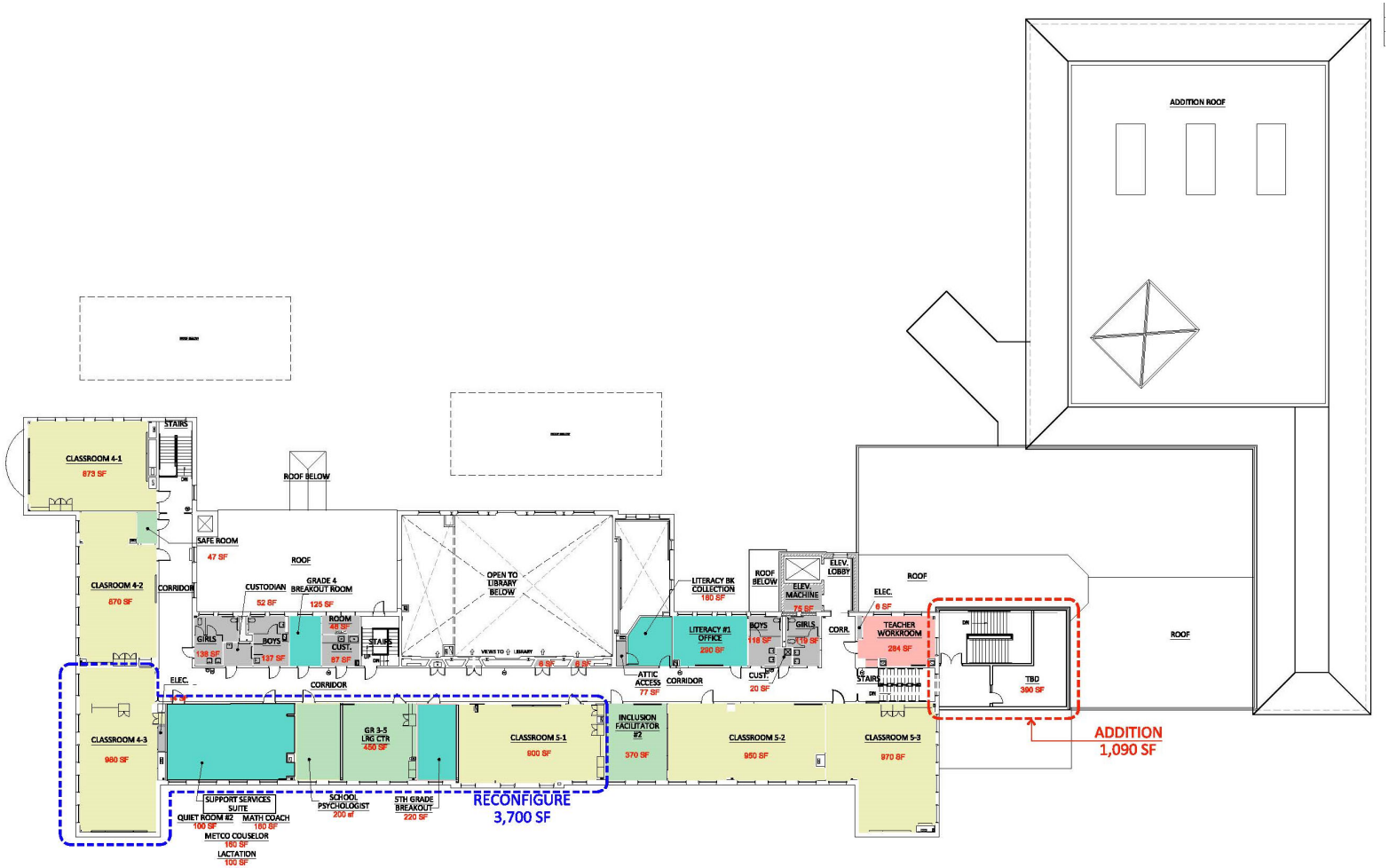
- ADMINISTRATION
- ART & MUSIC
- CAFETERIA & KITCHEN
- K CLASSROOMS
- 1st - 5th GRADE CLASSROOMS
- GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE
- LIBRARY / MEDIA CENTER
- NURSE
- SPECIAL EDUCATION
- RESOURCE AND SUPPORT SPACE
- MECHANICAL / CUSTODIAL / BATHROOMS

**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION

KEY PLAN

# **Option D.2** Second Floor Plan



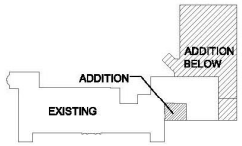

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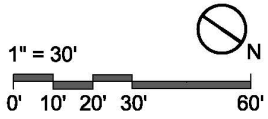
- ADMINISTRATION
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**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION

KEY PLAN

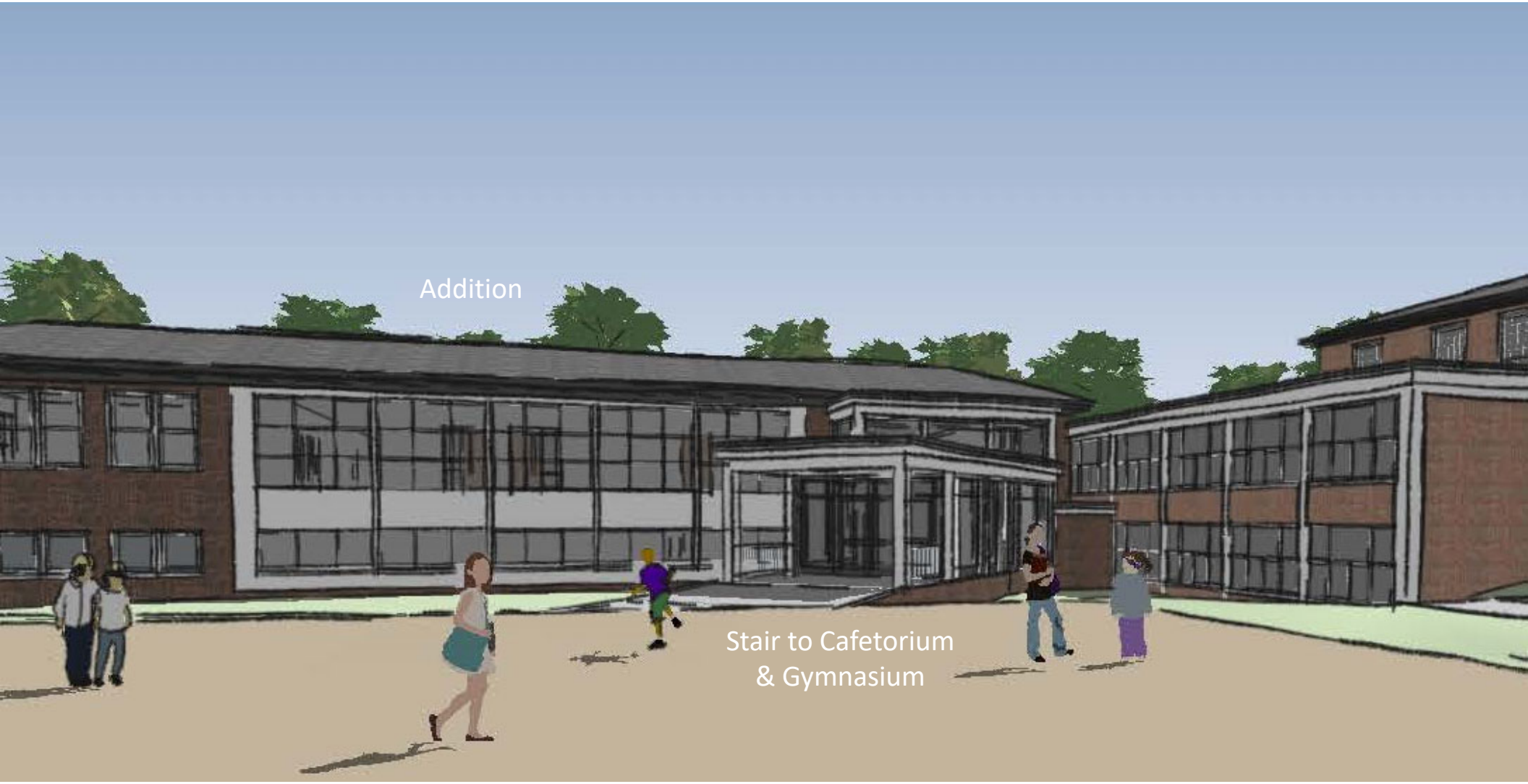


# **Option D.2** Exterior Massing Study



# **Option D.2** Exterior Massing Study



# **Option D.2** Cafetorium Study






# Site Layout
## Option E.1
*(center)*

First Floor Cafetorium

First Floor Receiving

Replace Rear Parking Lot

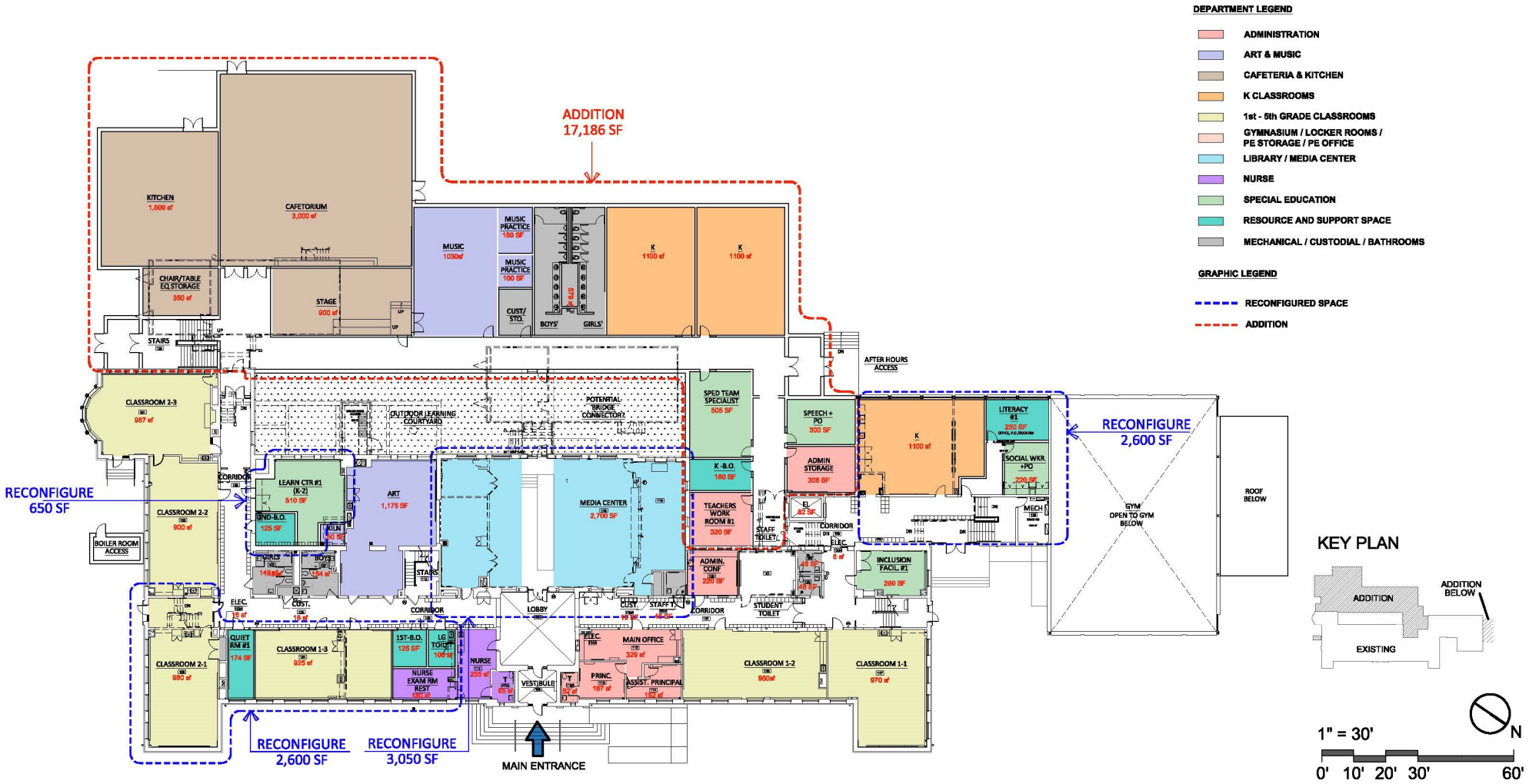
Existing B-Ball Court

Modulars Must Move Prior to Construction

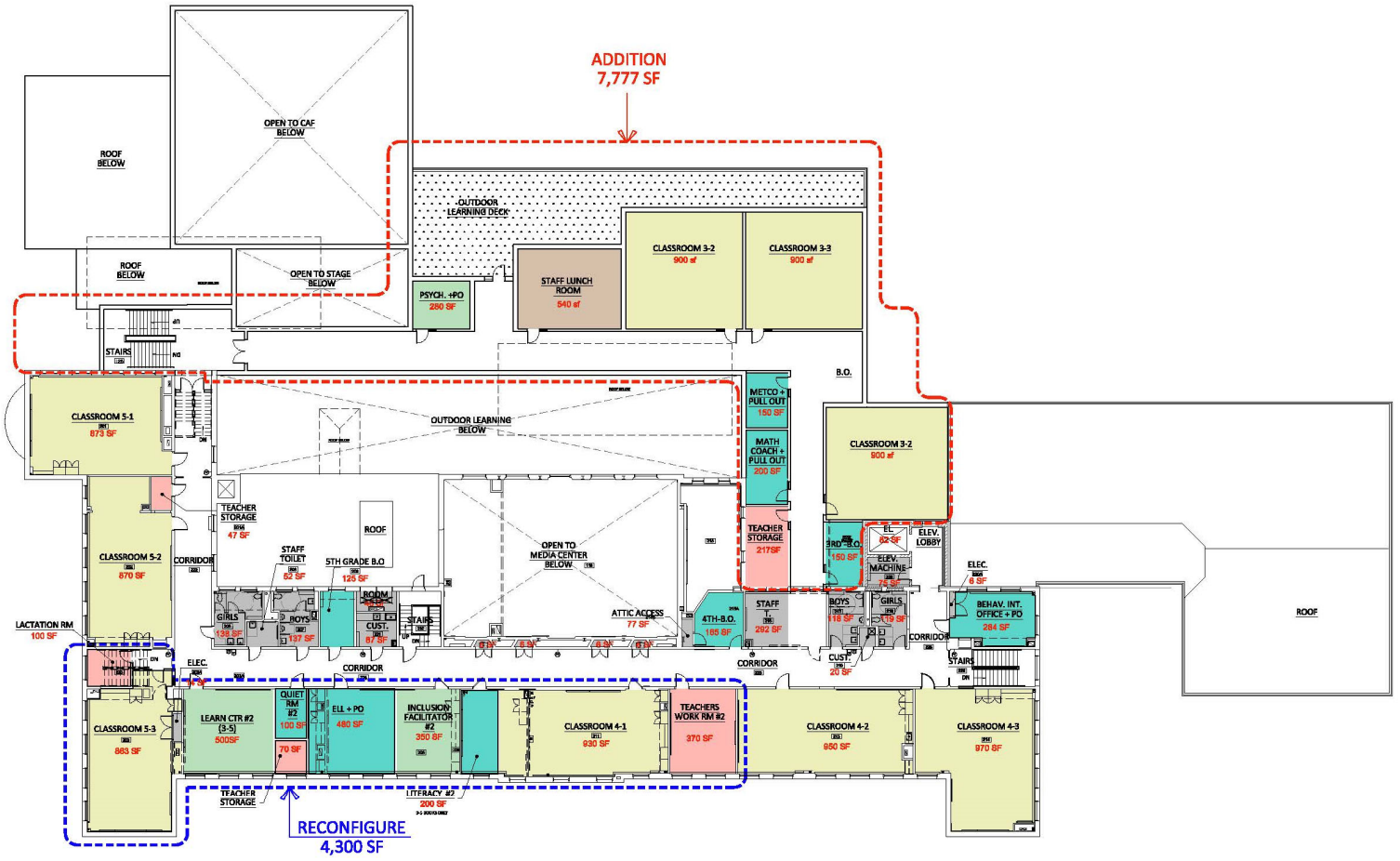
Courtyard Not Desirable

Very Difficult During Construction

# **Option E.1** First Floor Plan



# **Option E.1** Second Floor Plan



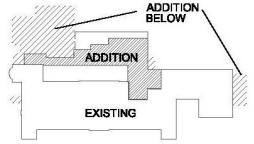

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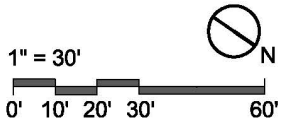
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**GRAPHIC LEGEND**

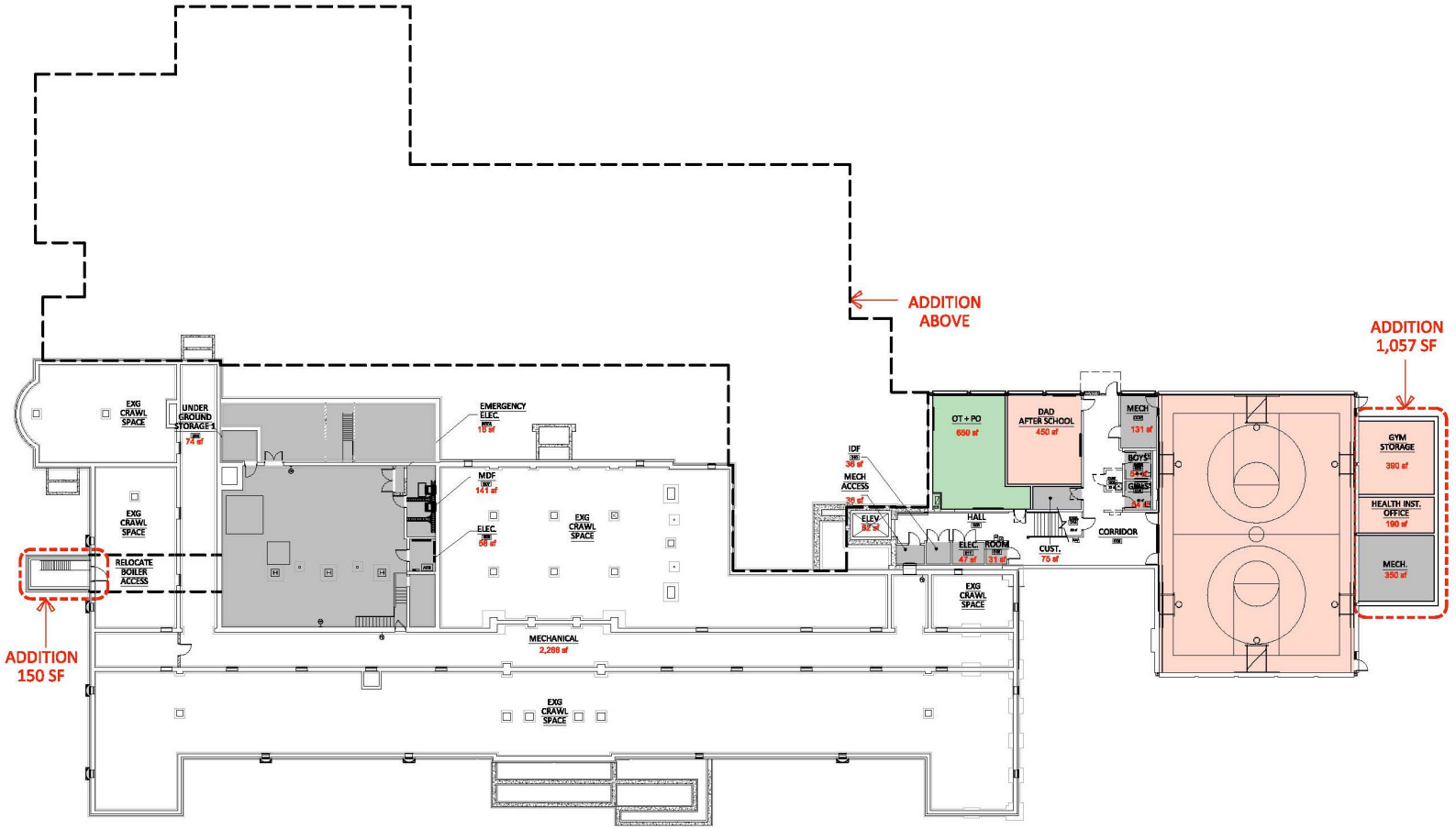
- RECONFIGURED SPACE
- ADDITION

KEY PLAN



# **Option E.1** Ground Floor Plan



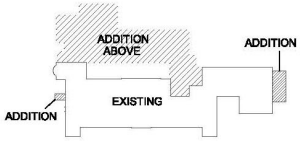

**DEPARTMENT LEGEND**

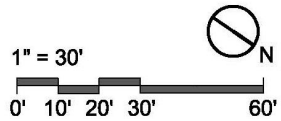
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**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION

KEY PLAN



# **Option E.1** Exterior Massing Studies



# **Option E.1** Exterior Massing Studies



# **Option E.1** Exterior Massing Studies






# Site Layout
## Option F
*(left side)*

First Floor Cafetorium

First Floor Receiving

Replace Rear Parking Lot

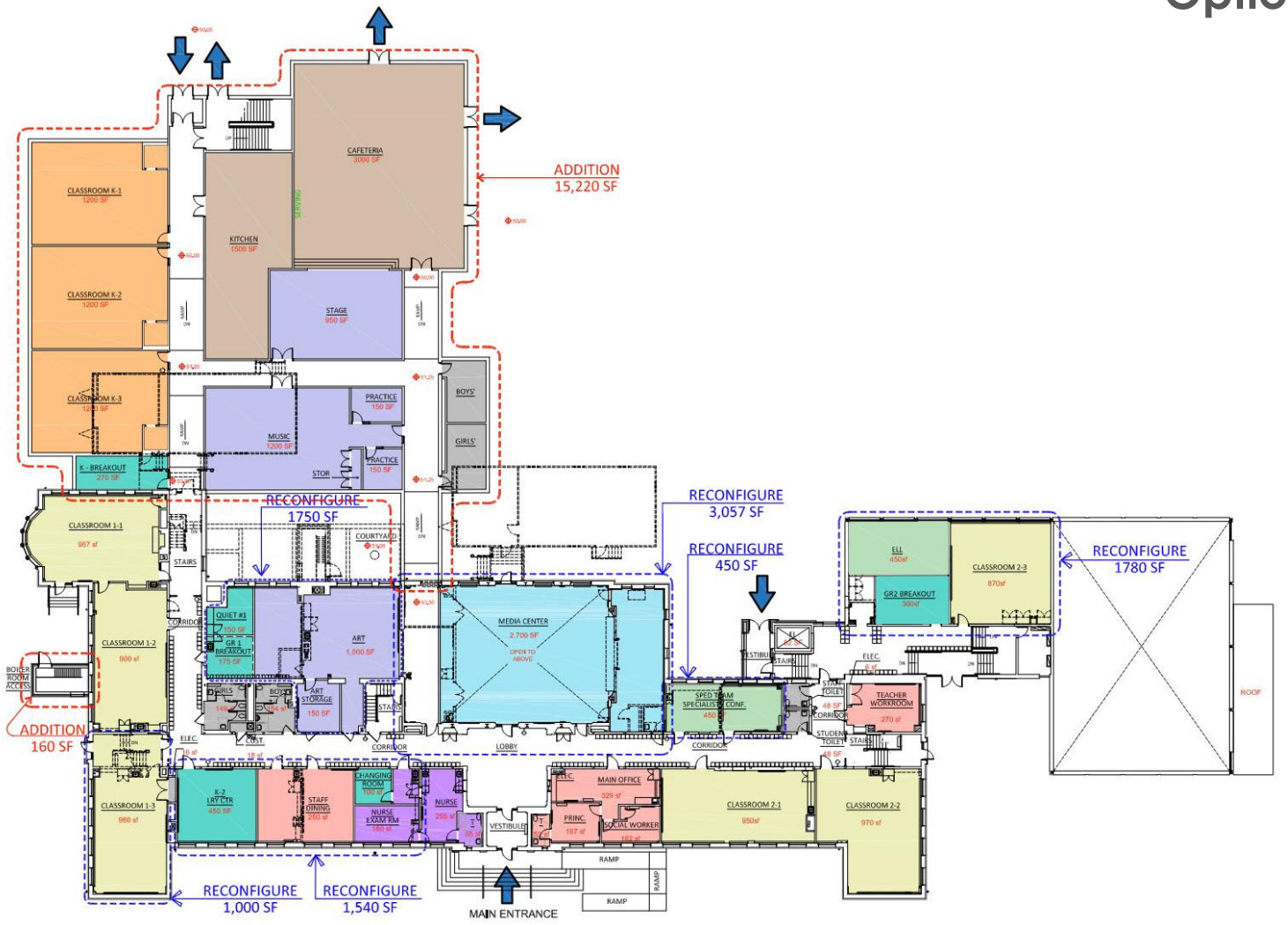
Existing B-Ball Court

Modulars Must Move Prior to Construction

Courtyard Not Desirable

Little Less Difficult During Construction?

# **Option F** First Floor Plan



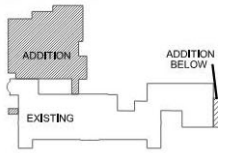

**DEPARTMENT LEGEND**

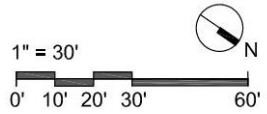
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**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION

KEY PLAN



# **Option F** Second Floor Plan

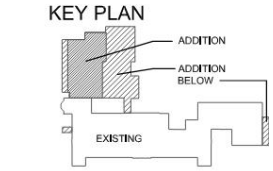


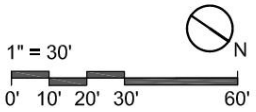

**DEPARTMENT LEGEND**

- ADMINISTRATION
- ART & MUSIC
- CAFETERIA & KITCHEN
- K CLASSROOMS
- 1st - 5th GRADE CLASSROOMS
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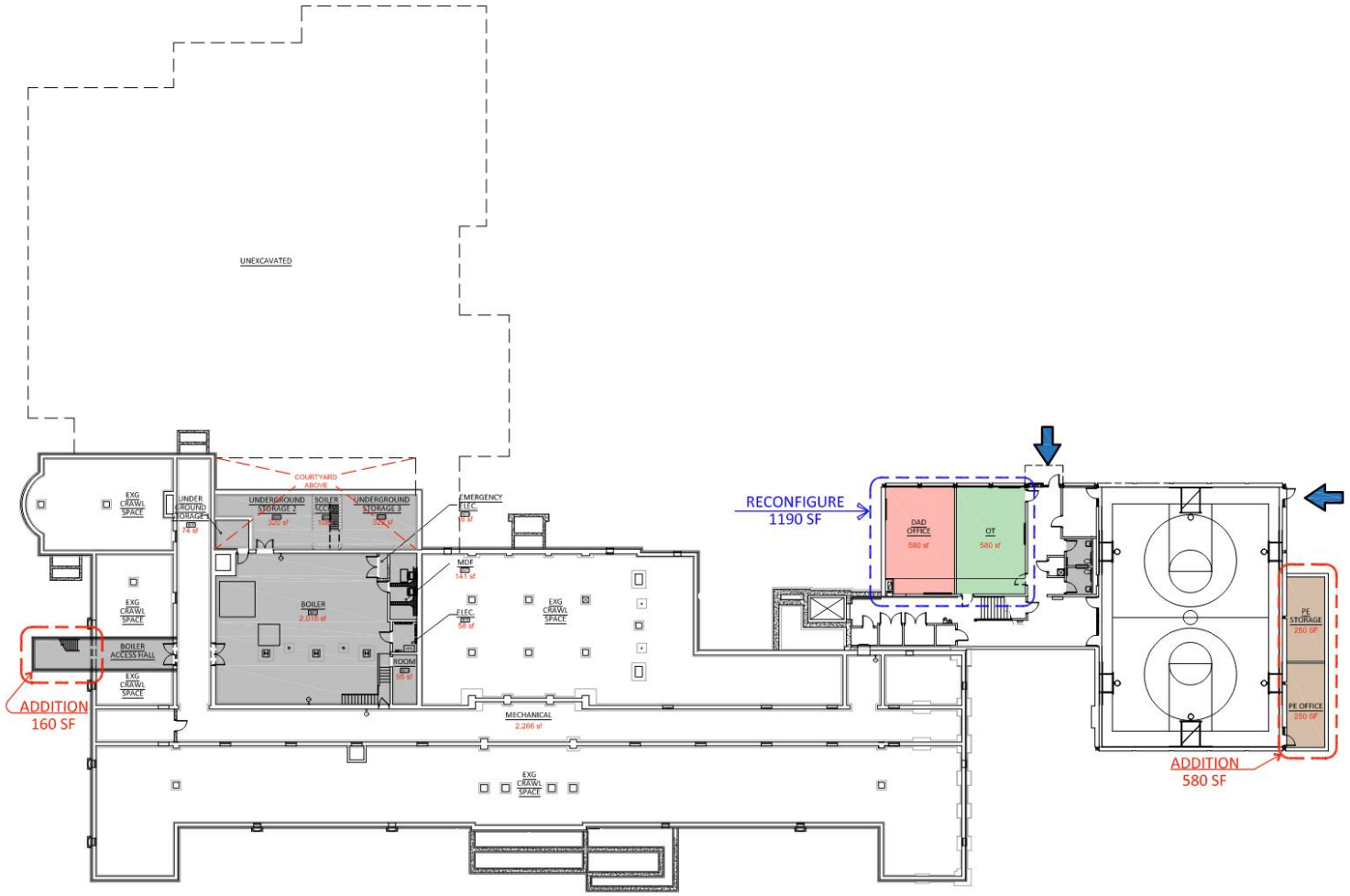
**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION



# **Option F** Ground Floor Plan



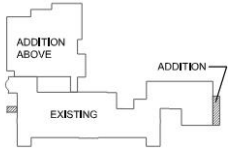

**DEPARTMENT LEGEND**

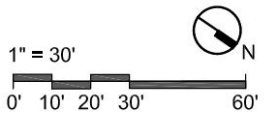
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**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION

KEY PLAN



# **Option F** Exterior Massing Study



# **Option F** Exterior Massing Study



# **Option F** Exterior Massing Study






# Site Layout
## Option G
*(split)*

First Floor Cafetorium

First Floor Receiving

Replace Rear Parking Lot

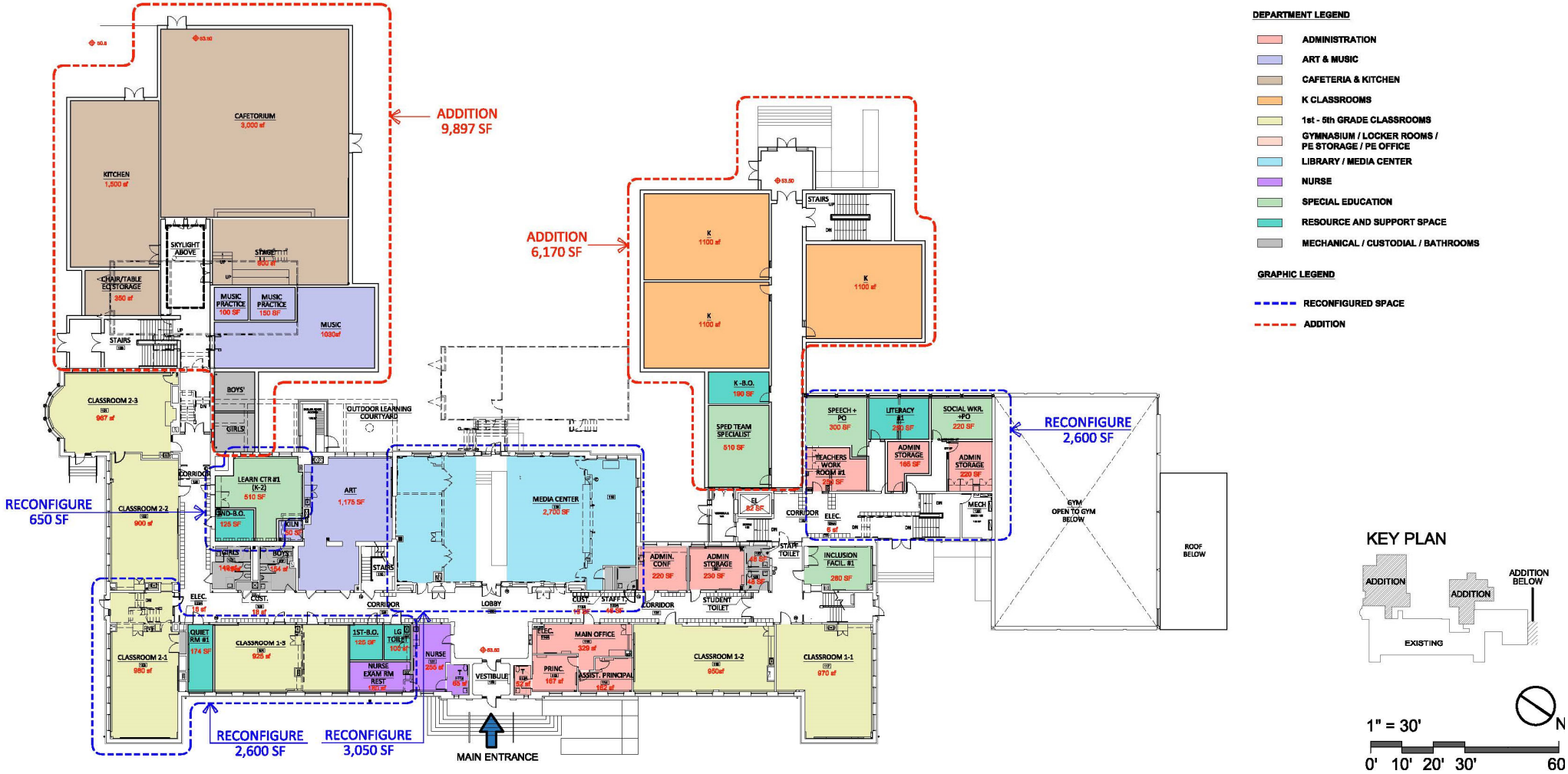
Existing B-Ball Court

Modulars Must Move Prior to Construction

Touching Two Areas

Spread Out/Difficult During Construction

# **Option G** First Floor Plan



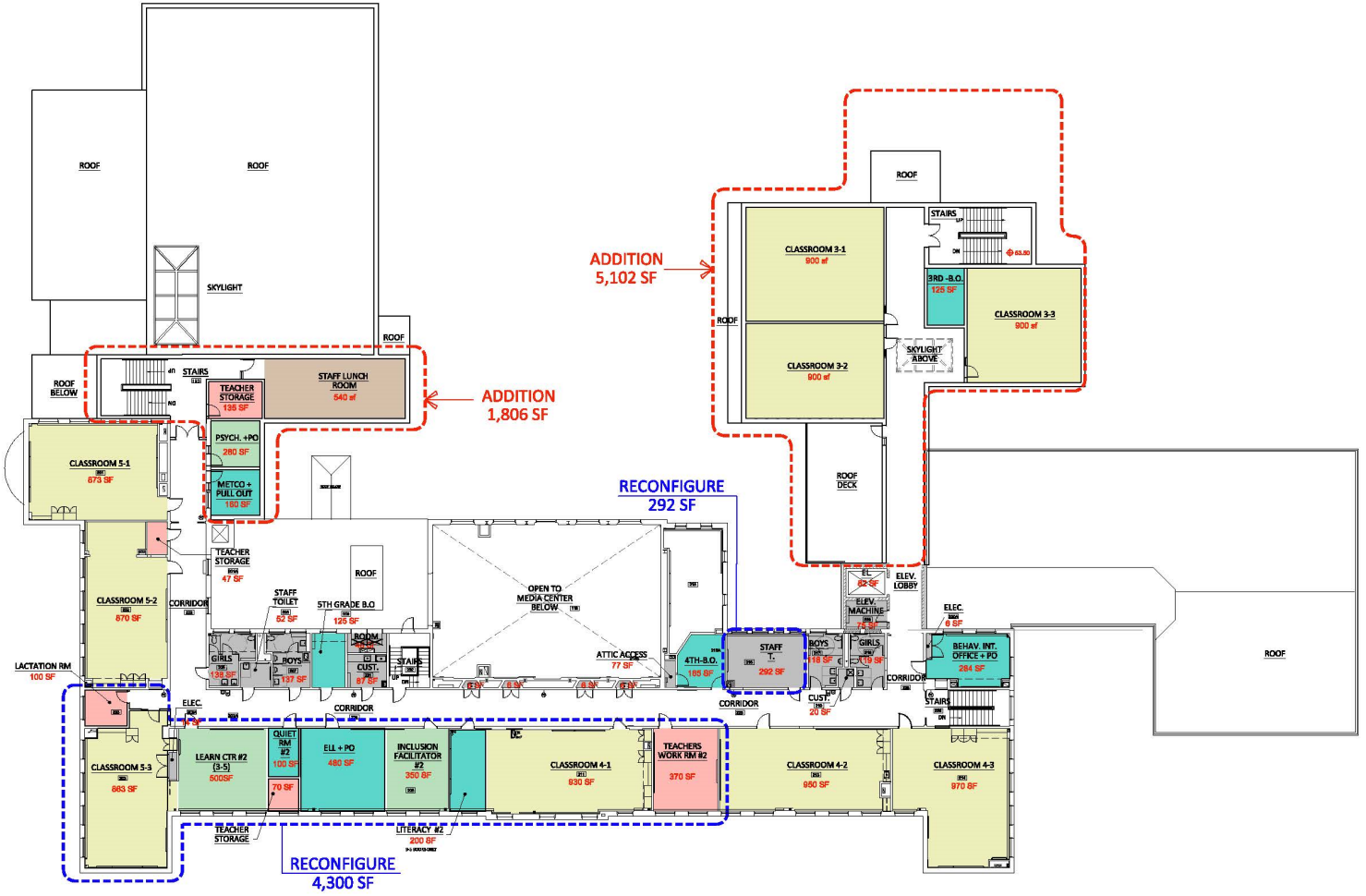

**DEPARTMENT LEGEND**

- ADMINISTRATION
- ART & MUSIC
- CAFETERIA & KITCHEN
- K CLASSROOMS
- 1st - 5th GRADE CLASSROOMS
- GYMNASIUM / LOCKER ROOMS / PE STORAGE / PE OFFICE
- LIBRARY / MEDIA CENTER
- NURSE
- SPECIAL EDUCATION
- RESOURCE AND SUPPORT SPACE
- MECHANICAL / CUSTODIAL / BATHROOMS

**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION

# **Option G** Second Floor Plan

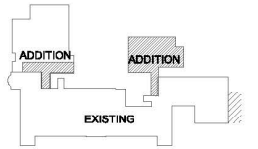



- ADMINISTRATION
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- K CLASSROOMS
- 1st - 5th GRADE CLASSROOMS
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**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION

**KEY PLAN**

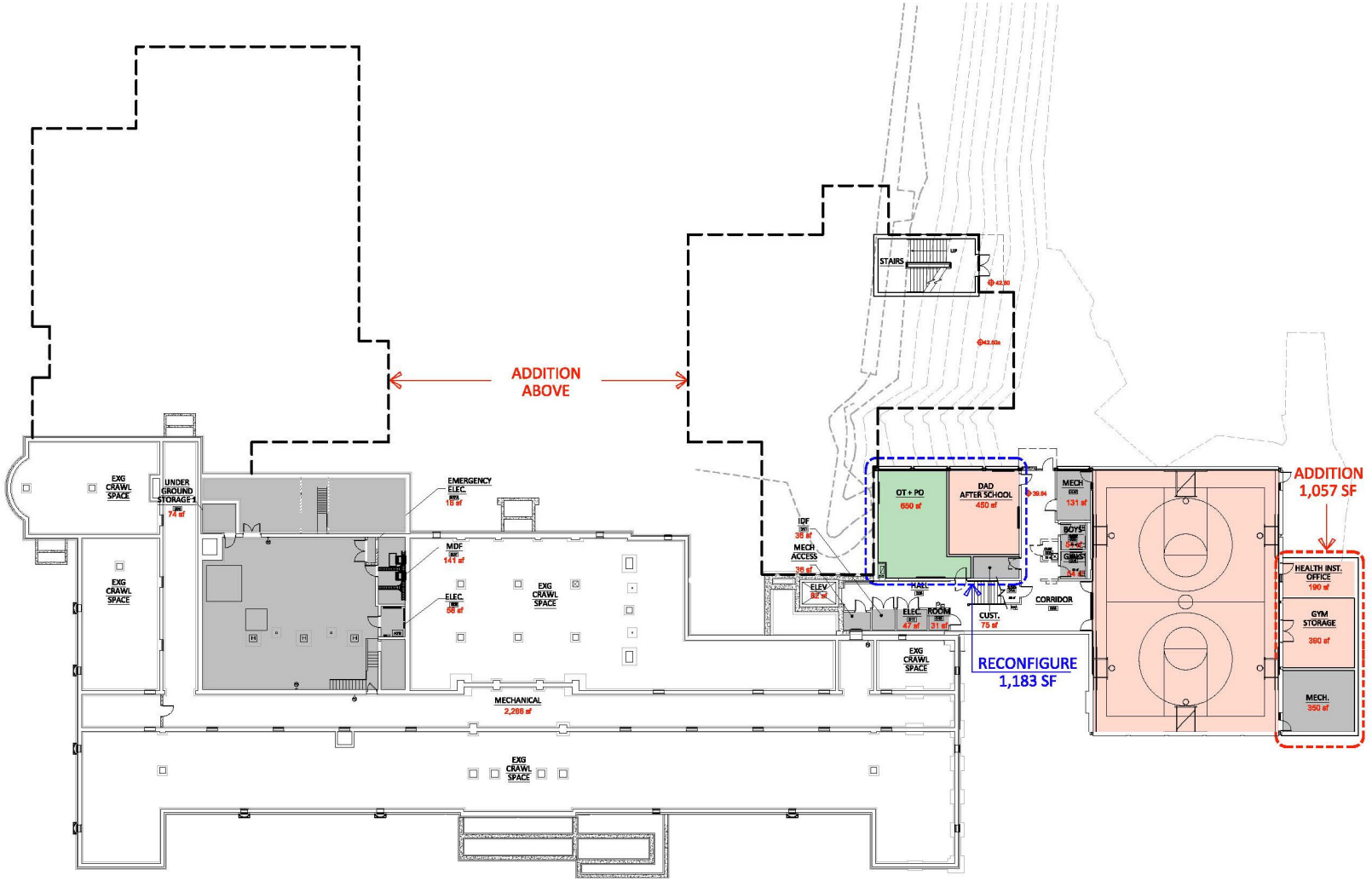



1" = 30'

N

0' 10' 20' 30' 60'

# **Option G** Ground Floor Plan



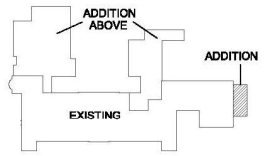

**DEPARTMENT LEGEND**

- ADMINISTRATION
- ART & MUSIC
- CAFETERIA & KITCHEN
- K CLASSROOMS
- 1st - 5th GRADE CLASSROOMS
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**GRAPHIC LEGEND**

- RECONFIGURED SPACE
- ADDITION

**KEY PLAN**




1" = 30'

N

0' 10' 20' 30' 60'

# **Option G** Exterior Massing Study



# **Option G** Exterior Massing Study



# **Option G** Exterior Massing Study



# Questions
# &
# Comments