

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, APRIL 3, 2013

Present: Ald. Salvucci (Chairman), Albright, Gentile, Crossley, Laredo, and Lappin
Absent: Ald. Lennon and Danberg; Also present: Ald. Harney, Johnson and Yates
City officials present: John Daghlian (Associate City Engineer), Ouida Young (Associate City Solicitor), Josh Morse (Interim Public Buildings Commissioner), Michael Cronin (Chief of Operations; School Department), Joseph Russo (Assistant Superintendent for Elementary Education; School Department); Jonathan Yeo (School Committee Member) Diana Fisher-Gomberg (School Committee Member), and David Turocy (Commissioner of Public Works)

#112-13 VERIZON NEW ENGLAND, INC. petitioning for a grant of location to relocate Pole # 78/4 on WILLIAMS STREET northerly 65'+ from its current location in order to relocate service to a customer. (Ward 3) [02/27/13 @ 9:35 PM]

ACTION: **HELD 6-0**

NOTE: Scott Burns, Verizon Right of Way Agent, presented the petition to relocate a pole on Williams Street at the request of the property owner of 32 Williams Street to provide utilities to the new building located at 32 Williams Street. Williams Street is a dead end and the existing pole is located at the end of the street by the Charles River. The property owner at 32 Williams Street requested the relocation of the pole to provide electrical services for the new two-family house.

Associate City Engineer John Daghlian provided the attached presentation. As the existing pole and the new proposed location are within the 100' floodplain area, any change of location or undergrounding of the utilities would require Conservation Commission approval. Mr. Daghlian would suggest providing utility services by undergrounding the services from an existing pole located at 28 Williams Street, as detailed in the attached presentation. By going underground from that pole, overhead wires in front of 28 Williams Street would be eliminated.

The public hearing was opened and Ralph Robard, owner of 32 Williams Street, stated that the existing pole at 32 Williams Street is an unsightly double pole with sagging wires. The pole is also located within 1' of the driveway for 32 Williams Street. He felt that by changing the pole location it would eliminate the double pole and the sagging wires. Mr. Robard is not opposed to undergrounding the wires and using the existing pole at 28 Williams Street but would need to know the cost associated with it. Mr. Robard's other alternative is to relocate the new house's electrical service to the opposite side of the house closer to the existing pole at 32 Williams Street and attach overhead or underground depending on the expense. If Mr. Robard were to use the existing pole and attach overhead, there would be no approval required from either the Board of Aldermen or the Conservation Commission.

Daniel Schindler, 31 Williams Street, does not want the pole moved. Lauren Binder, 27 Williams Street is not in favor of the pole location, as the current pole is in a discreet location. In addition, 28 Williams Street would have two utility poles in close proximity to the house.

It was suggested that the Committee hold the grant of location until Mr. Robard investigates the cost of undergrounding the utilities from the pole at 28 Williams Street and if necessary, receives Conservation Commission approval. Ald. Albright moved hold, which carried unanimously.

#113-13 DESIGN REVIEW COMMITTEE in accordance with §5-58 of the City of Newton Ordinances petitioning for site plan approval for the following installation of modular classrooms:

- A) Four (4) modular classrooms with associated connectors at Bowen Elementary School, 280 Cypress Street (Ward 6)
- B) One (1) modular classroom with associated connectors at Burr Elementary School, 171 Pine Street (Ward 4)
- C) One (1) modular classroom with associated connectors at Horace Mann Elementary School, 687 Watertown Street (Ward 2)
- D) Up to four (4) modular classrooms with associated connectors at Mason-Rice Elementary School, 149 Pleasant Street (Ward 6) [03/11/13 @ 2:41 PM]

ACTION: **APPROVED 5-0 (Lappin not voting)**

NOTE: Josh Morse presented the request for site plan approval for up to ten modular classrooms at four elementary schools. The new modular classrooms are to be used to address increased enrollment and space issues at the Bowen, Burr Mason-Rice and Horace-Mann Elementary Schools. The School Committee has reviewed and approved the modular classrooms at each school. Proposed site plans were submitted to the City's Design Review Committee for review and were approved on March 5, 2013. The Planning Department provided a review of the siting of the modular classrooms and connectors, which was attached to the agenda.

Gary Brock of HMFH Architects reviewed the proposed modular classrooms for the four schools. A PowerPoint presentation was provided, which is attached. Mr. Brock began review of the site plans with the proposed four modular classrooms for Bowen Elementary School. The modular classrooms would be located on the south side of the building towards the rear of the building. There is an existing modular classroom at the school that would need to be removed from the site. The existing modular classroom is square and flush against the school. The proposed modular classrooms are rectangular instead of square in shape, as the rectangular configuration would provide a better sight line and would not impinge on the play area located in the rear of the school.

The modular classroom to be removed from the site would either be moved to the Horace Mann Elementary School or sold. It would be up to contractor to determine whether to sell or reuse the modular classroom. There are benefits to both options and the contractor would need to provide information on whether the modular would be sold or reused when submitting the bid for the project. The modular classroom does not meet the standards for the current stretch codes

and would have to be upgraded to meet those codes if it were to be reused. It may be more cost effective for a contractor to sell the modular classroom to be used for something that does not require the same level of renovation to meet code. The City would evaluate each proposal to determine the best option for the City. The School Administration has reviewed both options for the modular classroom at Horace Mann School and agreed to either option.

The proposed location for the one modular classroom proposed at the Burr Elementary School is on the southeast side of the school next to a kindergarten classroom. The location is the mirror image of the modular classroom installed in 2011. The proposed modular classroom at the Horace Mann Elementary School would be located in the front of the school next to the existing modular classroom, which is being used as a library. The architects investigated several other locations; however, due to site grading and mechanical issues, the proposed location was deemed the most appropriate. The proposed and existing modular classroom exteriors that face the street would be refaced to create an aesthetically pleasing façade for the front of the building.

The proposed locations for the two modular classrooms at Mason Rice Elementary School are on the south side of the school. The Request for Proposals will also include an alternate for two additional modular classrooms, which would be installed next to the two proposed modular classrooms. The alternate classrooms would not be necessary for another two years but if they were purchased now, it would generate savings through economy of scale. By purchasing the two alternates, the City could save between 10 and 12%, which would be approximately \$50,000 in savings.

It was pointed out that the school has the potential for a permanent addition. The addition would not be constructed for at least five years and the School Department needs to address capacity issues now and in the near future. The modular classrooms are not a permanent solution to the School Department's capacity issues. The modular classrooms are expected to be in place for eight to ten years. The School Department is addressing the space needs at all of the elementary schools in priority order.

The public hearing was opened and Lynn Slobodin, 61 Washburn Avenue is in favor of the modular classrooms but is concerned about a memorial garden located near the proposed modular classroom site at Burr Elementary School. Assistant Superintendent for Elementary Education Joseph Russo responded that the Burr School principal has called the memorial garden to the attention of the architects for the school and community. No one else wished to speak for or against the modular classrooms; therefore, the public hearing was closed.

Ald. Laredo moved approval of the site plans, which carried by a vote of five in favor and none opposed.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#135-13 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of seven hundred fifty thousand dollars (\$750,000) from Free Cash to the Department of Public Works Snow and Ice Removal accounts.

ACTION: **APPROVED 5-0 (Lappin not voting)**

NOTE: Commissioner of Public Works David Turocy presented the request for \$750,000 from Free Cash to complete this winter's funding of snow and ice removal. The Public Works Department has spent just under \$4 million dollars on snow and ice this season. If the requested \$750,000 is approved, it will bring the total to just under \$4.1 million, which averages to a cost of \$54,000 per inch. The Commissioner reminded the Committee that this year's cost includes the Parks and Recreation Department's snow clearing costs. The costs are in line with previous years costs. The request would allow the Department of Public Works to finish paying for all snow and ice operations.

The Commissioner will be looking at snow plowing contractual services over the summer to determine if adjustments need to be made to contract language in order to generate efficiencies. The Commissioner is also looking at different equipment and materials for further cost savings. The Public Works Department monitors the weather forecast carefully to try to respond to each storm with the appropriate level of equipment, employees and contractors to minimize costs. It was suggested that the Commissioner should ask the Executive Office to investigate hiring an assessment person to determine if there are other efficiencies related to snow and ice management that the City could capture.

A few years ago, the Board of Aldermen formed a sub-committee to look at snow costs. It was determined that if the City continues to have a "black roads policy," snow management costs are going to be substantial. The City could investigate instituting a different type of policy and the costs would decrease. With that, Ald. Gentile moved approval, which carried unanimously.

REFERRED TO PROGRAMS & SERV. AND PUBLIC FACILITIES COMMITTEES

#315-12 ALD. FULLER, RICE AND GENTILE of the Angier School Building Committee providing updates and discussion on the Angier School Building project as it develops through the site plan approval process. [10-02-12 @ 3:37PM]

ACTION: **HELD 5-0 (Lappin not voting)**

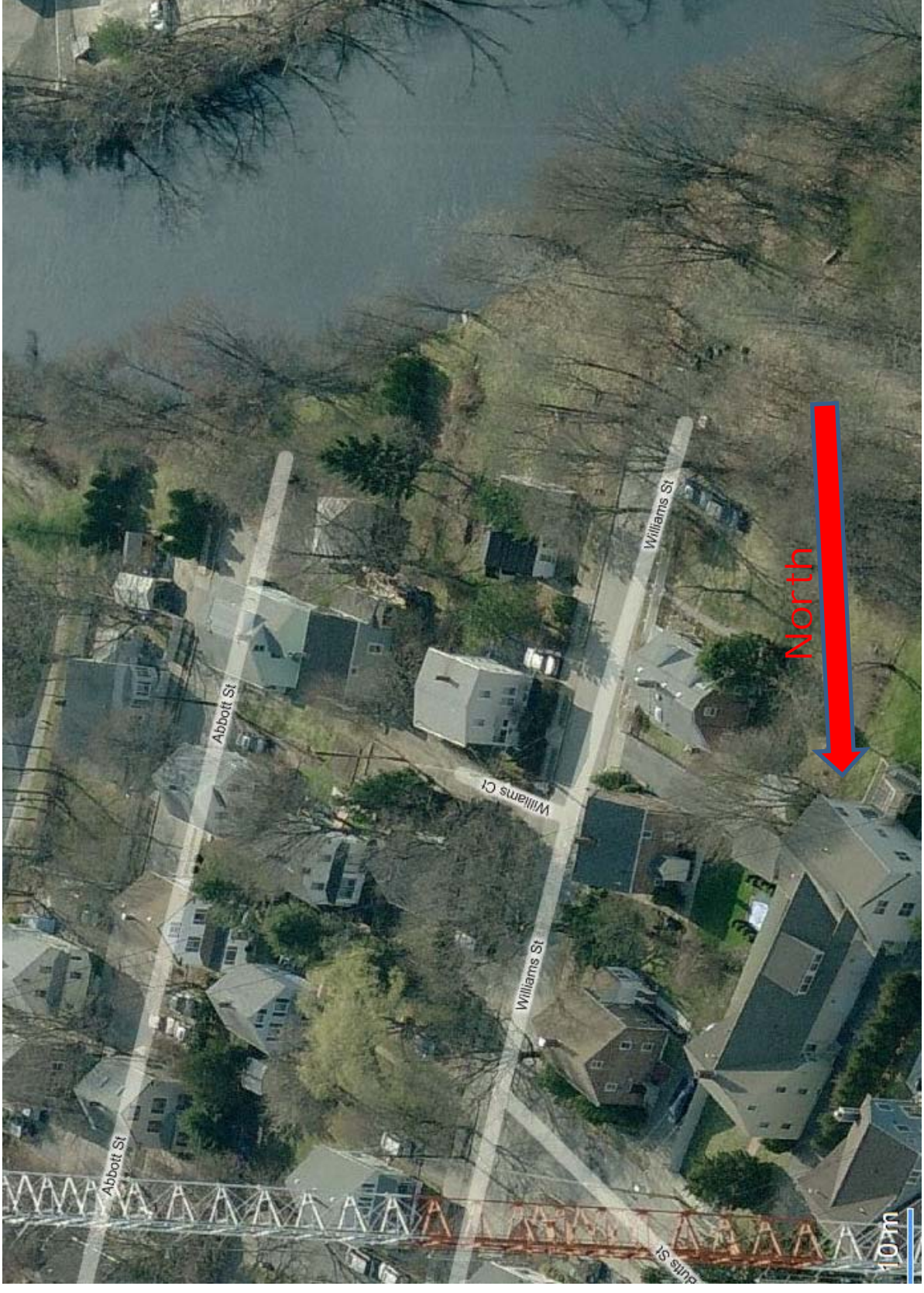
NOTE: The Board of Aldermen and School Committee will meet jointly to receive a project update and review of the 50% schematic designs. There is another joint meeting with the Board of Aldermen and School Committee tentatively scheduled on July 15, 2013 for an update and review of the final schematic design materials. There is some question as to whether the meeting in July is needed, as Ald. Fuller provides the Board of Aldermen with regular updates on the project and the Board of Aldermen's role does not start until September after the Design Review Committee has approved the site plan for the school. It was pointed out that by having the meeting in July, the Board would have an opportunity to look at the schematic design, value-engineering choices and to learn more about the project as it progresses. The more information the Board is given the less likely there will be any surprises regarding the plan for the project. With that, a motion to hold the item was approved.

Respectfully submitted,

Anthony J. Salvucci, Chairman

32 Williams Street











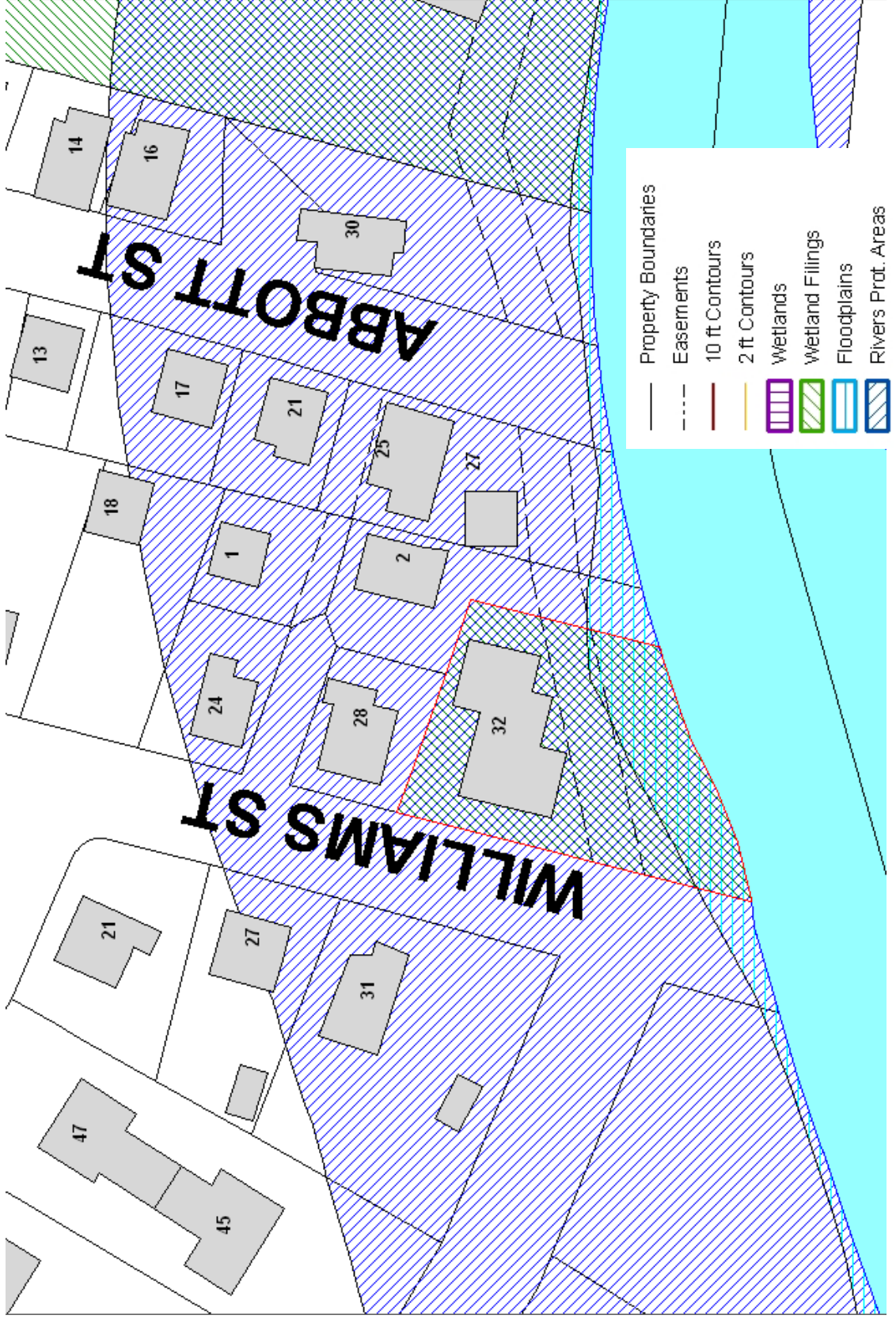




Alternate Underground Feed



NEWTON GIS



NOTE: FOR TP 2 SHWT WAS FOUND AT EL. 97 PROPOSED CELLAR IS HIGHER THAN WATER TABLE AND NO DEWATERING IS PROPOSED OR NEEDED.

5 FT MIN SEPARATION WILL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.



ST PIT/PERC TEST
 109-2009
 9' TOPSOIL 10 YR 5/4
 3' SANDY LOAM 10 YR 6/5
 48" PERMEABLE PAN
 MOTTLING 10 YR 6/6 SHWT
 RC 20 MIN/IN

ELEVATION 95.7
 ORD REF 1-2

NOTE: ALL GAS TRANS MANHOLES SHALL MEET THE REQUIREMENTS OF THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS.

LY AND



Modular Classroom Construction at Bowen, Burr, Horace Mann and Mason-Rice Schools

NEWTON, MA

BOWEN ELEMENTARY SCHOOL 280 CYPRESS STREET, NEWTON CENTER MA 02459
BURR ELEMENTARY SCHOOL 17 PINE STREET, AUBURNDALE MA 02466
HORACE MANN ELEMENTARY SCHOOL 687 WATERTOWN STREET, NEWTONVILLE MA 02460
MASON-RICE ELEMENTARY SCHOOL 149 PLEASANT STREET, NEWTON CENTER MA 02459

HMFH Architects, Inc. / Architect
TMP Consulting Engineers, Inc. / MP, FP Engineers
Thompson Engineering, Inc./ Electrical Engineers
Kalin Associates / Specifications Consultant

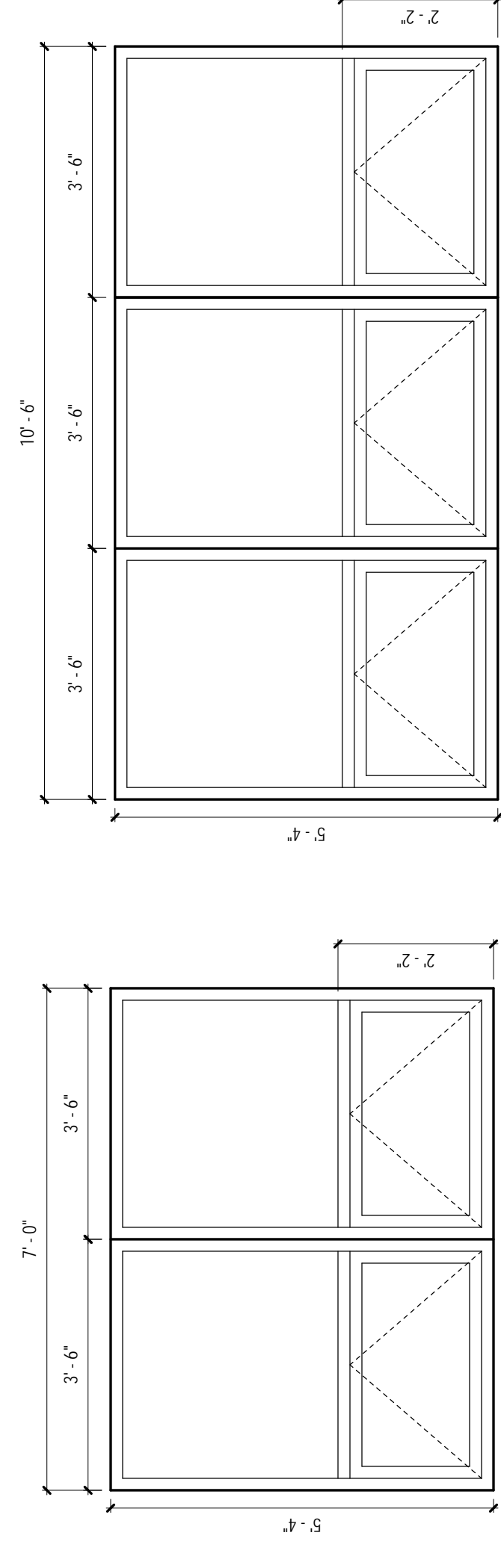
Drawing List

ARCHITECTURAL
AD.0 Typical Details, Schedule and General Notes
BO A1.0 Bowen Site Plan
BO A1.1 Bowen Demolition Plan, Floor Plan and RCP
BO A2.0 Bowen Elevations
BU A2.0 Burr Site Plan
BU A2.1 Burr Demolition Plan, Floor Plan and RCP
BU A2.2 Burr Elevations
HM A3.0 Horace Mann Site Plan
HM A3.1 Horace Mann Demolition Plan, Floor Plan and RCP
HM A3.2 Horace Mann Elevations
MR 4.0 Mason-Rice Site Plan
MR 4.1 Mason-Rice Demolition Plan, Floor Plan and RCP
MR 4.2 Mason-Rice Elevations

ELECTRICAL
EE1.0 Symbol List
EE1.1 Bowen Power & Systems Plan
BO E1.0A Bowen Power & Systems Plan
BO E1.0B Bowen Fire Alarm Plan
BU E2.0 Burr Lighting Plan
BU E2.1A Burr Power & Systems Plan
BU E2.1B Burr Fire Alarm Plan
BU E2.2 Burr Fire Protection Plan
HM E3.0A Horace Mann Power & Systems Plan
HM E3.1A Horace Mann Power & Systems Plan
HM E3.1B Horace Mann Fire Alarm Plan
HM E3.2 Horace Mann Fire Protection Plan
MR E4.0 Mason-Rice Lighting Plan
MR E4.1A Mason-Rice Power & Systems Plan
MR E4.1B Mason-Rice Fire Alarm Plan
MR E4.2 Mason-Rice Fire Protection Plan
BO FP.0 Bowen Fire Protection
BU FP.2.0 Burr Fire Protection
MR FP4.0 Mason-Rice Fire Protection
HM FP3.0 Horace Mann Fire Protection

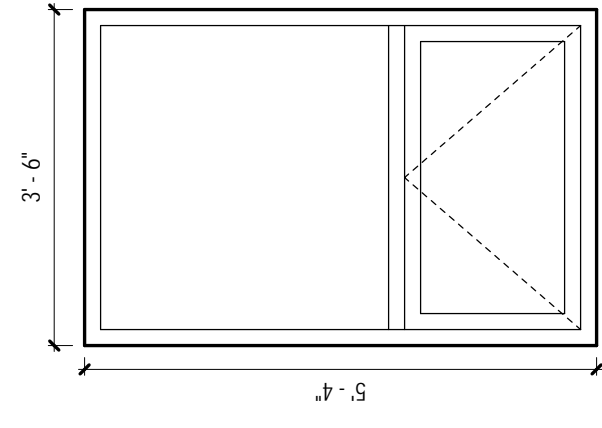
PLUMBING/HVAC
HM M3.0 Horace Mann Plumbing / HVAC
BU M2.0 Burr Plumbing / HVAC
HM M3.0 Horace Mann Plumbing / HVAC
MR M4.0 Mason-Rice Plumbing / HVAC

WINDOW ELEVATIONS
MULL UNITS TOGETHER, AS SHOWN



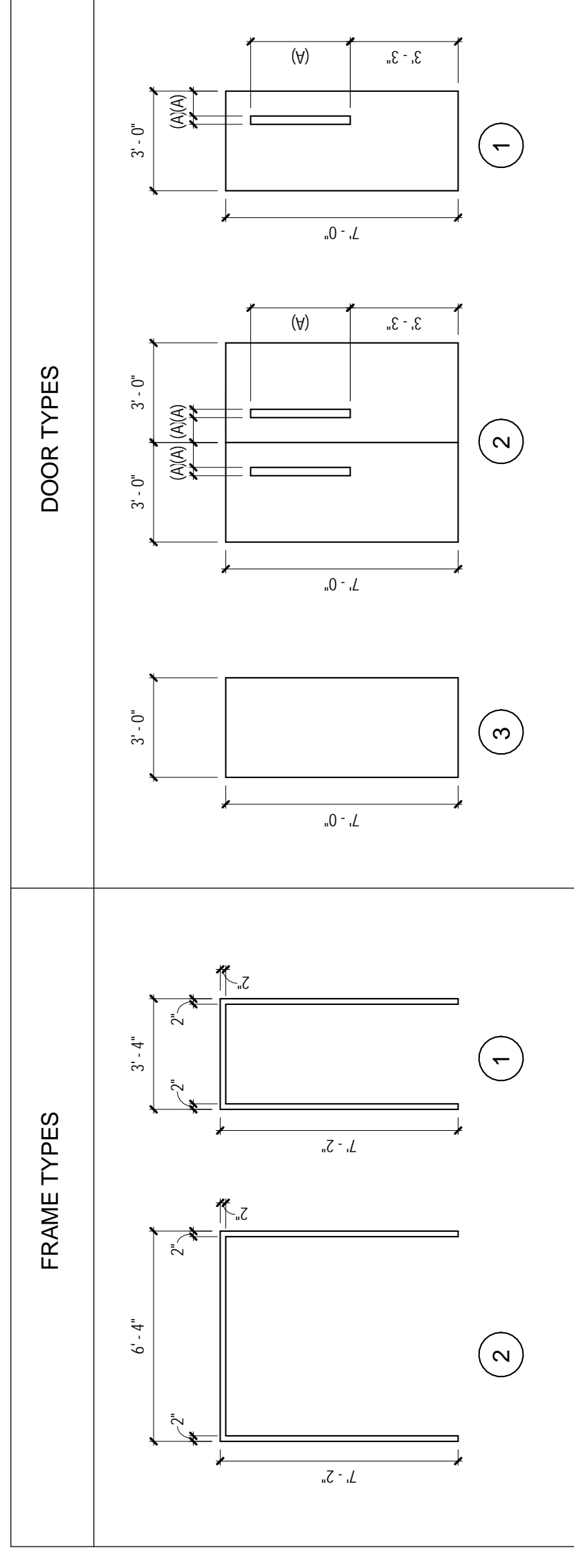
(A) TYP. EXTERIOR WINDOW TYPE B ELEV. 1/2" = 1'-0"

(B) TYP. EXTERIOR WINDOW TYPE A ELEV. 1/2" = 1'-0"



(C) TYP. EXTERIOR WINDOW TYPE C ELEV. 1/2" = 1'-0"

DOOR ELEVATIONS:

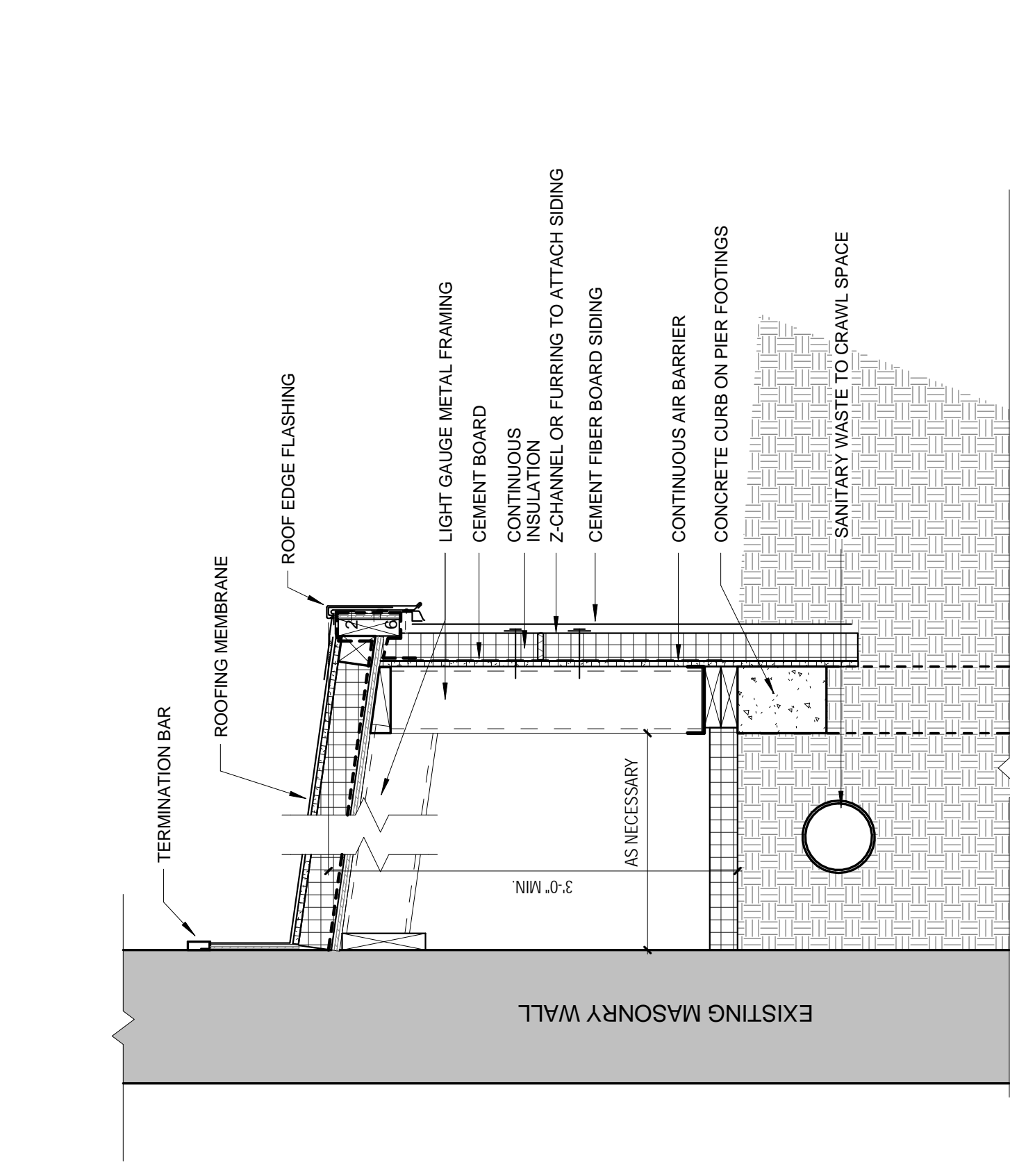


DOOR TYPE SCHEDULE:

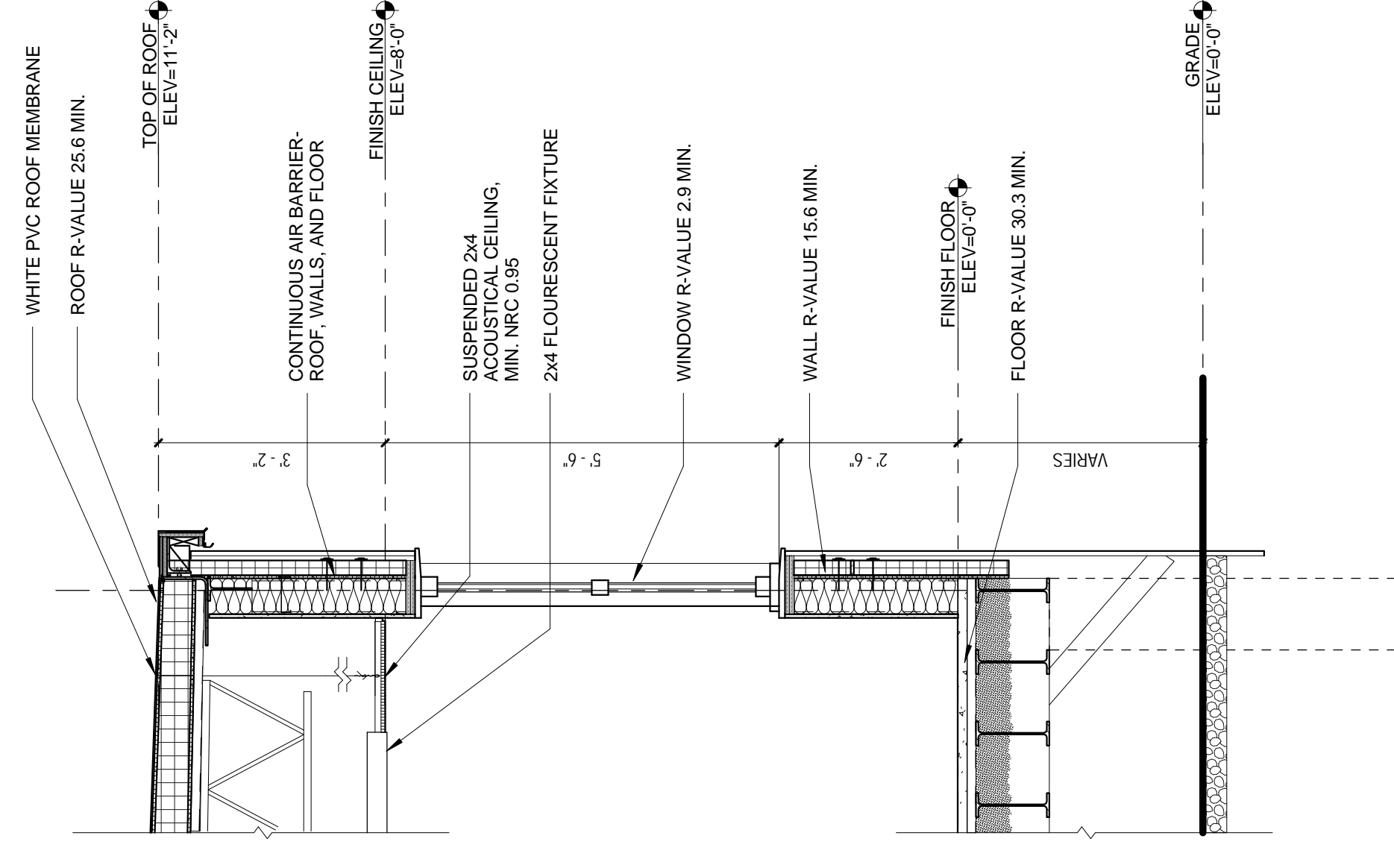
DOOR NO.	Remarks	DOOR DIMENSIONS	DOOR DIMENSIONS	DOOR DIMENSIONS	DOOR DIMENSIONS	DOOR DIMENSIONS	DOOR DIMENSIONS	DOOR DIMENSIONS	DOOR DIMENSIONS
		WD.	HT.	Elevation	Material	Door Glazing	Leaves	Frame Elevation	Frame Material
A	Classroom Door	3'-0"	7'-0"	1	WD	TIG	1	1	HM
B	Exterior Door	3'-0"	7'-0"	1	FB	TIG	1	1	HM
C	Inner Vestibule Dbl. door	3'-0"	7'-0"	2	WD	TIG	2	2	HM
D	Exterior Double Door	3'-0"	7'-0"	2	FB	TIG	2	2	HM
E	Storage Door	3'-0"	7'-0"	1	WD	--	1	1	HM
X	Re-use existing door	3'-0"	7'-0"	2	--	--	2	2	HM

DOOR GENERAL NOTES:

- MATCH DIMENSIONS AT EXISTING SCHOOLS (MAY VARY FROM SCHOOL TO SCHOOL).
- REFER TO SPECIFICATIONS FOR GLAZING TYPE REQUIRED.
- GLAZING STOPS SHALL BE INSTALLED ON ROOM SIDE OF FRAME WHEN FRAME IS IN CORRIDOR OR LOBBY.
- INTERIOR DOORS: WOOD VENEER WITH CLEAR FINISH TO MATCH EXISTING (TYP. MAPLE OR OAK).
- NEW FIBERGLASS EXTERIOR DOORS (TYP.) UNLESS INDICATED TO RELOCATE EXISTING FIBERGLASS DOORS.
- REUSE EXISTING ALUMINUM FRAME FOR EXTERIOR DOORS AT BURK ELEMENTARY SCHOOL.



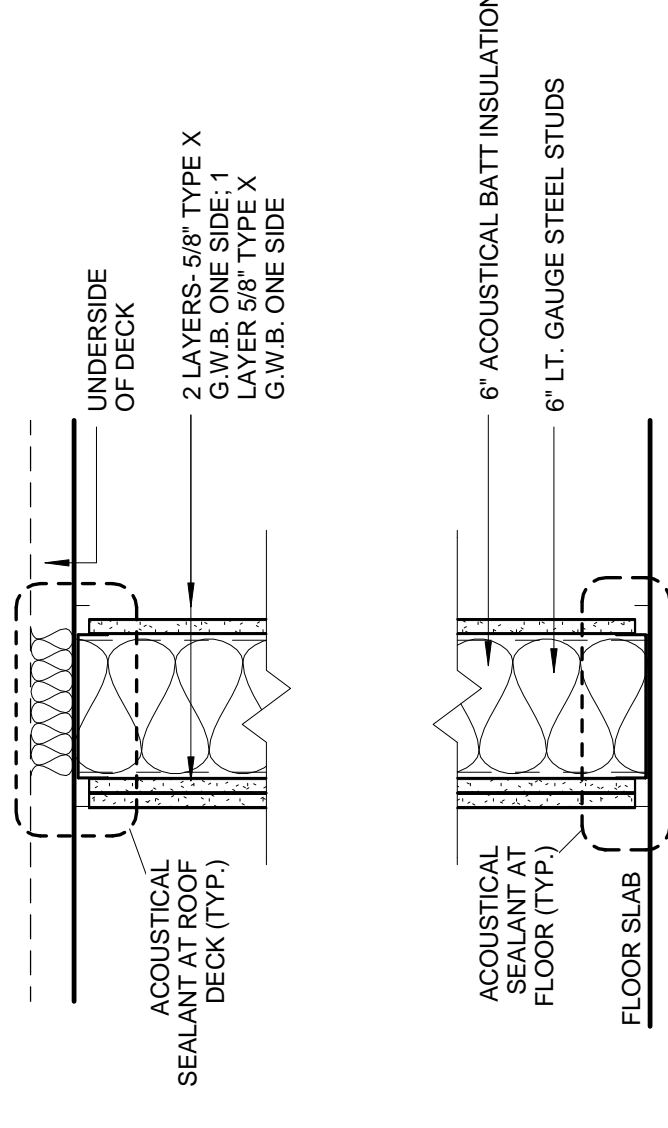
PIPE CHASE AT MASONRY 1/2" = 1'-0"



TYPICAL SECTION @ EXT. WALL 1/2" = 1'-0"

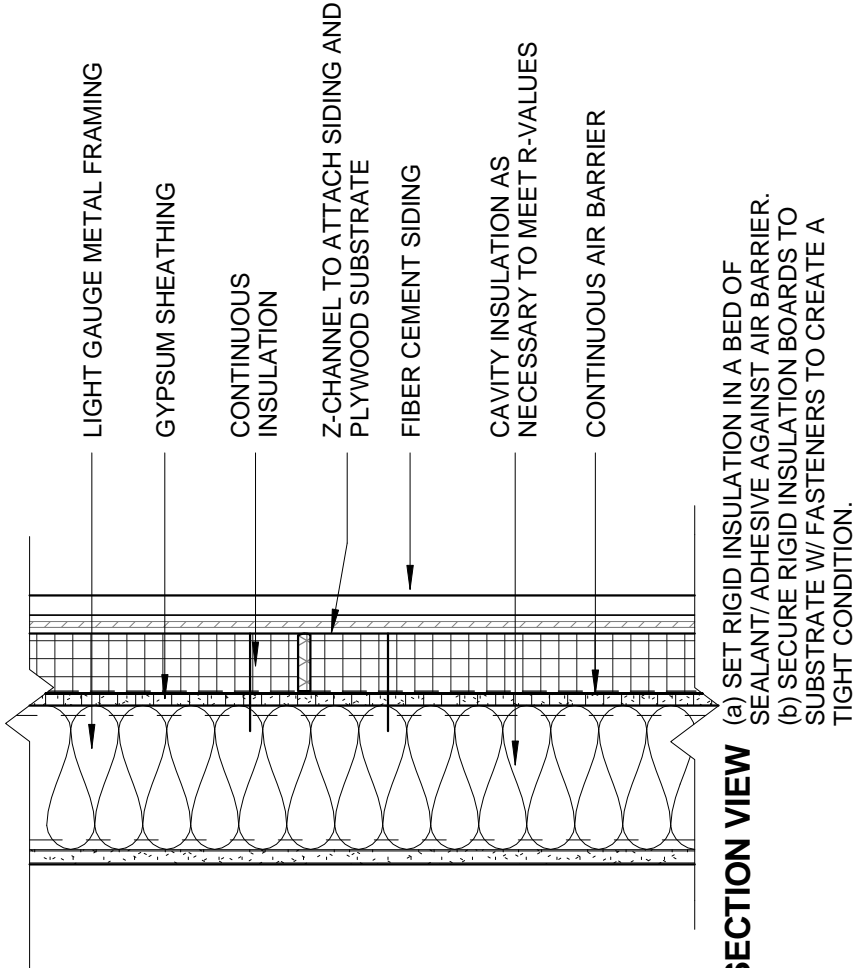
GENERAL NOTES - ALL FOUR ELEMENTARY SCHOOLS:

- THE FOLLOWING DOCUMENTS ARE TO BE USED AS A BASIS FOR SUBMITTING A BID FOR ALL MODULAR CLASSROOMS: 1. BIDDING DOCUMENTS FOR BURK ELEMENTARY SCHOOL, BOWEN ELEMENTARY SCHOOL, AND TWO CLASSROOM ADDITIONS AT BURK ELEMENTARY SCHOOL. 2. BIDDING DOCUMENTS FOR AN ALTERNATE TO ADD TWO ADDITIONAL CLASSROOMS AT MASON-RICE ELEMENTARY SCHOOL.
- THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING AND VERIFYING ALL DRAWINGS AND SPECIFICATIONS TO MEET THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AS WELL AS THE MASSACHUSETTS STATE REGULATIONS INCLUDING THE STRETCH ENERGY CODE.
- MINIMUM U-VALUES PER THE STRETCH ENERGY CODE: ROOF = 0.039 WALLS = 0.084 WINDOWS = 0.350 DOORS = 0.8
- MODIFICATIONS TO THE EXISTING BUILDING NECESSARY TO ACCOMMODATE THE NEW MODULAR CLASSROOMS SHALL BE AS A BASIS FOR DEVELOPING A BUILDABLE SOLUTION. THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING AND VERIFYING ALL DRAWINGS AND SPECIFICATIONS NECESSARY FOR CONSTRUCTION. STAMPED DOCUMENTS NECESSARY FOR CONSTRUCTION.
- NEW CONSTRUCTION TO BE NON-COMBUSTIBLE.
- FUTURE RELocations SHALL BE CONSTRUCTED FOR ALL JOINS BETWEEN NEW ADITIONS AND EXISTING CONSTRUCTION TO BE BUILT WITH EXPANSION JOINTS. INCLUDE ALL INTERIOR AND EXTERIOR FINISH PLATES AND FILLERS.
- AT ALL FOUR LOCATIONS EXCAVATE AS NECESSARY FOR CRUSHED STONE WITHIN THE FOOTPRINT OF NEW MODULAR CLASSROOMS. CRUSHED STONE SHALL BE DIRECTED TOWARD SCUPPERS AND DOWNSPOUTS THAT TERMINATE AT THE CRUSHED STONE WELL PER THE DETAIL ON THIS SHEET.
- REPAIR/PATCH EXISTING PAVING SURFACES DAMAGED DUE TO CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL MATERIAL AND EQUIPMENT AT COMPLETION OF THE PROJECT.
- TYPICAL CEILING HEIGHTS ARE 8'-0" MINIMUM.
- V.C.T. FLOORING THROUGHOUT WITH RUBBER BASE.
- VINYL COVERED G.W.B. THROUGHOUT NEW SPACES. FINISH TO MATCH ADJACENT FINISHES IN EXISTING SPACES.
- EXISTING MATERIALS IMPACTED BY CONSTRUCTION ARE TO BE PATCHED AND REPAIRED TO MATCH EXISTING ADJACENT MATERIALS.
- ANY EXTERIOR SIGNAGE MOUNTED TO WALLS SHALL BE REMOVED AND REINSTALLED IN LOCATIONS DETERMINED BY THE OWNER.
- THE OPTION TO USE METAL TRIM ON AT THE EXTERIOR SIDING JOINS CAN BE PURSUED EXCEPT AT BURK ELEMENTARY SCHOOL. METAL TRIM AT BURK ELEMENTARY SCHOOLS MUST BE USED TO MATCH THE EXISTING MODULAR CLASSROOM.
- VERIFY EXISTING CONDITIONS. PLANS OF EXISTING CONDITIONS SHALL BE VERIFIED. EXISTING CONDITIONS ARE DIFFERENT AT EACH SCHOOL.

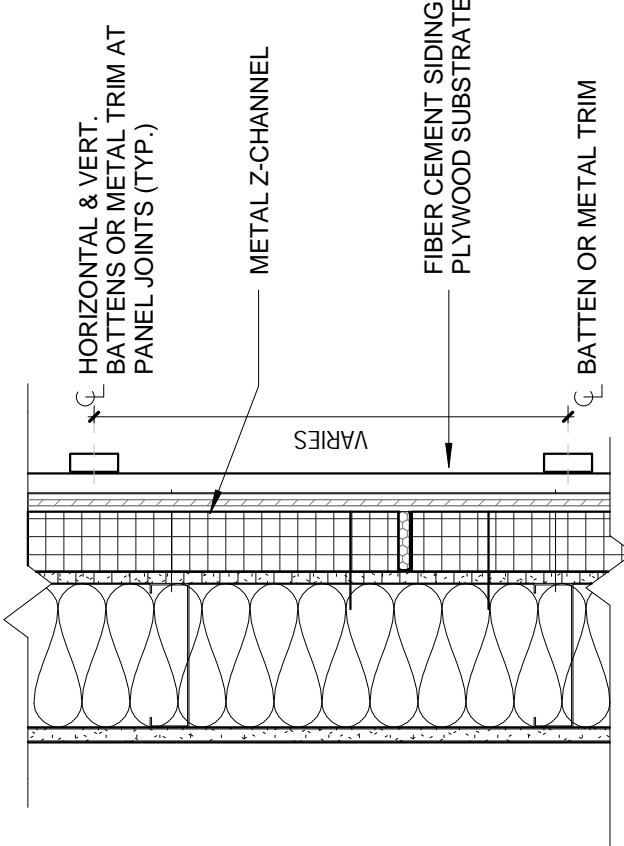


TYP. INTERIOR PARTITION 1 1/2" = 1'-0"

EXTERIOR WALL - CEMENT FIBER PANEL SIDING W/ STUD BACK-UP SCALE: 1 1/2" = 1'-0"

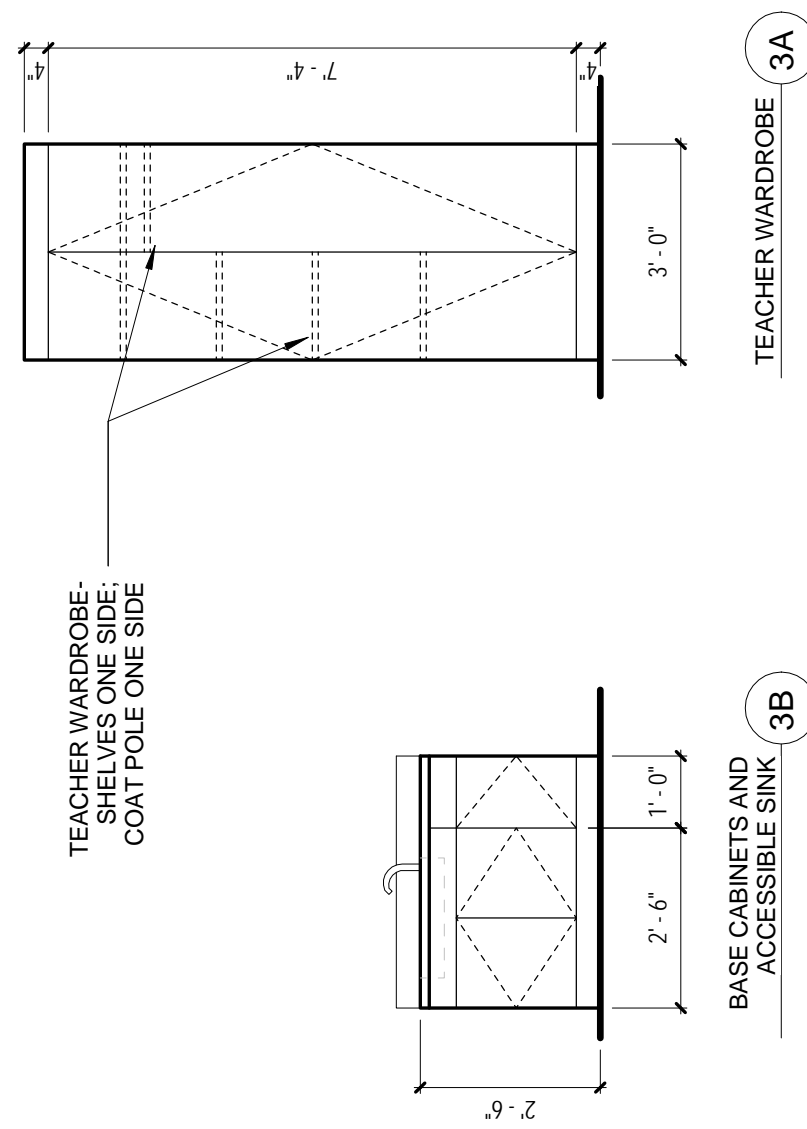


SECTION VIEW



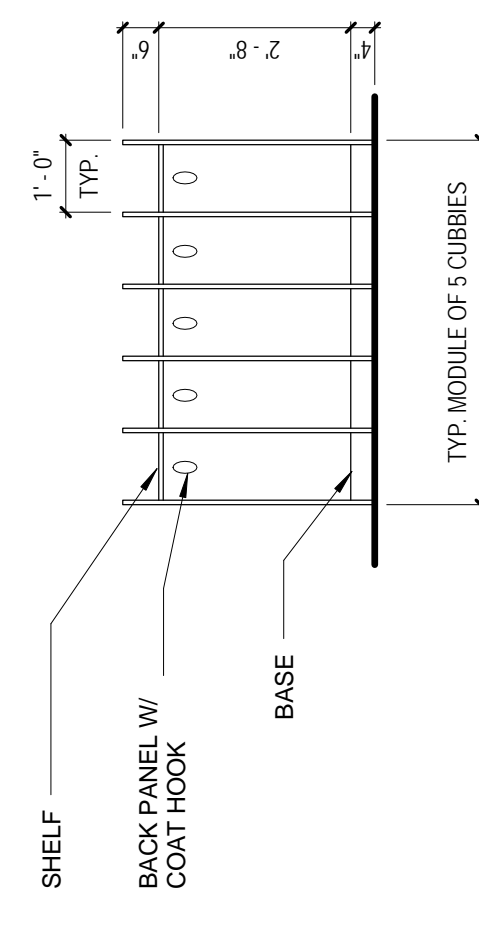
PLAN VIEW OVERALL ASSEMBLY U-FACTOR = 0.084

TYP. NEW EXTERIOR WALL COMPOSITION 1 1/2" = 1'-0"

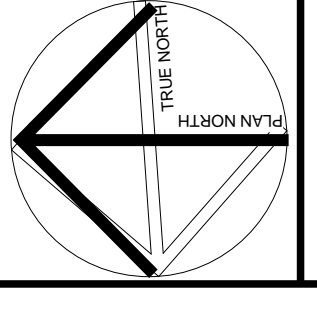


MILLWORK ELEVATION 3/8" = 1'-0"

NOTE: TEACHER WARDROBE AT ALL FOUR SCHOOLS. BASE CABINETS AND SINKS AT ALL SCHOOLS EXCEPT HORACE MANN.



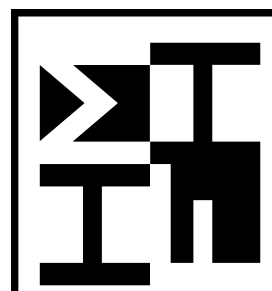
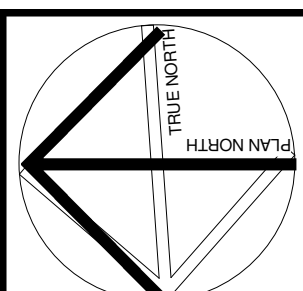
ELEV. WOOD CUBBIES 3/8" = 1'-0"



GENERAL NOTES FOR BOWEN

1. COORDINATE PLACEMENT OF THE NEW FOUNDATIONS WITH THE EXISTING BELOW GRADE STORM WATER PIPING. VERIFY EXISTING PIPING DEPTHS AND LOCATIONS. NEW FOUNDATIONS THAT CONFLICT WITH THE NEW CLASSROOM ADDITION WILL BE RELOCATED PRIOR TO CONSTRUCTION BY THE CITY DPW.
2. CONTRACTOR TO RELOCATE ONE SITE POLE LIGHT. FUTURE LOCATION TO BE DETERMINED BY THE OWNER.
3. RELOCATE EXISTING STORM WATER PIPING TO NEW WATER BED. RELOCATE EXISTING STORM WATER PIPING TO NEW WATER BED. RELOCATE EXISTING STORM WATER PIPING TO NEW WATER BED. RELOCATE EXISTING STORM WATER PIPING TO NEW WATER BED. MINIMALLY SLOPED WALKWAYS. GRADING DOWN TO PLAY AREA SHALL BE GRADUAL.
4. INSTALL OF HIGH BLACK VINYL COATED CHAINLINK FENCE. CHAINLINK FENCE SHALL BE INSTALLED TO PROTECT PLAYWAY AT STEEP SLOPE TO PLAYGROUND (EXCEPT WHERE PROTECTED BY THE NEW RAISED PLANTER BED).
5. STUDENT AND TEACHER DESKS AND CHAIRS ARE NOT REFERRED TO IN THIS DOCUMENT. REFER TO THE SPECIFICATIONS AND STUDENT CUBBIES ARE INCLUDED IN THE CONTRACT.

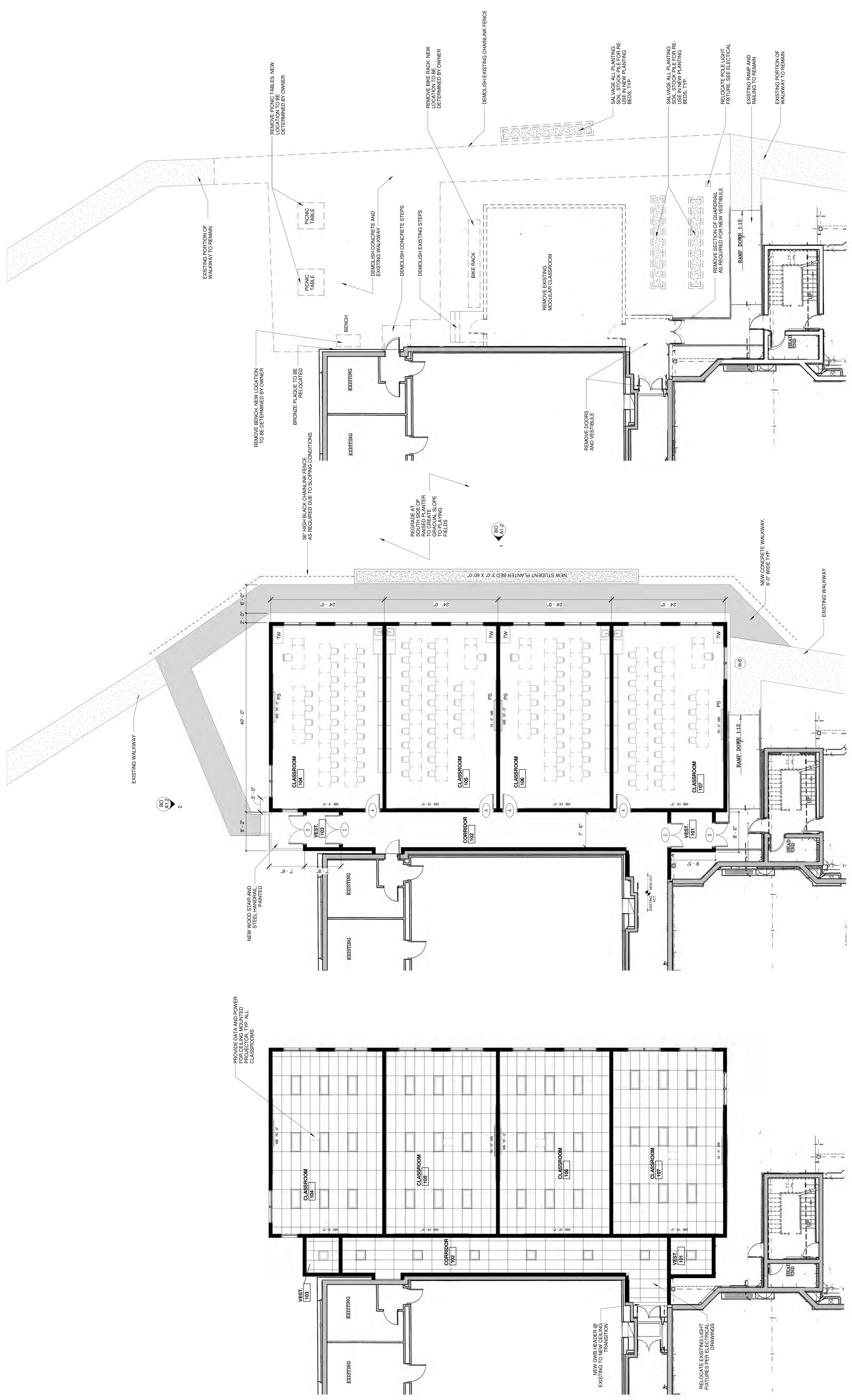


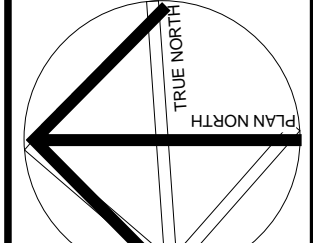


DEMOLITION PLAN
1/8" = 1'-0"

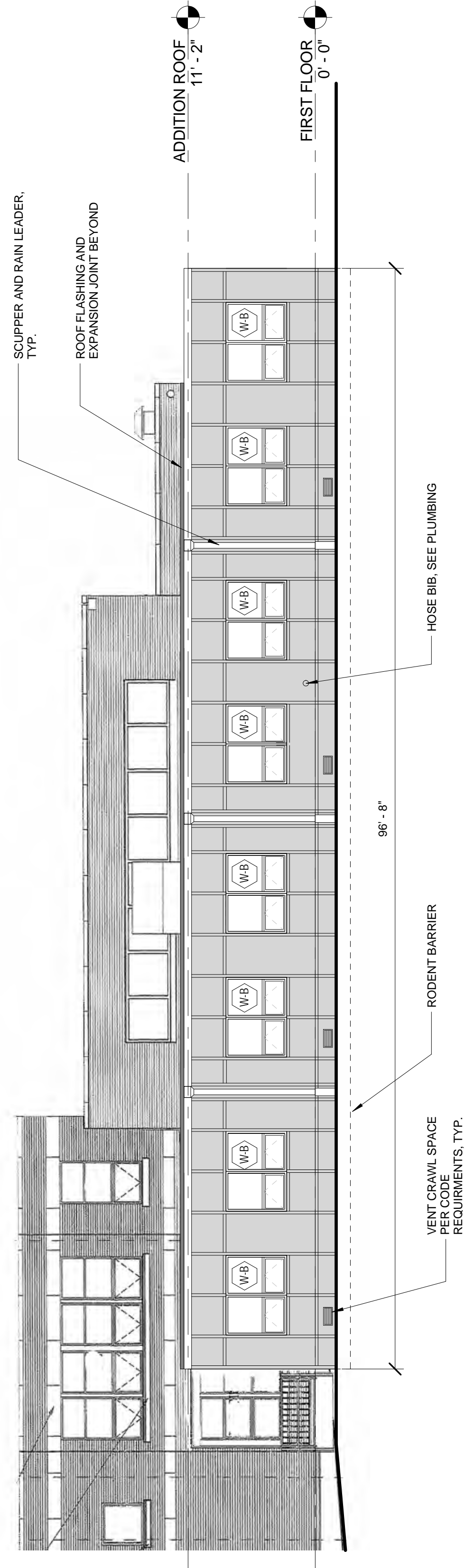
FIRST FLOOR PLAN
1/8" = 1'-0"

1.0 FIRST RCP - SHEET
1/8" = 1'-0"

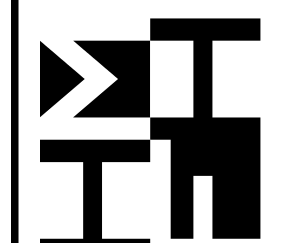
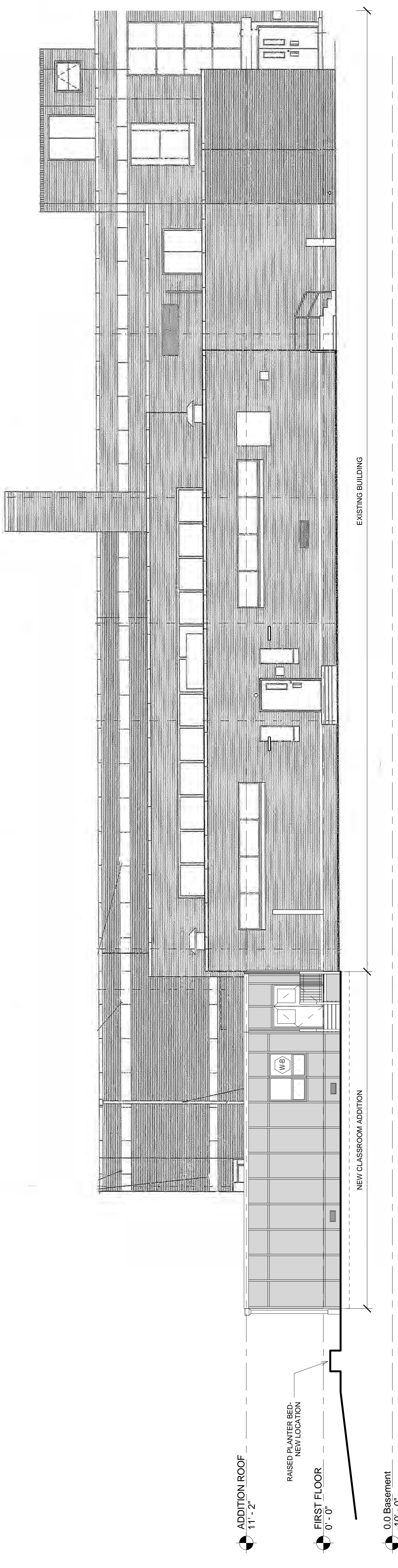


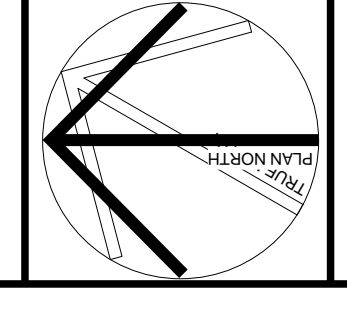


SOUTH ELEVATION ①
1/8" = 1'-0"



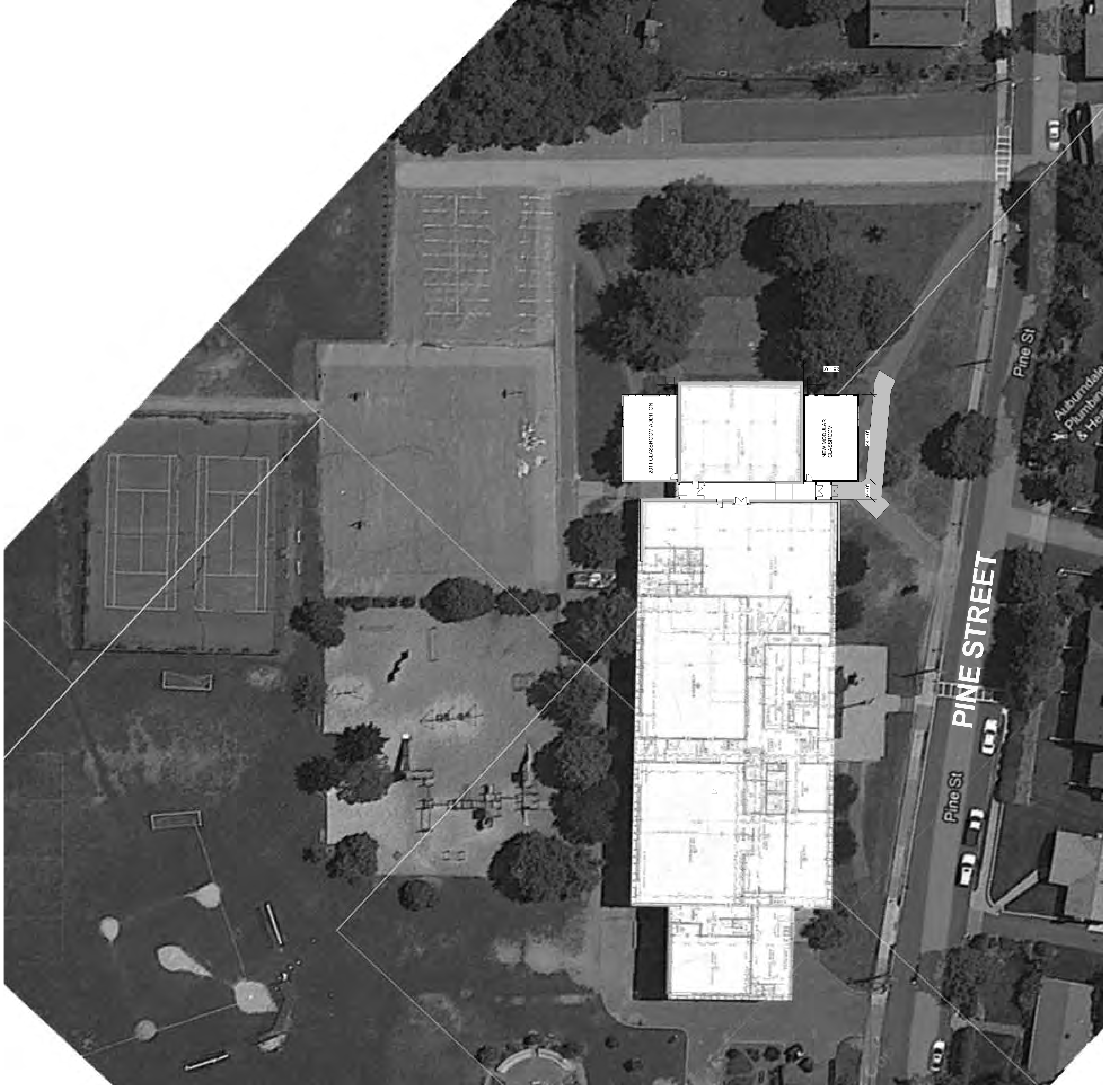
EAST ELEVATION ②
1/8" = 1'-0"



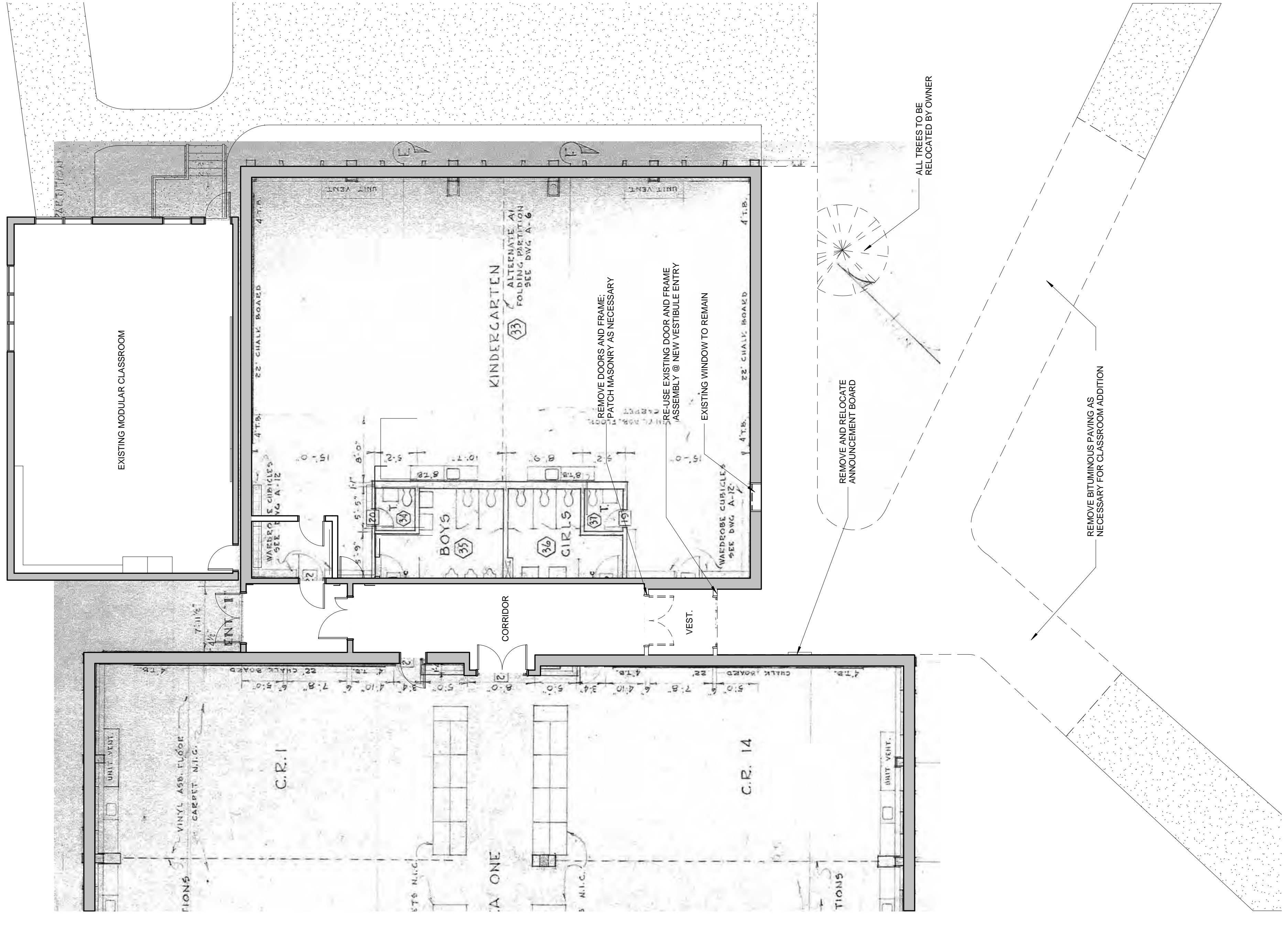


GENERAL NOTES

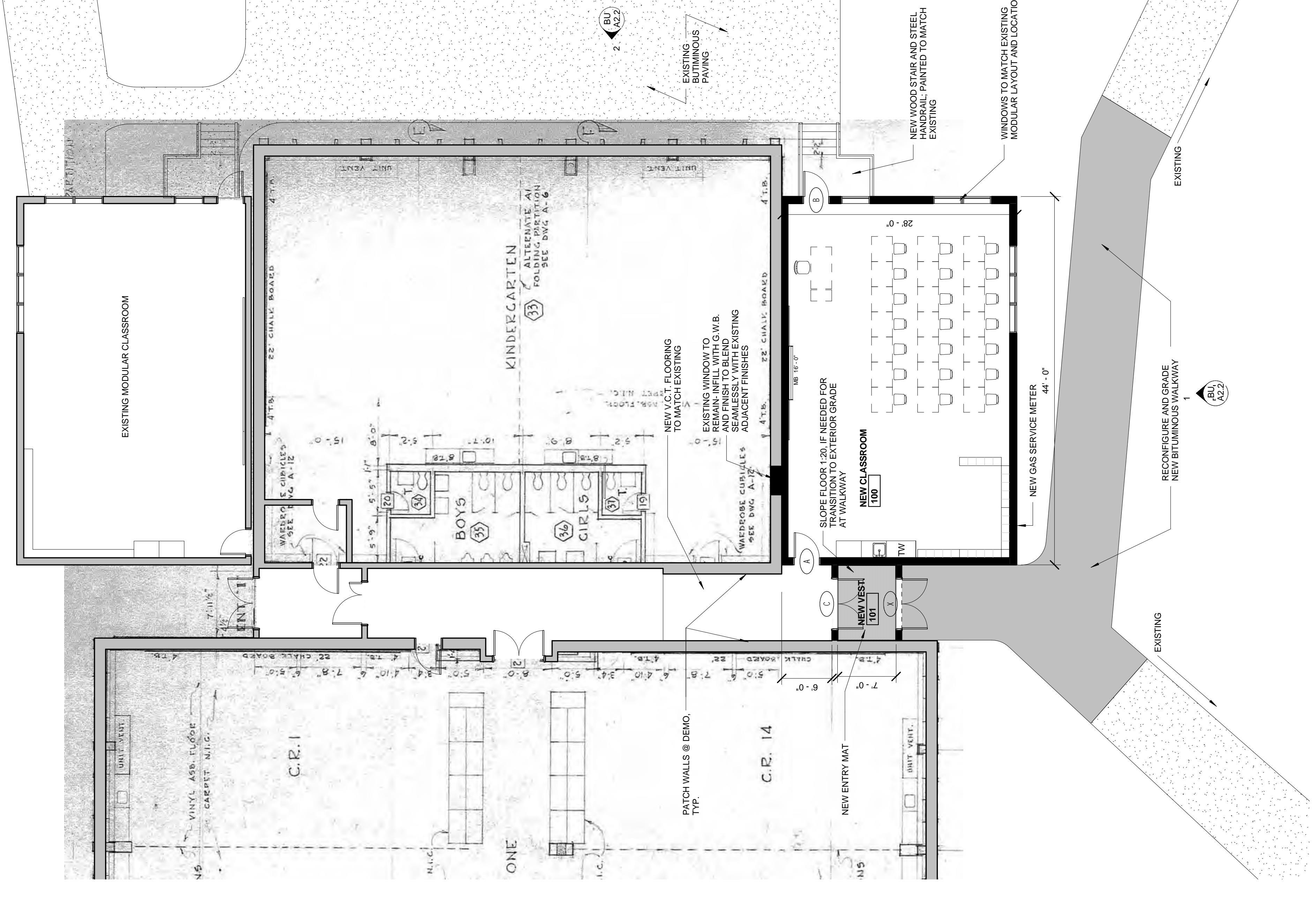
1. ALL EXISTING TREES IN CONFLICT WITH THE NEW CONSTRUCTION SHALL BE REMOVED BY THE OWNER PRIOR TO CONSTRUCTION BEGINNING.
2. STUDENT AND TEACHER DESKS AND CHAIRS ARE NOT INCLUDED IN THE CONTRACT AND ARE SHOWN FOR INFORMATION ONLY. TABLES AND STUDENT CUBBIES ARE INCLUDED IN THE CONTRACT.



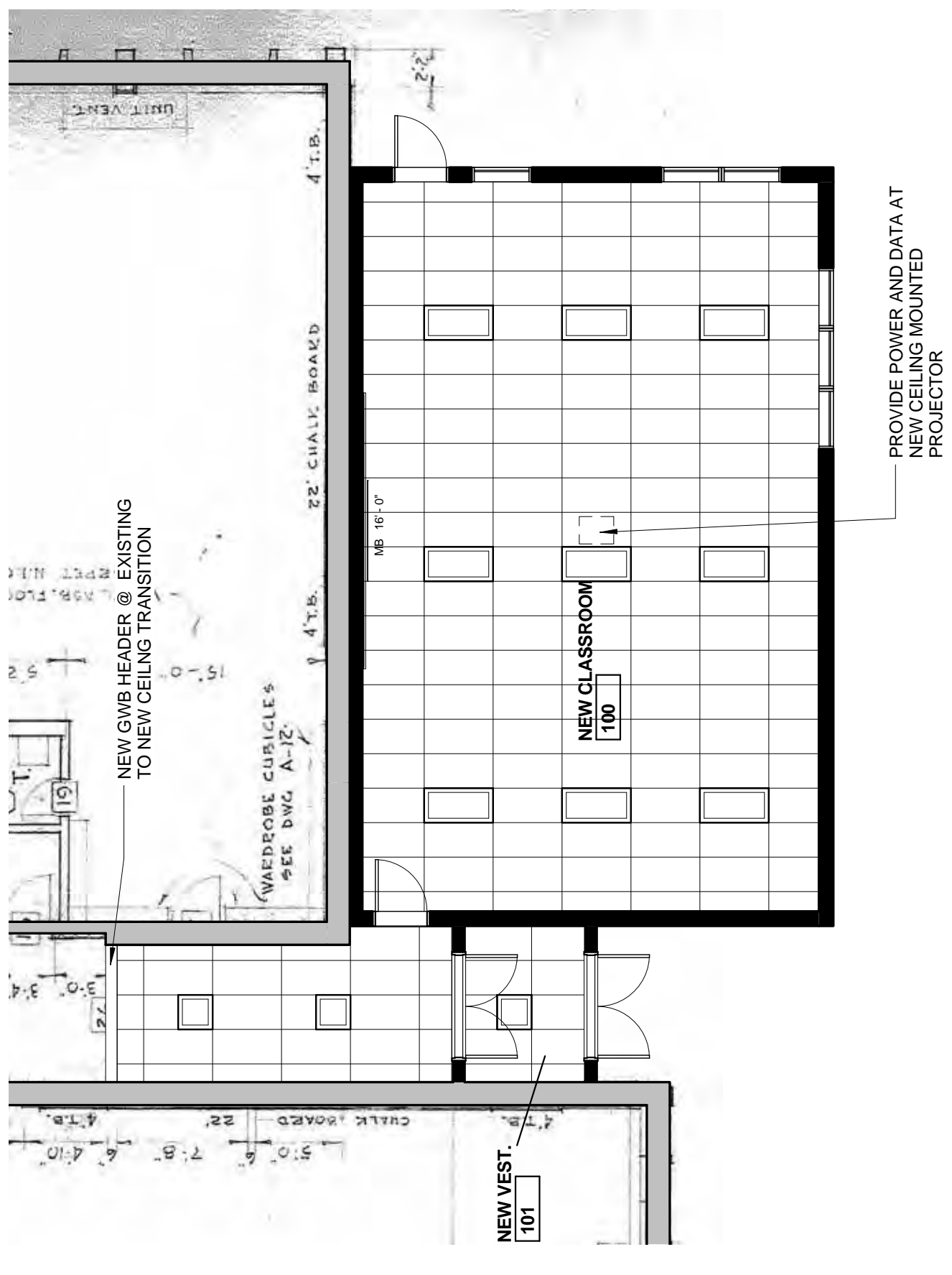
DEMOLITION PLAN 2
1/8" = 1'-0"

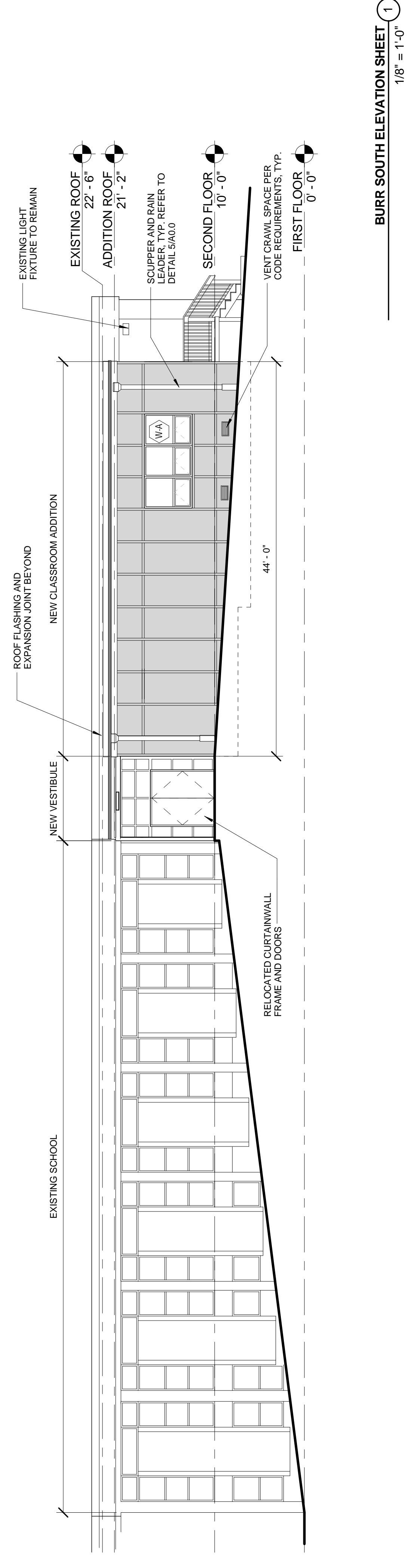
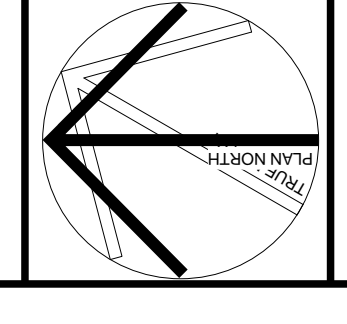


FLOOR PLAN 1
1/8" = 1'-0"

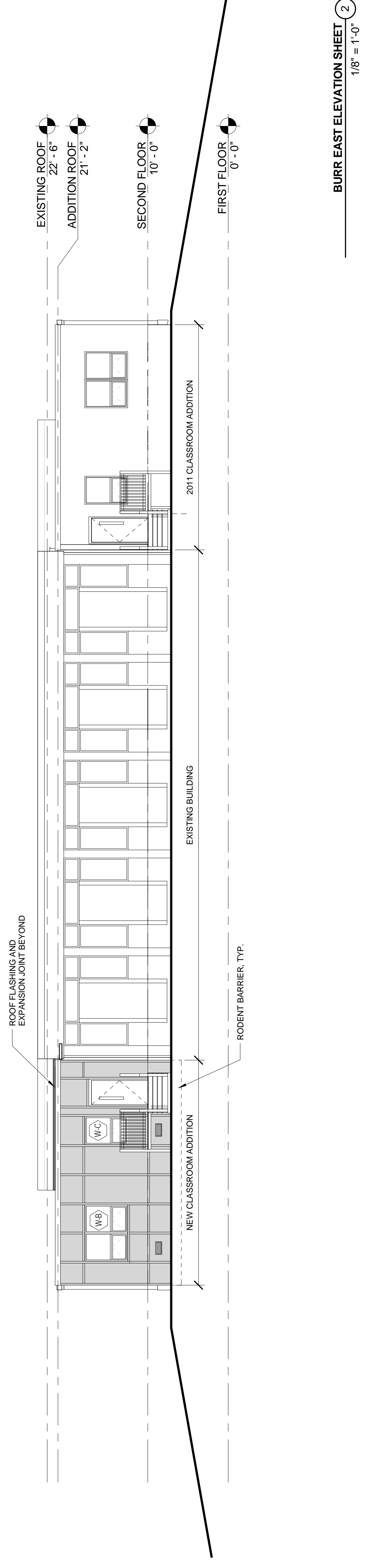


REFLECTED CEILING PLAN 3
1/8" = 1'-0"

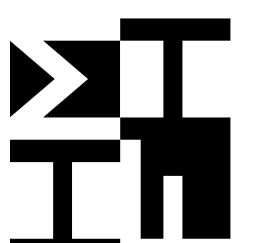
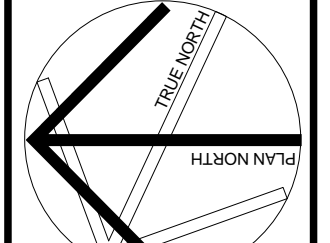




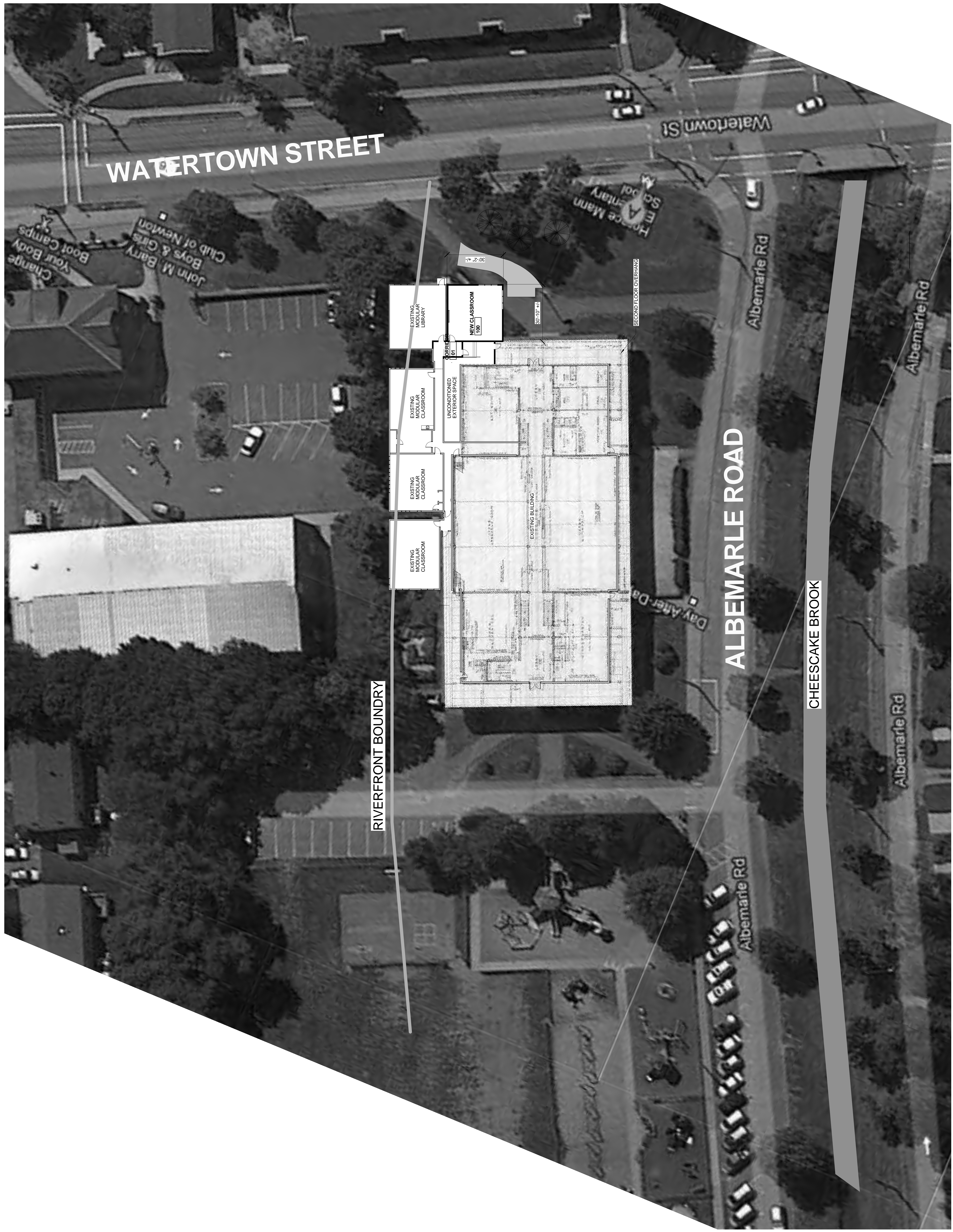
BURR SOUTH ELEVATION SHEET 1
1/8" = 1'-0"

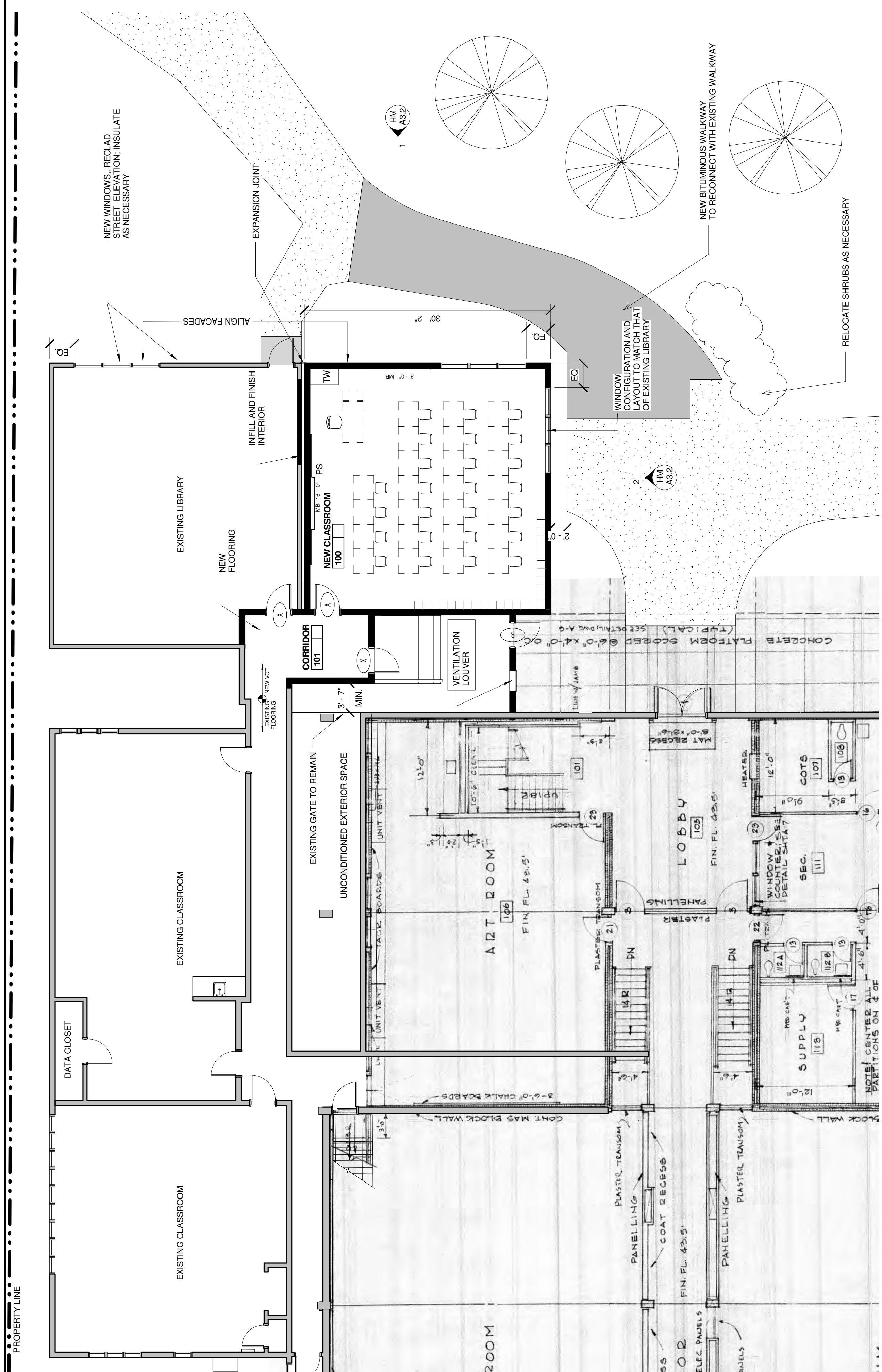


BURR EAST ELEVATION SHEET 2
1/8" = 1'-0"

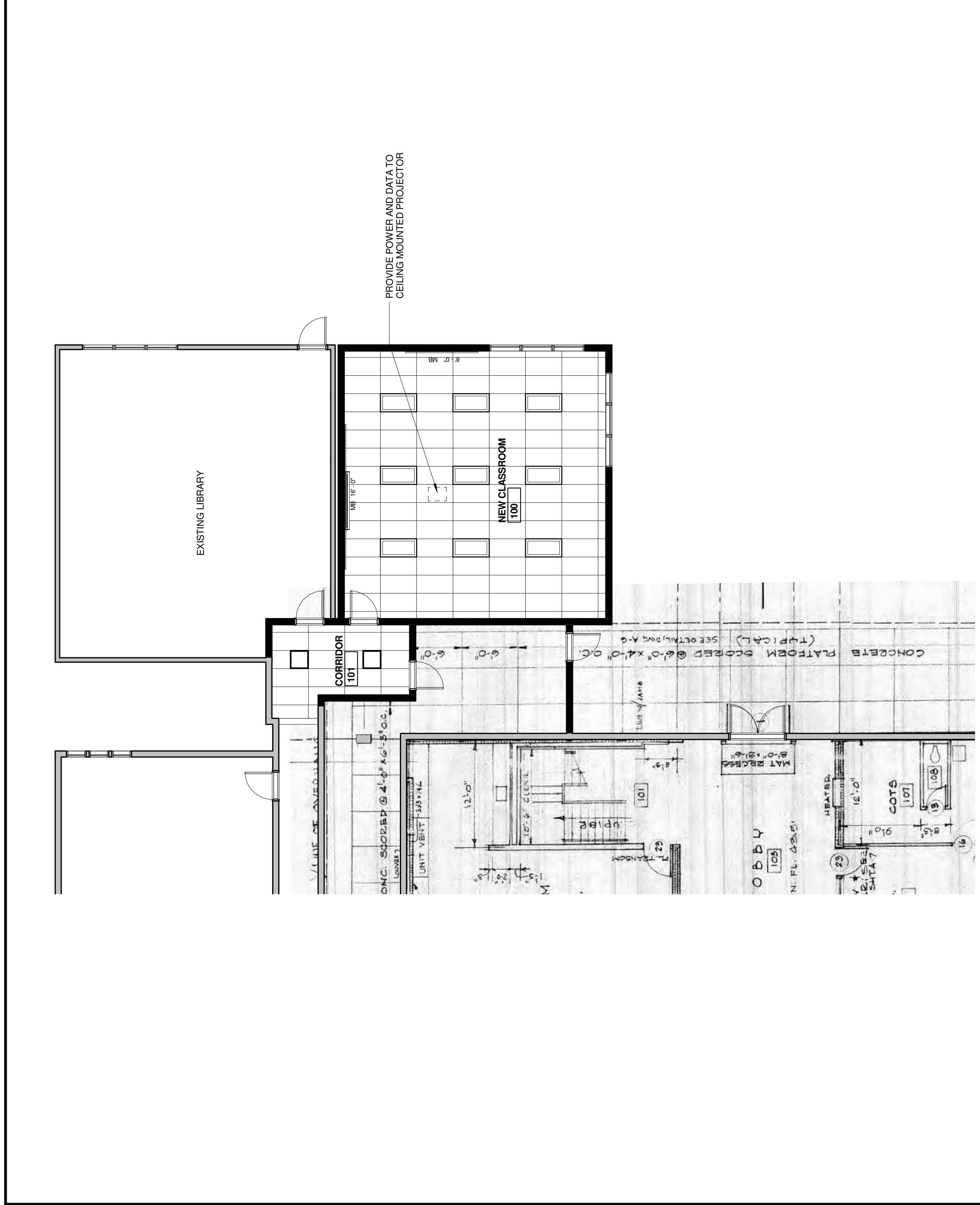


- GENERAL NOTES FOR HORACE MANN**
1. CONTRACTOR'S DISCRETION TO UTILIZE EXISTING MODULAR CLASSROOM AT BOWEN TO REFURBISH AND RELOCATE TO HORACE MANN OR PROVIDE NEW CLASSROOM ADDITION.
 2. NOTIFY OWNERS OF ANY CONFLICTS WITH CONSERVATION COMMISSION REQUIREMENTS.
 3. FOLLOW CONSERVATION COMMISSION REQUIREMENTS FOR MITIGATING RUN-OFF DURING CONSTRUCTION.
 4. VERIFY WITH OWNER LOCATION OF EXISTING BELOW GRADE FIBER OPTIC CABLES PRIOR TO FOUNDATION DESIGN.
 5. TREES CONTACTING WITH NEW CLASSROOM ADDITION WILL BE RELOCATED BY OWNER PRIOR TO CONSTRUCTION BEGINNING.
 6. STUDENT AND TEACHER DESKS AND CHAIRS ARE NOT INCLUDED IN THE CONTRACT AND ARE SHOWN FOR REFERENCE. THE CONTRACTOR SHALL PROBE AND STUDENT CUBBIES ARE INCLUDED IN THE CONTRACT.

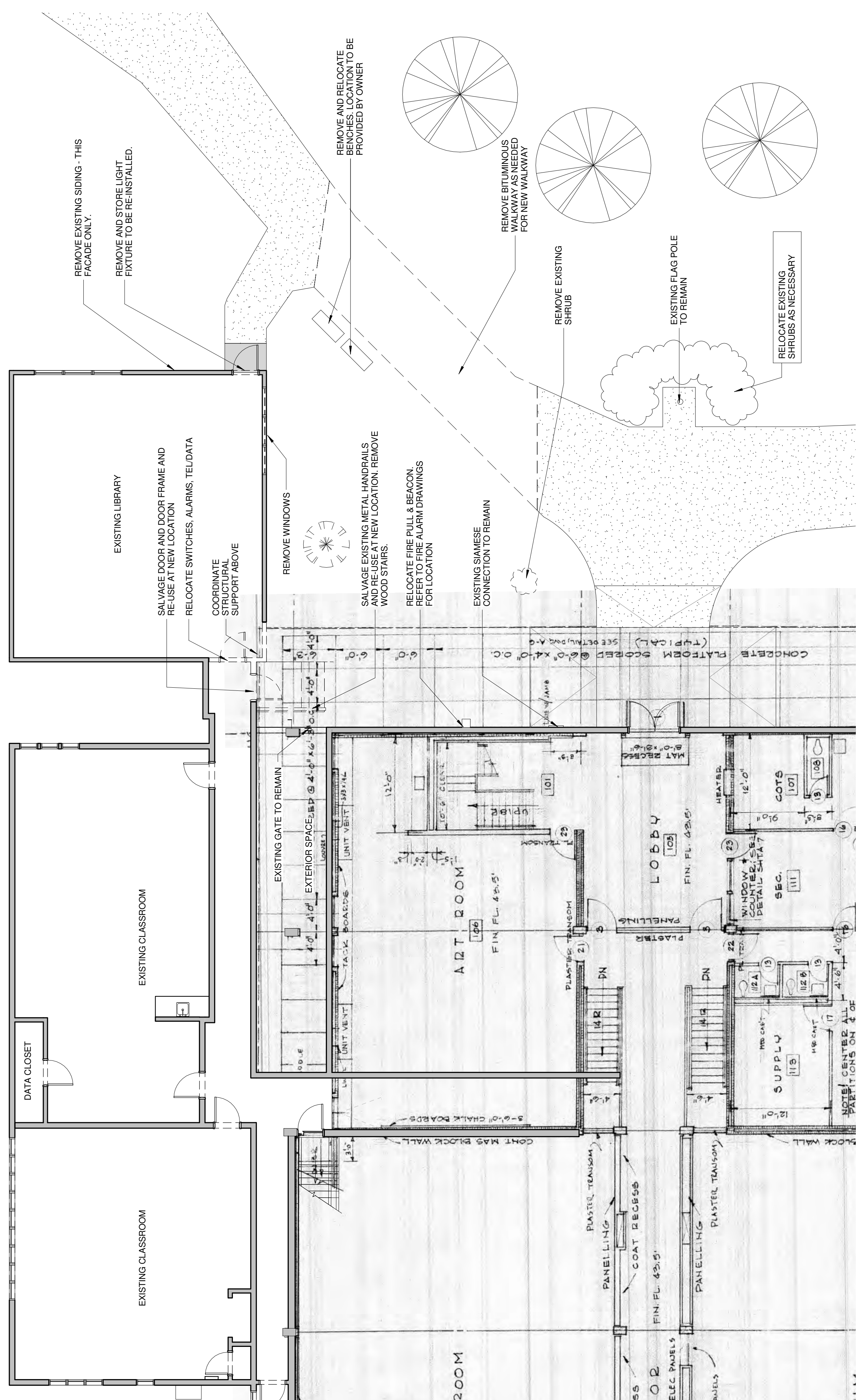




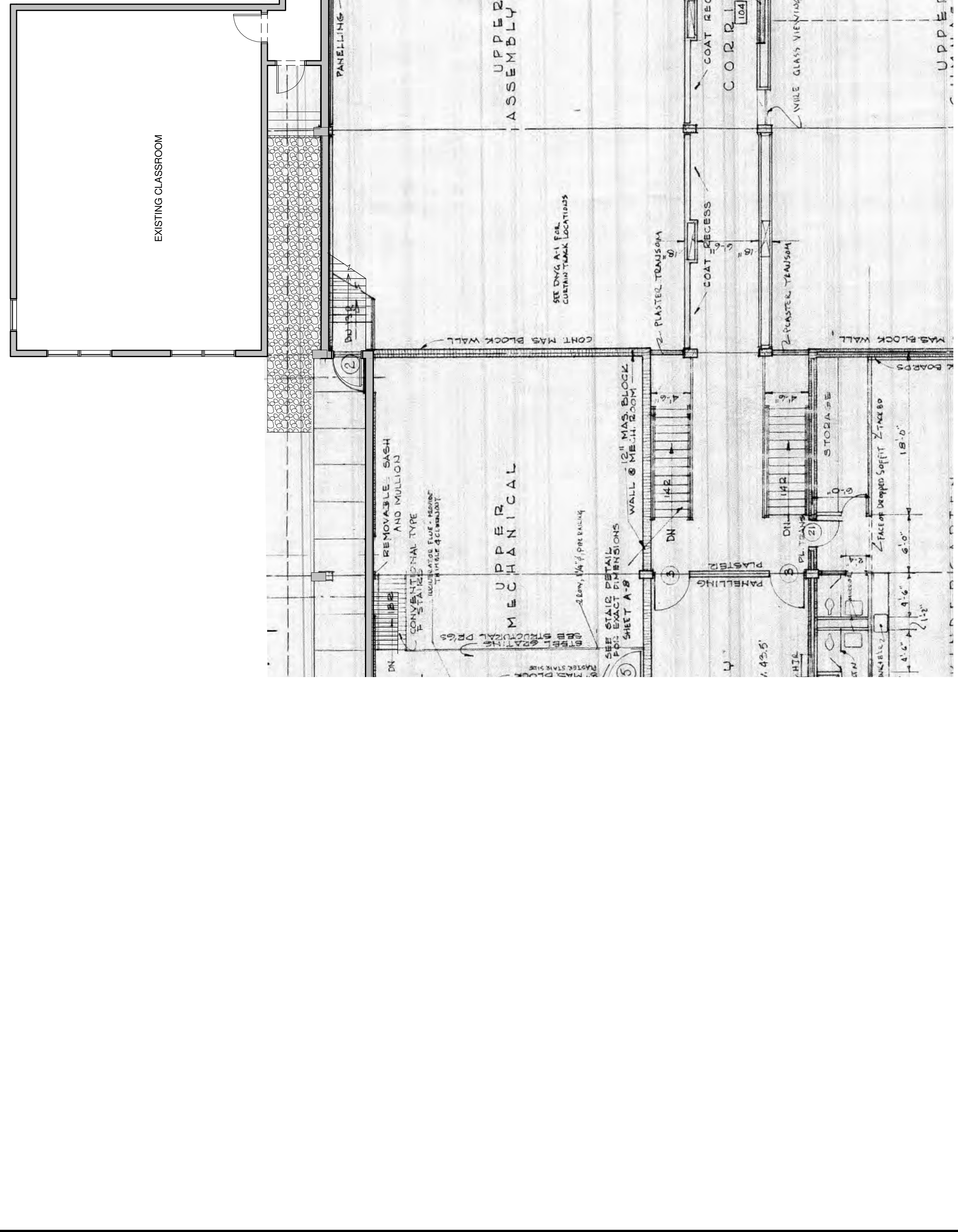
REFLECTED CEILING PLAN (3)
 1/8" = 1'-0"

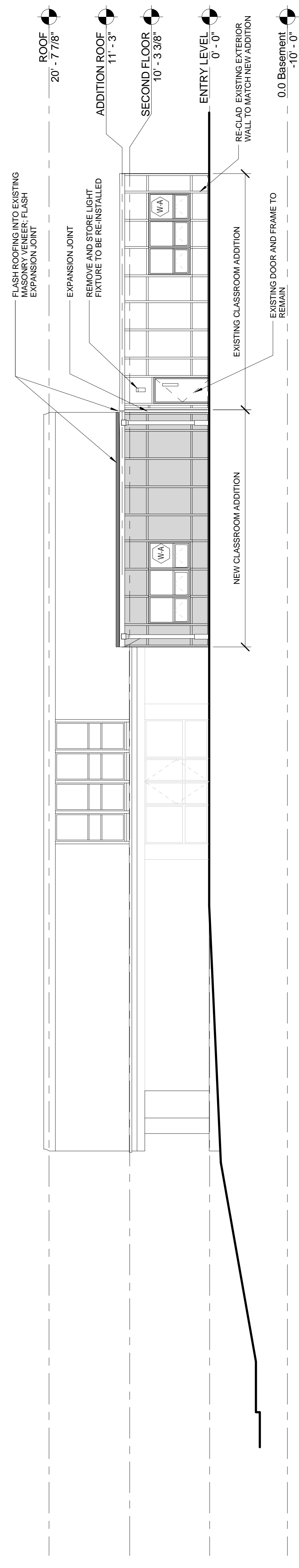
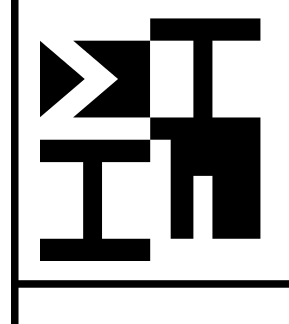


FLOOR PLAN (2)
 1/8" = 1'-0"

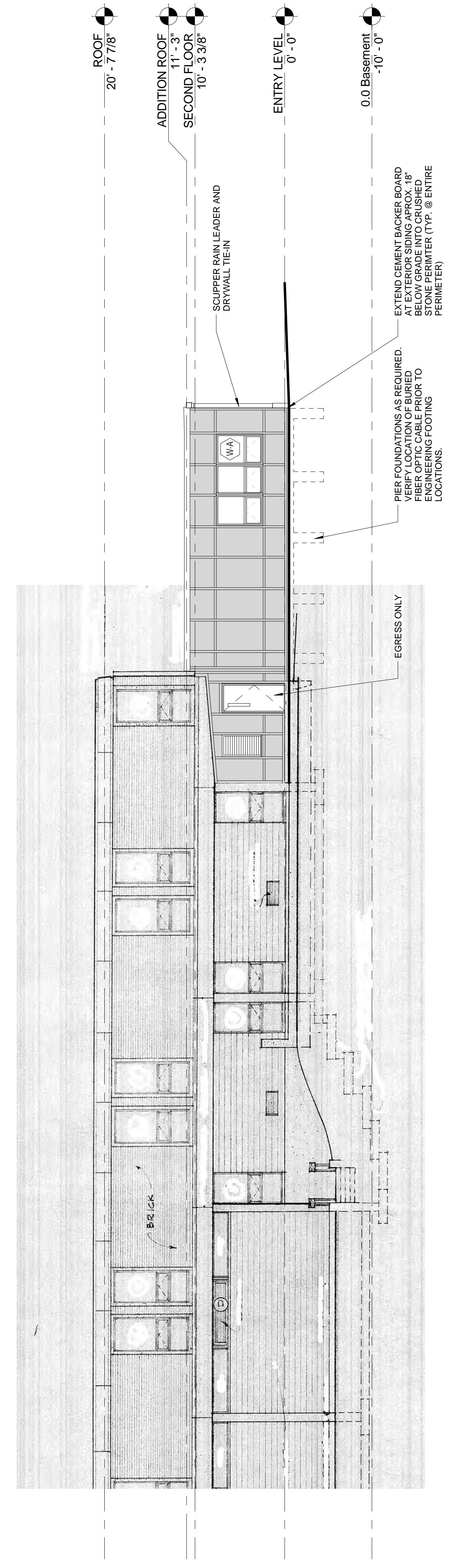


DEM O PLAN (1)
 1/8" = 1'-0"

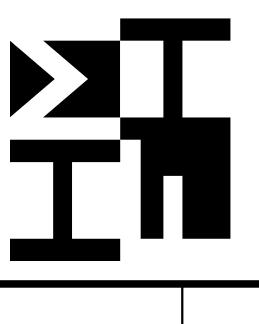
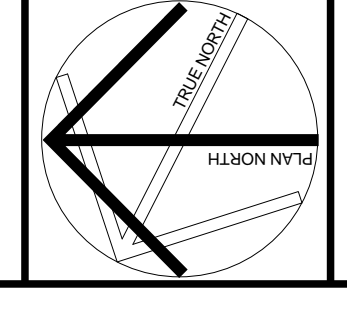




① HORACE MANN SOUTH ELEVATION
1/8" = 1'-0"

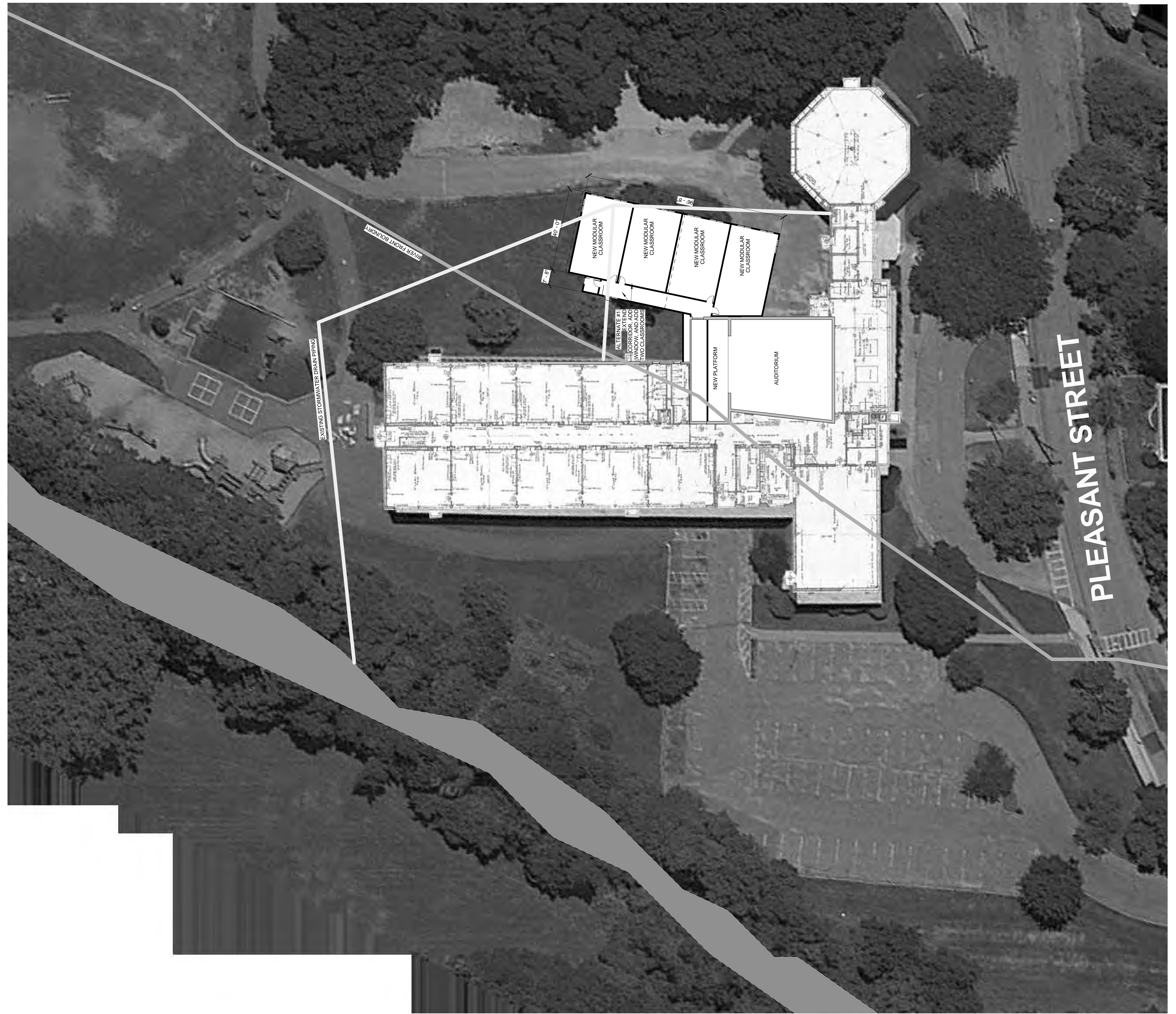


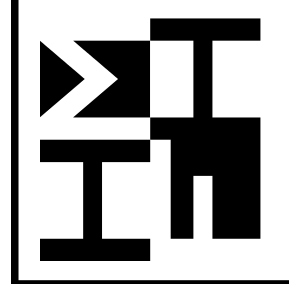
② HORACE MANN WEST ELEVATION
1/8" = 1'-0"



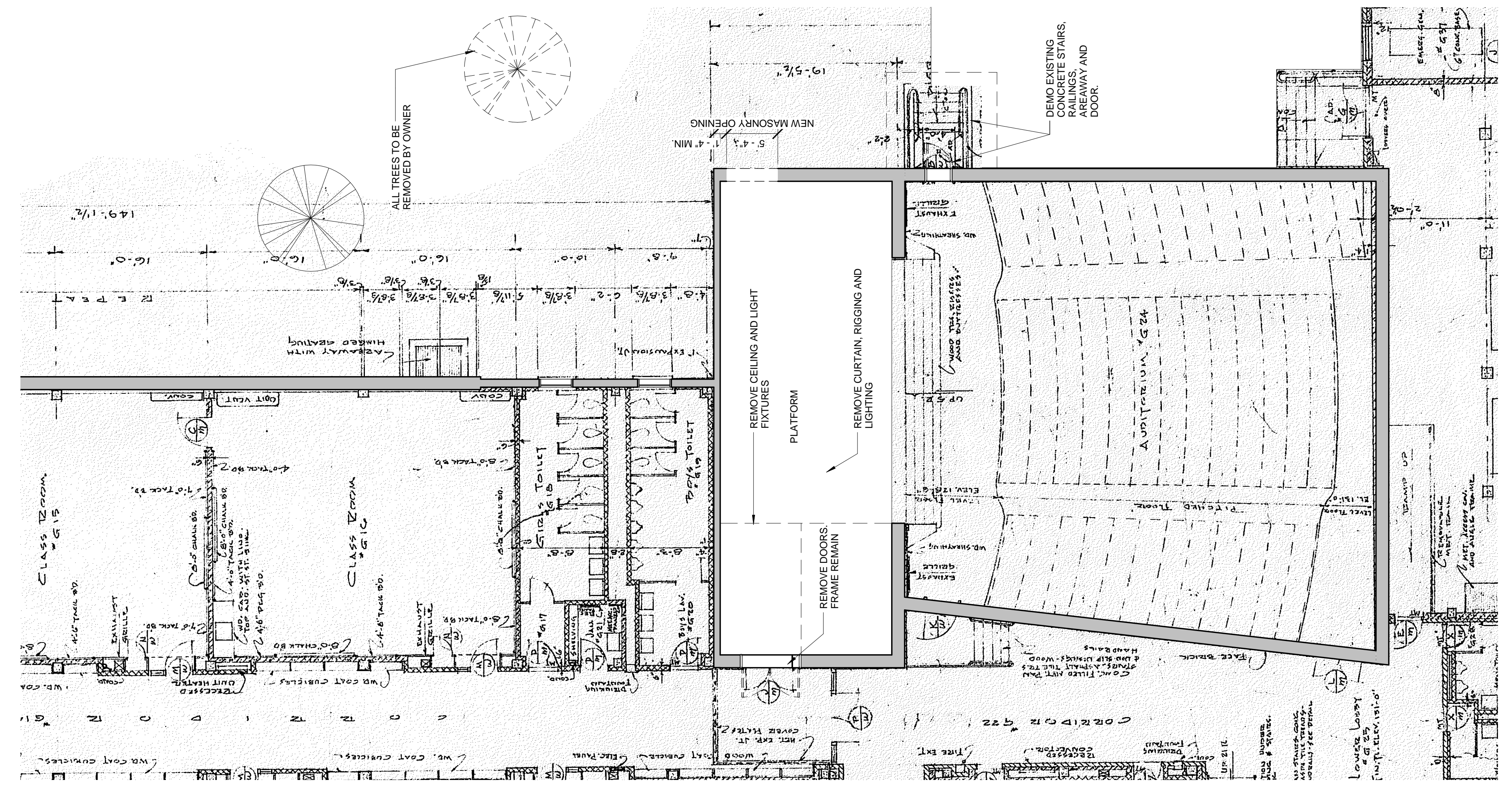
GENERAL NOTES FOR MASON-RICE

1. ALTERNATE #1: ADD THE TWO EAST CLASSROOMS AS SHOWN. ADD A WINDOW IN THE CORRIDOR, AND EXTEND THE CORRIDOR TO THE NEW CLASSROOMS.
2. COORDINATE PLACEMENT OF THE NEW FOUNDATIONS WITH THE EXISTING BELOW GRADE STORM WATER STRUCTURES. THE PLACEMENT OF THE NEW CLASSROOM STRUCTURES THAT COINCIDE WITH THE EXISTING STORM STRUCTURES WILL BE RELOCATED PRIOR TO CONSTRUCTION BY THE CITY DPW.
3. PROVIDE SILT SACKS AS CATCH BASIN INLET PROTECTION AT NEARBY CATCH BASINS.
4. STUDENT AND TEACHER DESKS AND CHAIRS ARE NOT INCLUDED IN THIS PLAN. REFER TO THE GENERAL REFERENCE. TEACHER WARDROBE AND STUDENT CUBBIES ARE INCLUDED IN THE CONTRACT.

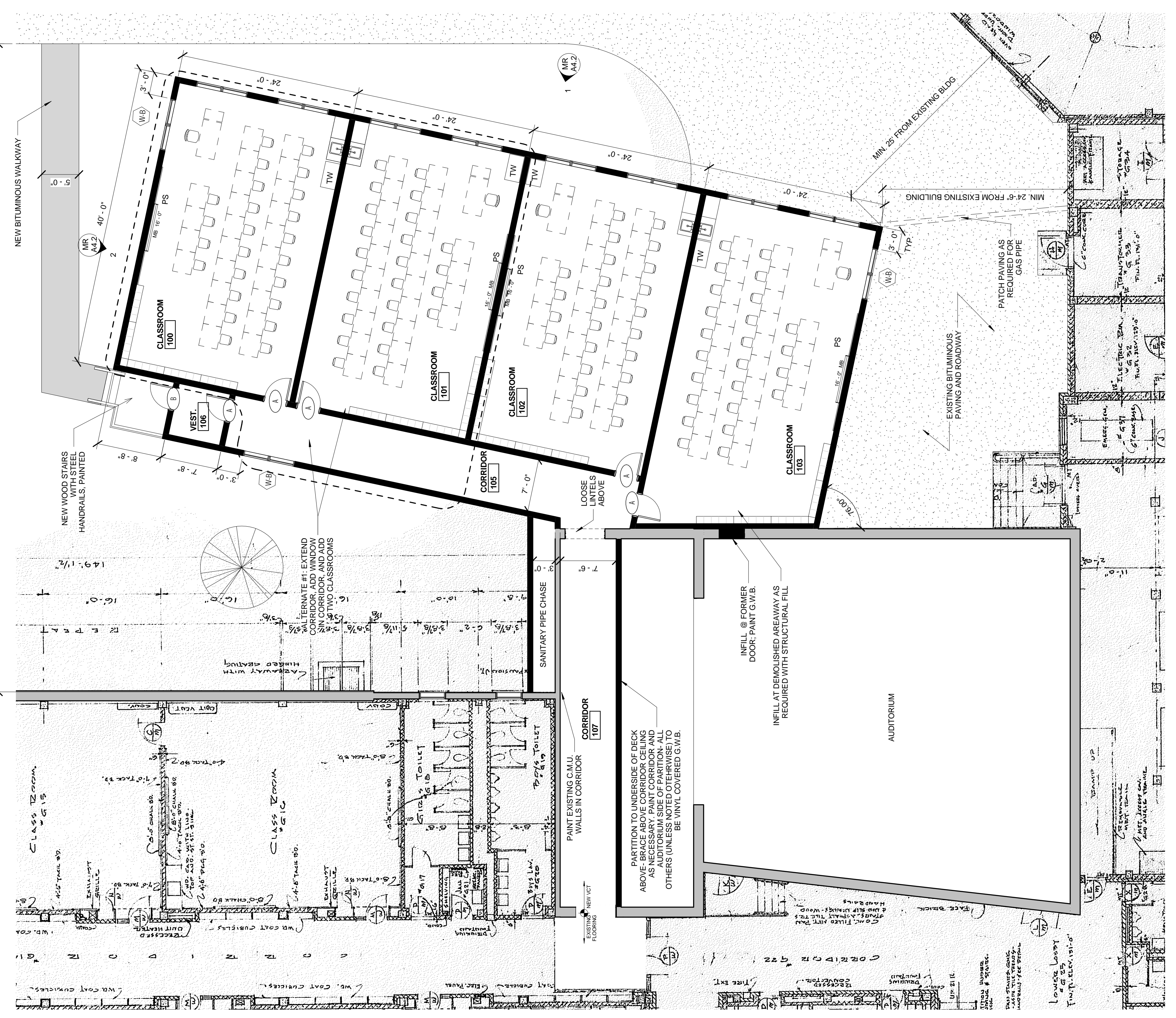




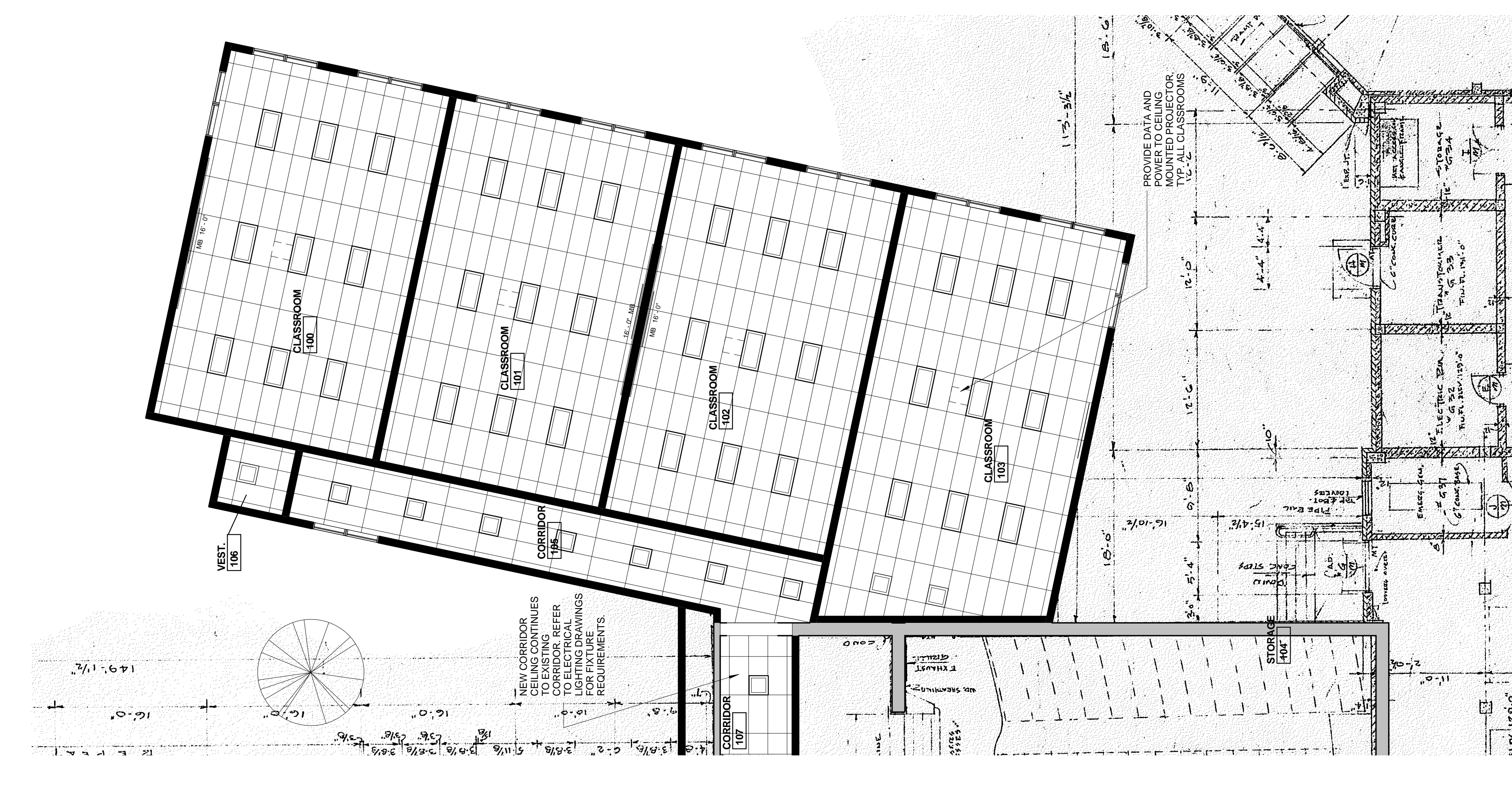
1 DEMOLITION PLAN 1/8" = 1'-0"

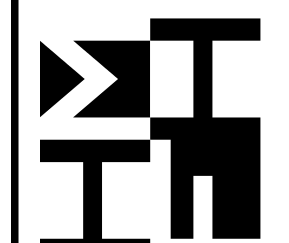


2 GROUND FLOOR PLAN 1/8" = 1'-0"

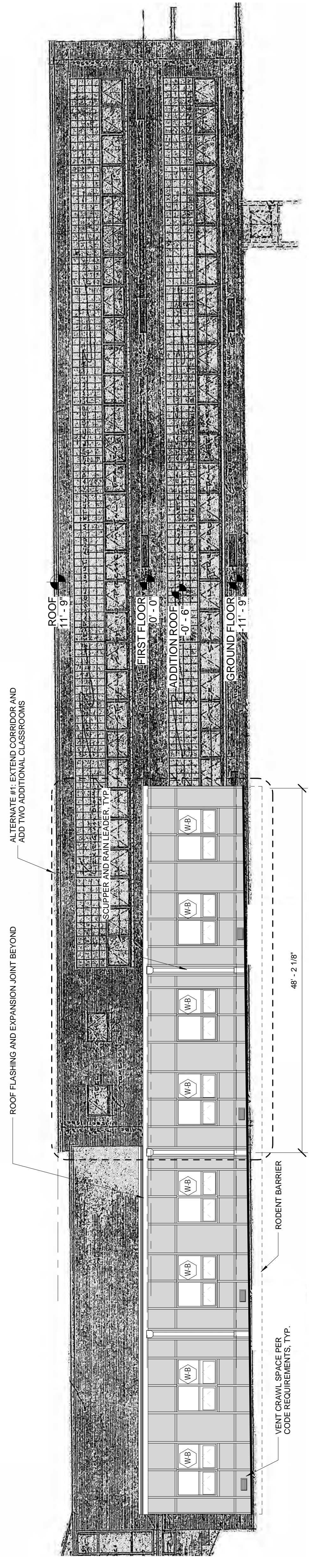


3 REFLECTED CEILING PLAN 1/8" = 1'-0"





MASON-RICE SOUTH ELEVATION ①
1/8" = 1'-0"



MASON-RICE WEST ELEVATION ②
1/8" = 1'-0"

