



ARROWSTREET

# LINCOLN-ELIOT ELEMENTARY SCHOOL

DRC & SBC MEETING

NEWTON, MA  
15 FEBRUARY 2023



PREPARED FOR

Dr. Kathleen Smith,  
Interim Superintendent

Ruthanne Fuller,  
Mayor



## **AGENDA /**

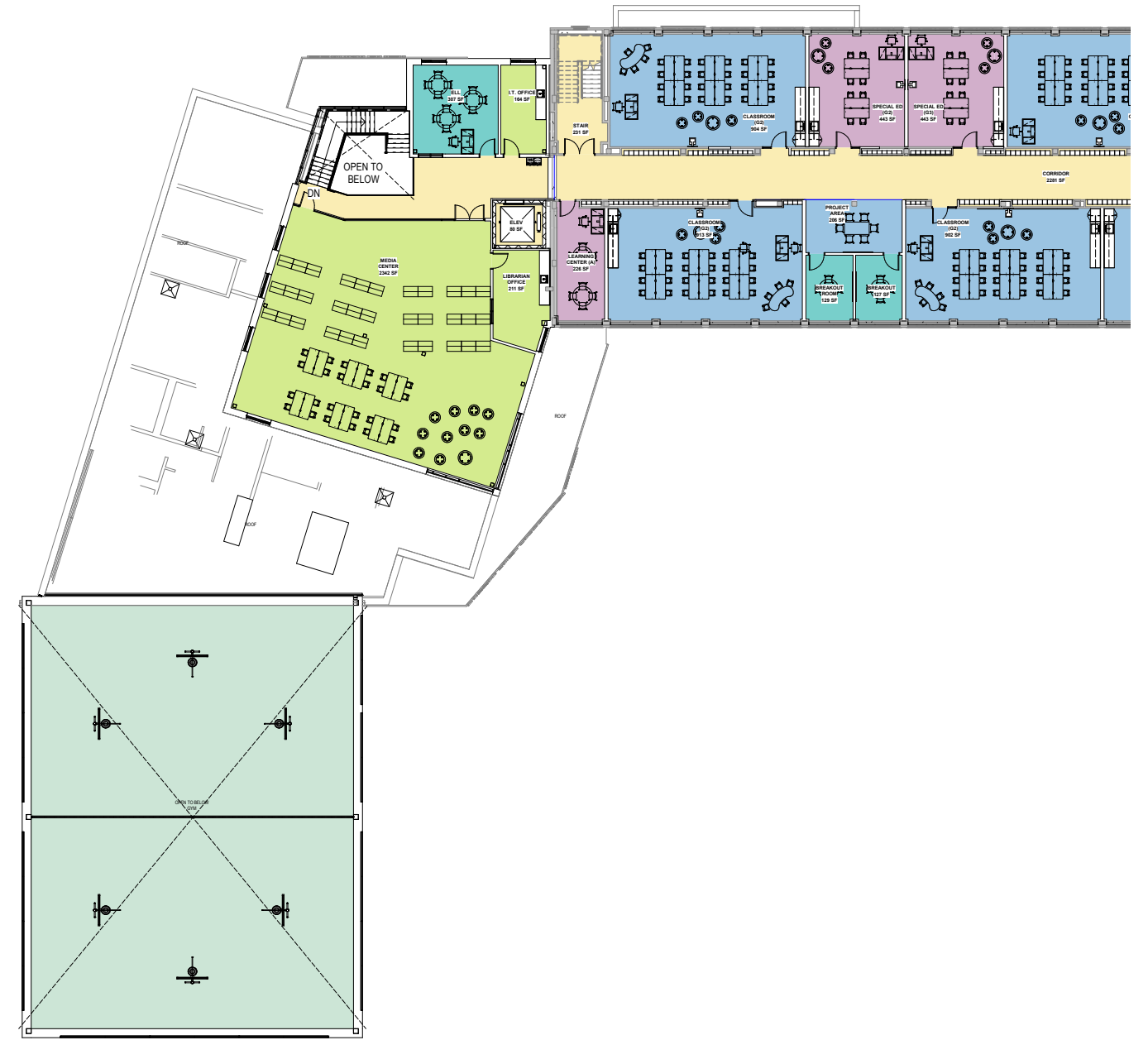
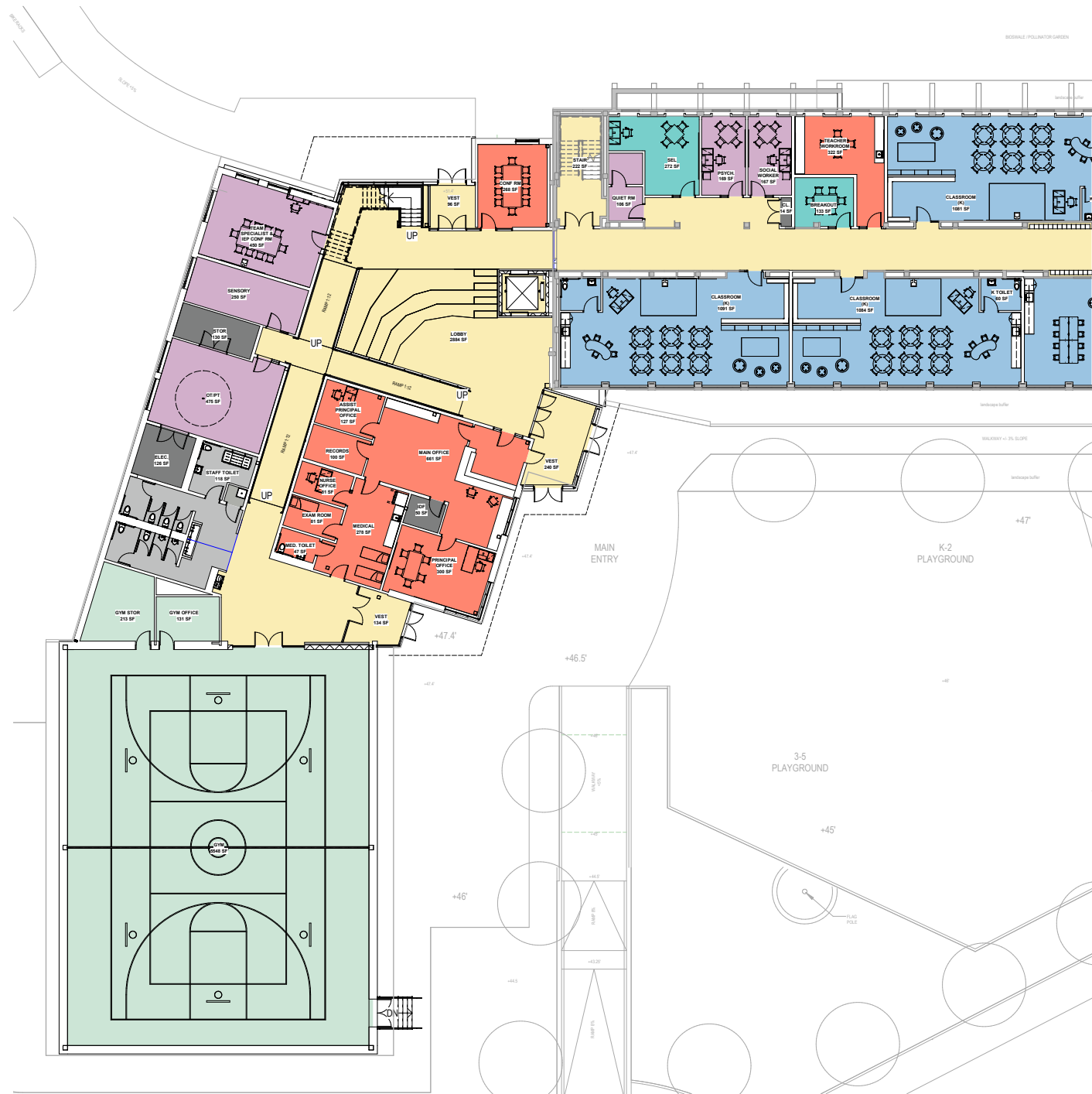
**1 PROPOSED REVISIONS TO NEW ADDITION**

**2 SITE & MASSING**

**3 60% DD COMMENTS**

# REVISED ADDITION

# BUILDING ADDITION @ 60% DD



# REVISED BUILDING ADDITION @ 1/11 DRC MEETING

FIRST FLOOR 1/16" = 1'-0"

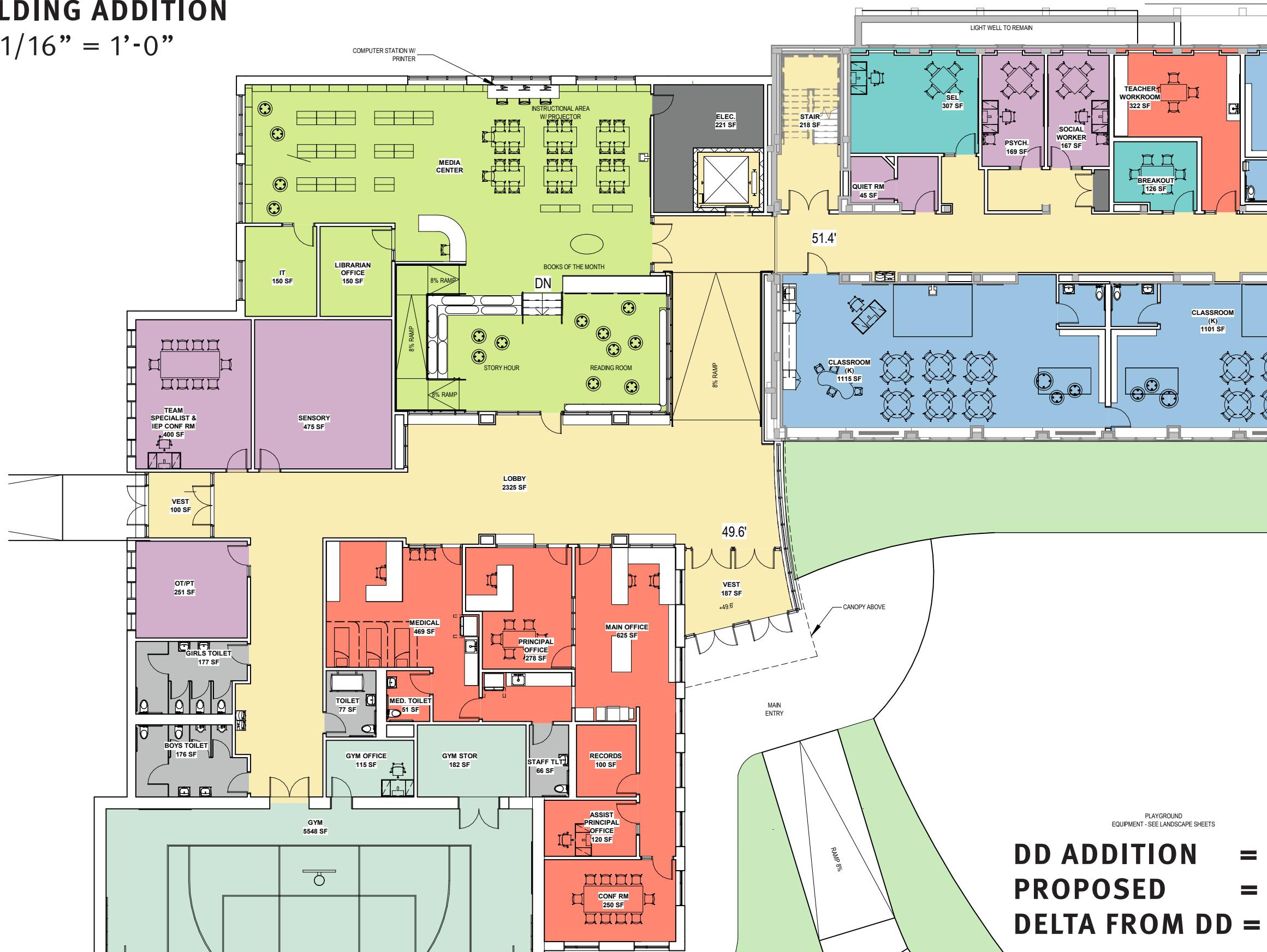


## PREVIOUS DRC COMMENTS

- Entry should be more welcoming
- Long travel from entrance to classrooms
- Relocate gym restrooms so they are not at the front of the building
- Reposition the main office so that the main entrance occurs after the front office
- Better sight lines to the main entrance
- Concerned interior main corridor lacks daylight and views

# REVISED BUILDING ADDITION

## FIRST FLOOR 1/16" = 1'-0"



DD ADDITION = 19,036 GSF  
 PROPOSED = 17,459 GSF  
 DELTA FROM DD = -1,577 GSF



# INTERIOR VIEW - MEDIA CENTER AS HEART OF SCHOOL





# INTERIOR VIEW - MEDIA CENTER FROM LOBBY





# INTERIOR VIEW - MEDIA CENTER



# SITE & MASSING



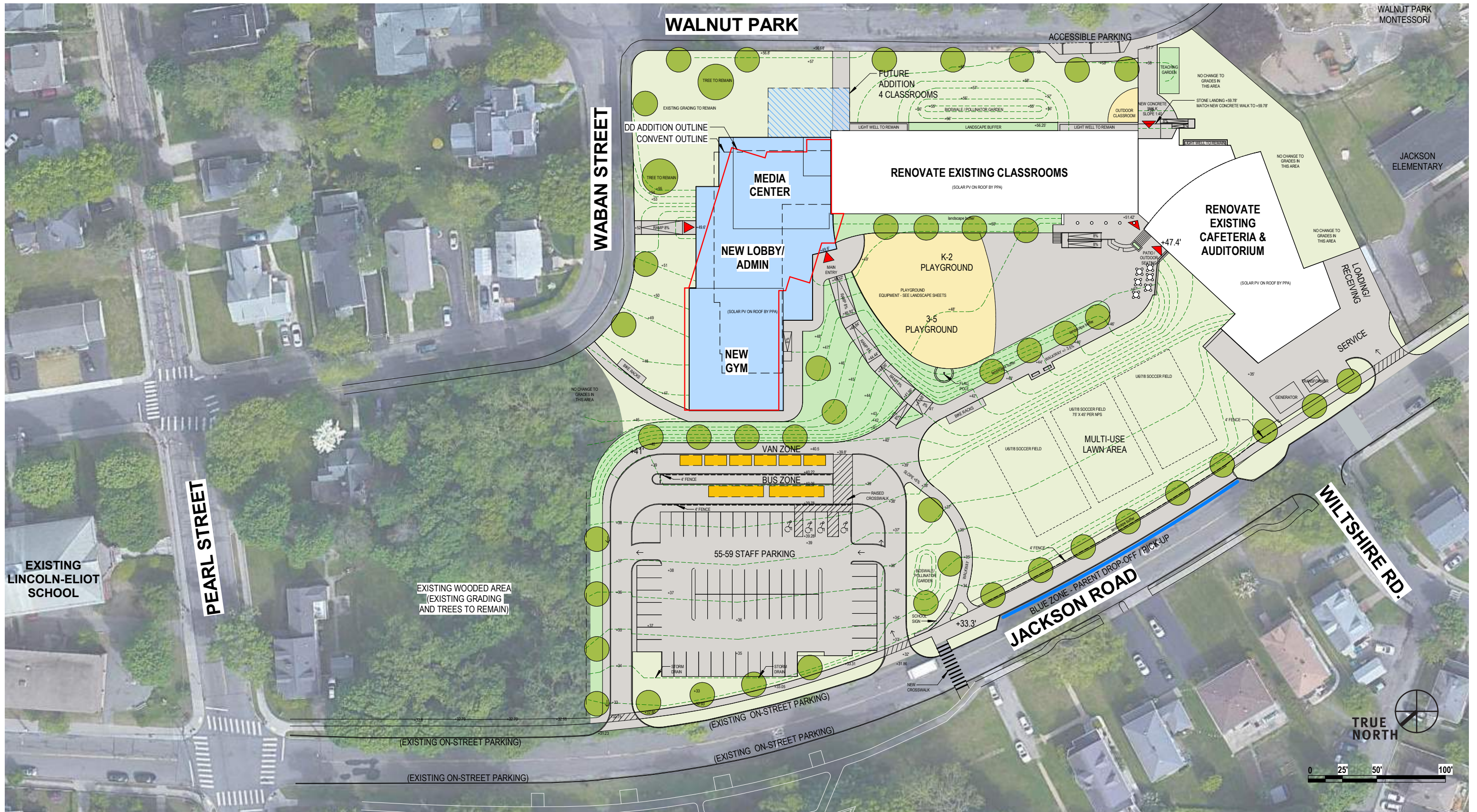
# SITE PLAN @ 60% DD





# PROPOSED REVISION TO SITE PLAN

SITE PLAN - 1" = 50'-0"



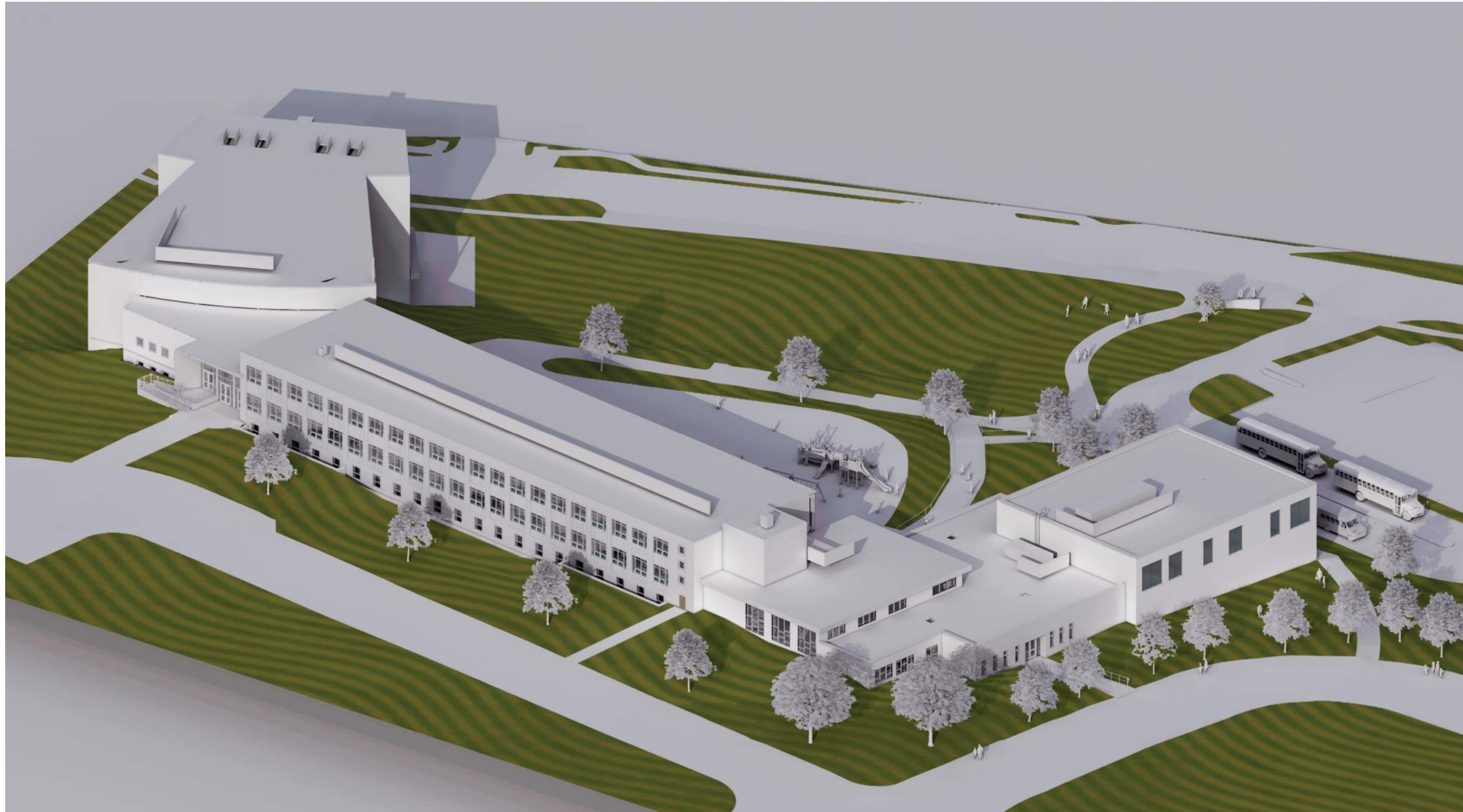


# MASSING FROM JACKSON ROAD





# MASSING FROM WALNUT PARK





# APPROACH FROM JACKSON ROAD





# APPROACH FROM JACKSON ROAD



# 60% DD REVIEW COMMENTS



## SUMMARY OF 60% DESIGN DEVELOPMENT COMMENTS AND RESPONSES

### **General:**

- Design Team will follow up on updates to the embodied carbon analysis with the revised building addition.

### **Site / Civil:**

- Revised site plan will address some of the comments on the northside of the gym.
- No new landscaping work planned on the existing steep slope, south side of the Auditorium (Montessori School)
- Provisions are made for all hazmat materials.
- It is likely the existing fence between urban forest and school will need to be replaced.
- Sidewalks closures during construction will be determined by the GC and should only be required to maintain safety.
- Project North will be adjusted so that it relative to the True North.
- Bike rack alternatives will be studied.

### **Structural:**

- Revise building addition abuts to the existing differently and will be detailed carefully.

### **Architectural:**

- Afterschool may use the gym as well other spaces in the school.
- Gym storage was enlarged per NPS requests.
- Other storage rooms have been identified in the existing building and will continue to review with LE staff.

### **Electrical:**

- Exterior lighting will be revisited with the site design updates.
- Automated lighting controls system offering simple control options for the end users while offering higher level functionality.
- Most rooms will have 1 to 3 light controls.
- Occupancy and Vacancy sensors will be provided as required by the energy code.
- Site lighting will use wireless photocell controls.

### **HVAC:**

- For HVAC, full building management system (BMS) control and monitoring will be provided.
- Roof access is planned from the building addition with exterior ship ladders to the upper roofs.
- Revise HVAC system for the building – new HVAC drawings will be issued at 60% CD for review.
- Commissioning Agent for building systems will be provided, starting at CD phase.

### **Specifications:**

- Updates to the technology specs will be made as noted on the specs.
- Building is designed to PV ready. Locations for the PV arrays will be marked as available areas on the roof plans. Rooftop equipment will be located as efficiently as possible to allow for maximum PV arrays.

## Q&A

### For Further Information:

- » [www.newtonma.gov/gov/building/capital\\_projects](http://www.newtonma.gov/gov/building/capital_projects)
- » [www.lincolneliot-necp-projects.com](http://www.lincolneliot-necp-projects.com)
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