Wyman-Hurld Elementary School | Woburn

School Building Committee Meeting - January 22, 2015

Municipal
Building Consultants, Inc.

DiNisco Design
PARTNERSHIP
www.dinisco.com

Since Last SBC Meeting

- MSBA Facilities Assessment Subcommittee
- MSBA Approved PSR
- Meetings with

    Facilities Department

    Administrators and Teachers

    Food Service

    Educational Technology

    Woburn Public Safety

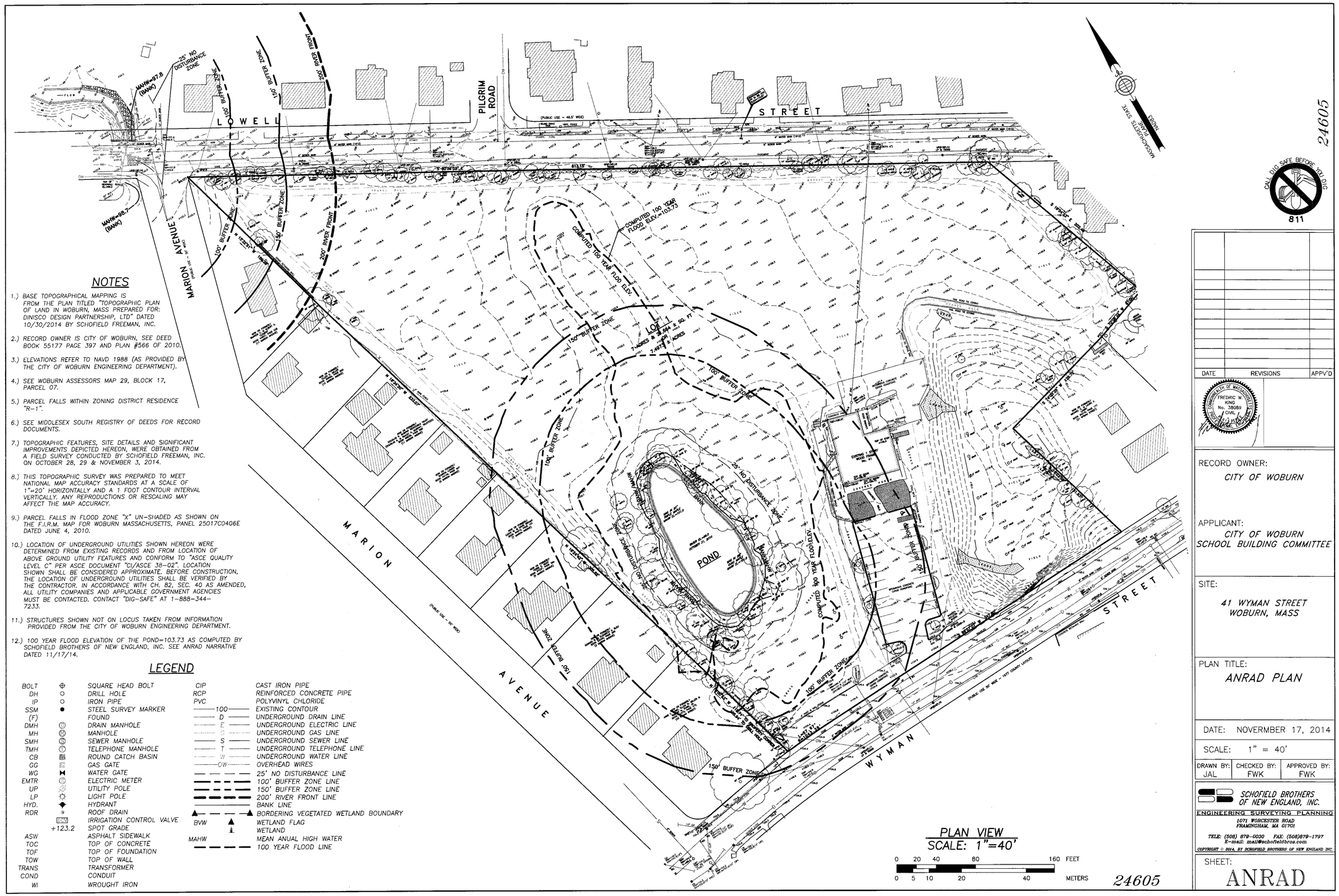
    Conservation Commission

    Planning Committee
- Now Underway - Cost Estimate, Preparing MSBA Submission, Con Comm - NOI

41 Wyman Street | Existing Conditions

41 Wyman Street | Existing Conditions

41 Wyman Street | ANRAD



NOTES

1.) BASE TOPOGRAPHICAL MAPPING IS FROM THE PLAN TITLED "TOPOGRAPHIC PLAN OF LAND IN WOBURN, MASS PREPARED FOR: DINISCO DESIGN PARTNERSHIP, LTD" DATED 10/30/2014 BY SCHOFIELD FREEMAN, INC.

2.) RECORD OWNER IS CITY OF WOBURN, SEE DEED BOOK 55177 PAGE 397 AND PLAN #566 OF 2010.

3.) ELEVATIONS REFER TO NAVD 1988 (AS PROVIDED BY THE CITY OF WOBURN ENGINEERING DEPARTMENT).

4.) SEE WOBURN ASSESSORS MAP 29, BLOCK 17, PARCEL 07.

5.) PARCEL FALLS WITHIN ZONING DISTRICT RESIDENCE "R-1".

6.) SEE MIDDLESEX SOUTH REGISTRY OF DEEDS FOR RECORD DOCUMENTS.

7.) TOPOGRAPHIC FEATURES, SITE DETAILS AND SIGNIFICANT IMPROVEMENTS DEPICTED HEREON, WERE OBTAINED FROM A FIELD SURVEY CONDUCTED BY SCHOFIELD FREEMAN, INC. ON OCTOBER 28, 29 & NOVEMBER 3, 2014.

8.) THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=20' HORIZONTALLY AND A 1 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RESCALING MAY AFFECT THE MAP ACCURACY.

9.) PARCEL FALLS IN FLOOD ZONE "X" UN-SHADED AS SHOWN ON THE F.I.R.M. MAP FOR WOBURN MASSACHUSETTS, PANEL 25017C0406E DATED JUNE 4, 2010.

10.) LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WERE DETERMINED FROM EXISTING RECORDS AND FROM LOCATION OF ABOVE GROUND UTILITY FEATURES AND CONFORM TO "ASCE QUALITY LEVEL C" PER ASCE DOCUMENT "CI/ASCE 38-02". LOCATION SHOWN SHALL BE CONSIDERED APPROXIMATE. BEFORE CONSTRUCTION, THE LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN ACCORDANCE WITH CH. 82, SEC. 40 AS AMENDED, ALL UTILITY COMPANIES AND APPLICABLE GOVERNMENT AGENCIES MUST BE CONTACTED. CONTACT "DIG-SAFE" AT 1-888-344-7233.

11.) STRUCTURES SHOWN NOT ON LOCUS TAKEN FROM INFORMATION PROVIDED FROM THE CITY OF WOBURN ENGINEERING DEPARTMENT.

12.) 100 YEAR FLOOD ELEVATION OF THE POND=103.73 AS COMPUTED BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC. SEE ANRAD NARRATIVE DATED 11/17/14.

LEGEND

BOLT	SQUARE HEAD BOLT	CIP	CAST IRON PIPE
DH	DRILL HOLE	RCP	REINFORCED CONCRETE PIPE
IP	IRON PIPE	PVC	POLYVINYL CHLORIDE
SSM	STEEL SURVEY MARKER	100	EXISTING CONTOUR
(F)	FOUND	D	UNDERGROUND DRAIN LINE
DMH	DRAIN MANHOLE	E	UNDERGROUND ELECTRIC LINE
MH	MANHOLE	G	UNDERGROUND GAS LINE
SMH	SEWER MANHOLE	S	UNDERGROUND SEWER LINE
TMH	TELEPHONE MANHOLE	T	UNDERGROUND TELEPHONE LINE
CB	ROUND CATCH BASIN	W	UNDERGROUND WATER LINE
GG	GAS GATE	OW	OVERHEAD WIRES
WG	WATER GATE		25' NO DISTURBANCE LINE
EMTR	ELECTRIC METER		100' BUFFER ZONE LINE
UP	UTILITY POLE		150' BUFFER ZONE LINE
LP	LIGHT POLE		200' RIVER FRONT LINE
HYD.	HYDRANT		BANK LINE
RDR	ROOF DRAIN		BORDERING VEGETATED WETLAND BOUNDARY
IVCA	IRRIGATION CONTROL VALVE	BVW	WETLAND FLAG
+123.2	SPOT GRADE		WETLAND
ASW	ASPHALT SIDEWALK	MAHW	MEAN ANUAL HIGH WATER
TOC	TOP OF CONCRETE		100 YEAR FLOOD LINE
TOF	TOP OF FOUNDATION		
TOW	TOP OF WALL		
TRANS	TRANSFORMER		
COND	CONDUIT		
WI	WROUGHT IRON		

DATE	REVISIONS	APPV'D

COMMONWEALTH OF MASSACHUSETTS
FREDRIC W. KING
No. 38059
CIVIL

RECORD OWNER:
CITY OF WOBURN

APPLICANT:
CITY OF WOBURN
SCHOOL BUILDING COMMITTEE

SITE:
41 WYMAN STREET
WOBURN, MASS

PLAN TITLE:
ANRAD PLAN

DATE: NOVERMBER 17, 2014

SCALE: 1" = 40'

DRAWN BY:	CHECKED BY:	APPROVED BY:
JAL	FWK	FWK

SCHOFIELD BROTHERS OF NEW ENGLAND, INC.
ENGINEERING SURVEYING PLANNING
1071 WORCESTER ROAD
FRAMINGHAM, MA 01701
TELE: (508) 879-0030 FAX: (508)879-1797
E-mail: mail@schofieldbros.com

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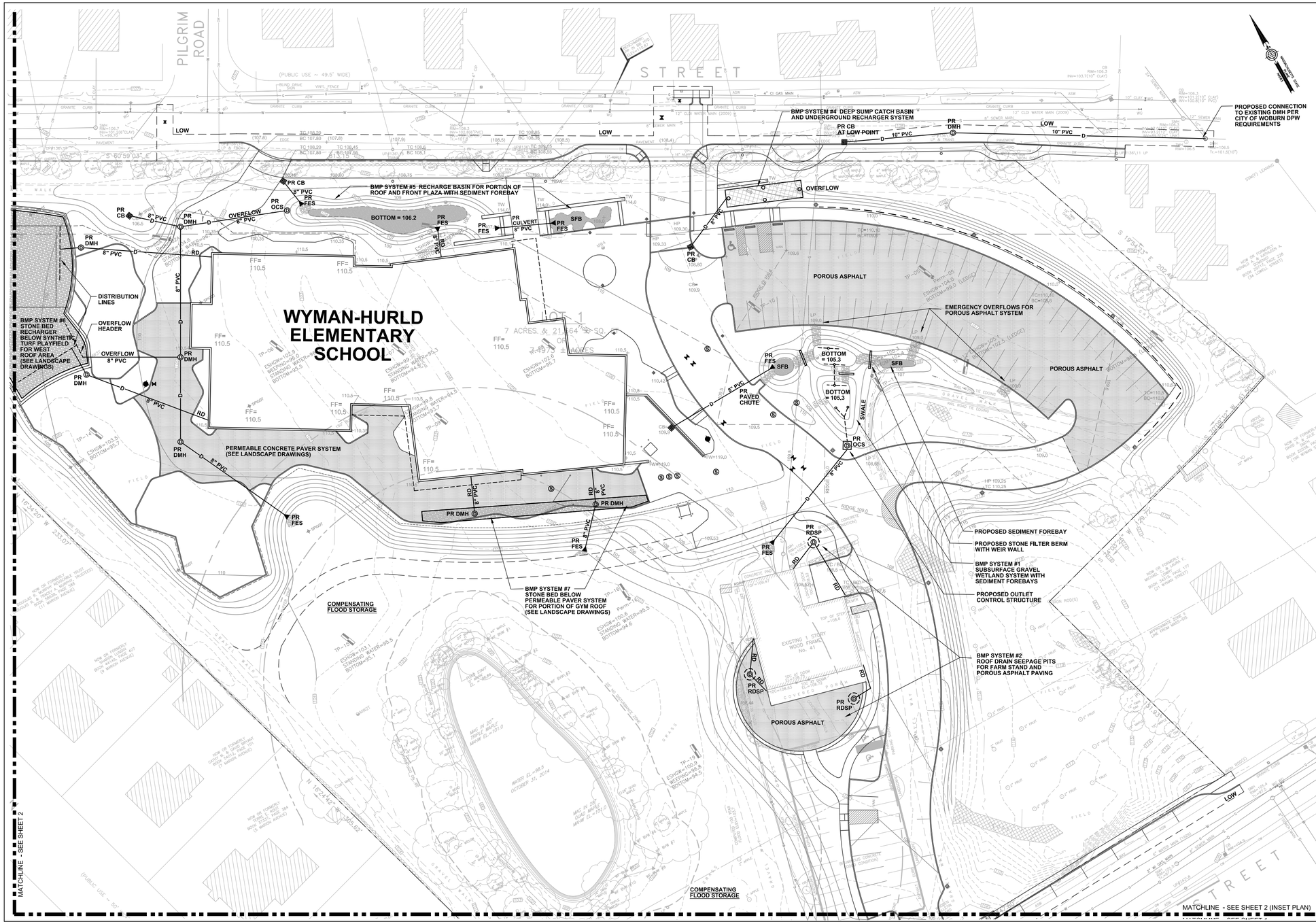
SHEET:
ANRAD

41 Wyman Street | Storm Water Management



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Food Service Consultants
161 West Main Street
Georgetown, MA 01833
(978) 352-8500
FAX: (978) 352-8588

Date: 12 FEB 2015

Drawn By: JAL/BEC

Scale: 1" = 20'

Revisions

Number	Date	Description

Schematic Design

Stormwater Drainage

1.3.02

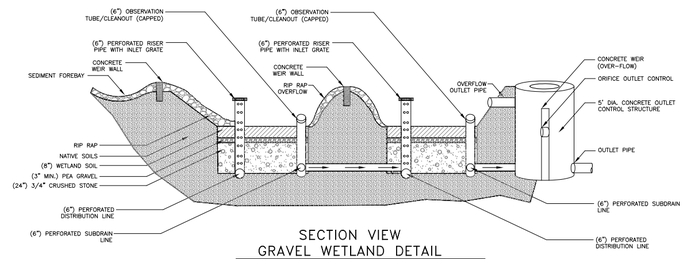
G:\Contract Jobs\24605\Dwg\Sent\24605 SD 02-12-15\24605-SD.dwg

41 Wyman Street | Storm Water Management

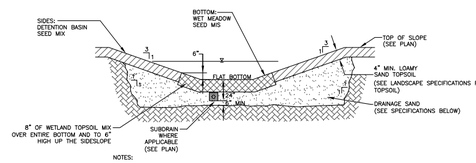
LEGEND

(SEE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS SYMBOLS AND ABBREVIATIONS)

S	PROPOSED SEWER LINE
KW	PROPOSED KITCHEN WASTE LINE
S	EXISTING SEWER LINE
SMH Ⓢ	PROPOSED SEWER MANHOLE
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
HYD	PROPOSED FIRE HYDRANT
WG	PROPOSED WATER GATE
G	PROPOSED GAS LINE
G	EXISTING GAS LINE
GG	PROPOSED GAS GATE
D	PROPOSED DRAIN LINE
D	EXISTING DRAIN LINE
STU Ⓓ	PROPOSED STORMWATER TREATMENT UNIT
DMH Ⓓ	PROPOSED DRAIN MANHOLE
CB	PROPOSED CATCH BASIN
RD	ROOF DRAIN
FES	FLARED END SECTION
EX	EXISTING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE (SDR-35)
CLDI	CONCRETE LINED DUCTILE IRON PIPE
CI	CAST IRON PIPE
OCS	OUTLET CONTROL STRUCTURE
LOW	LIMIT OF WORK (OFF-SITE)
RDSP	ROOF DRAIN SEEPAGE PIT
SD	SUBDRAIN
BMP	STORMWATER BEST MANAGEMENT PRACTICE



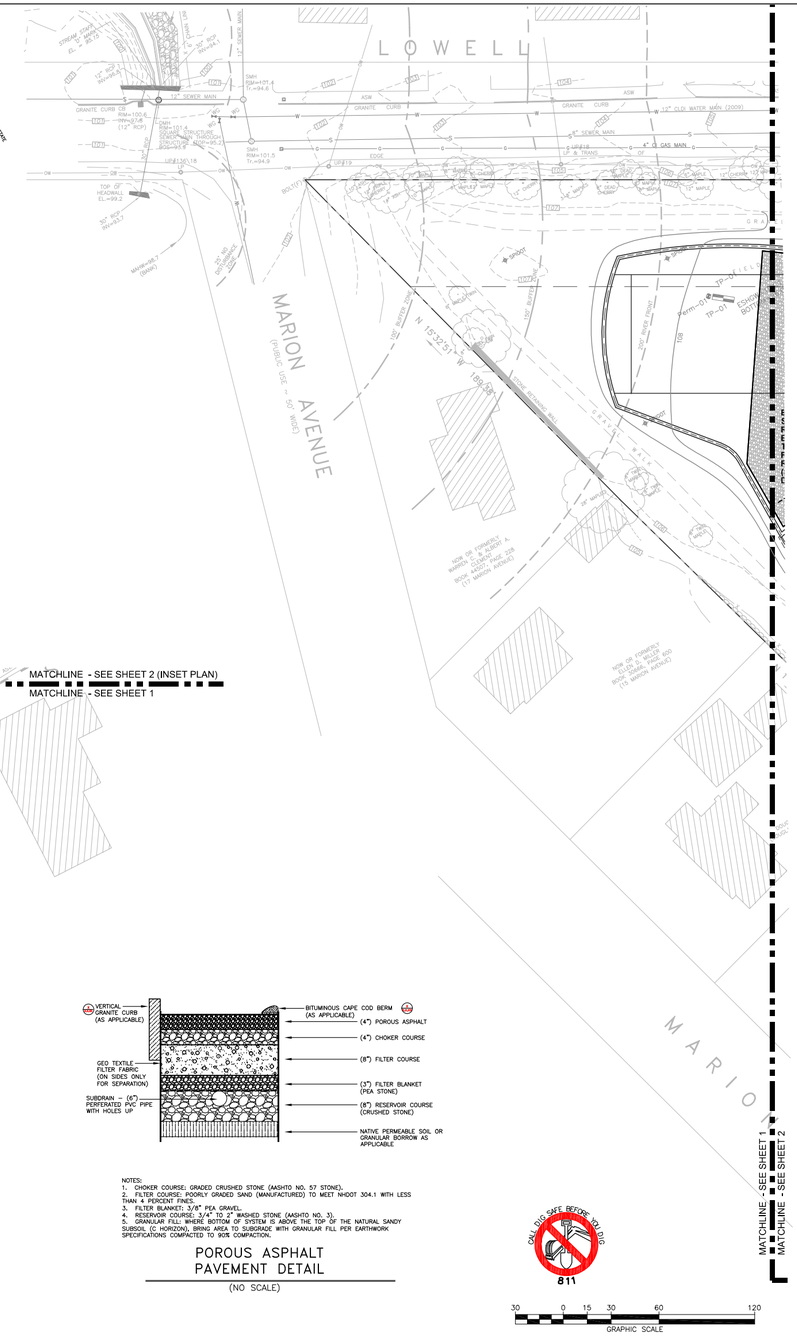
SECTION VIEW
GRAVEL WETLAND DETAIL
(NO SCALE)



NOTES:

1. REMOVE EXISTING TOPSOIL AND SUBSOIL TO THE ELEVATION OF THE FINISHED SUBGRADE BELOW THE PROPOSED LOAM. IF THE NATURAL MATERIAL MEETS THE REQUIREMENTS FOR "SAND" IN NOTE 2 BELOW OR LOAMY SAND IN NOTE 3 BELOW, THE EXCAVATION IS NOT NECESSARY. OTHERWISE, REMOVE THE UNSUITABLE SOIL TO THE DEPTHS SHOWN AND BACKFILL WITH THE MATERIAL PER NOTE 2 OR 3.
2. DRAINAGE SAND SHALL CONSIST OF WELL DRAINING SOIL CONSISTING OF CLEAN SAND AND GRAVEL WITH LESS THAN 10% SILT AND CLAY WITH NOT MORE THAN 5 PERCENT CLAY. USDA TEXTURAL CLASS. ON-SITE SOIL MEETING THIS MAY BE USED.
3. LOAMY SAND SHALL CONSIST OF WELL DRAINING MINERAL SOIL CONSISTING OF 80 TO 90 PERCENT FINE TO MEDIUM SAND, AND 10 TO 20 PERCENT SILT AND CLAY WITH NOT MORE THAN 5 PERCENT CLAY. USDA TEXTURAL CLASS.
4. FOR TOPSOIL, ORGANIC CONTENT SEE LANDSCAPE SPECIFICATIONS.
5. SEE LANDSCAPE DRAWINGS FOR OTHER PLANTINGS.
6. FOR WETLAND BASIN TOPSOIL MIX, SEE SPECIFICATIONS.

WATER QUALITY WET SWALE DETAIL
(NO SCALE)



NOTES:

1. CHOKER COURSE: GRADED CRUSHED STONE (AASHTO NO. 57 STONE).
2. FILTER COURSE: POORLY GRADED SAND (MANUFACTURED) TO MEET NHDOT 304.1 WITH LESS THAN 4 PERCENT FINES.
3. FILTER BLANKET: 3/8" PEA GRAVEL.
4. RESERVOIR COURSE: 3/4" TO 2" WASHED STONE (AASHTO NO. 3).
5. GRANULAR FILL: WHERE BOTTOM OF SYSTEM IS ABOVE THE TOP OF THE NATURAL SANDY SUBSOIL (C HORIZON), BRING AREA TO SUBGRADE WITH GRANULAR FILL PER EARTHWORK SPECIFICATIONS COMPACTED TO 90% COMPACTION.

POROUS ASPHALT
PAVEMENT DETAIL
(NO SCALE)

CALL DIG SAFE BEFORE YOU DIG
811

30 0 15 30 60 120
GRAPHIC SCALE

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(978) 352-8500
FAX: (978) 352-8588

Date: 12 FEB 2015

Drawn By: JAL/BEC

Scale: 1" = 20'

Revisions

Number	Date	Description

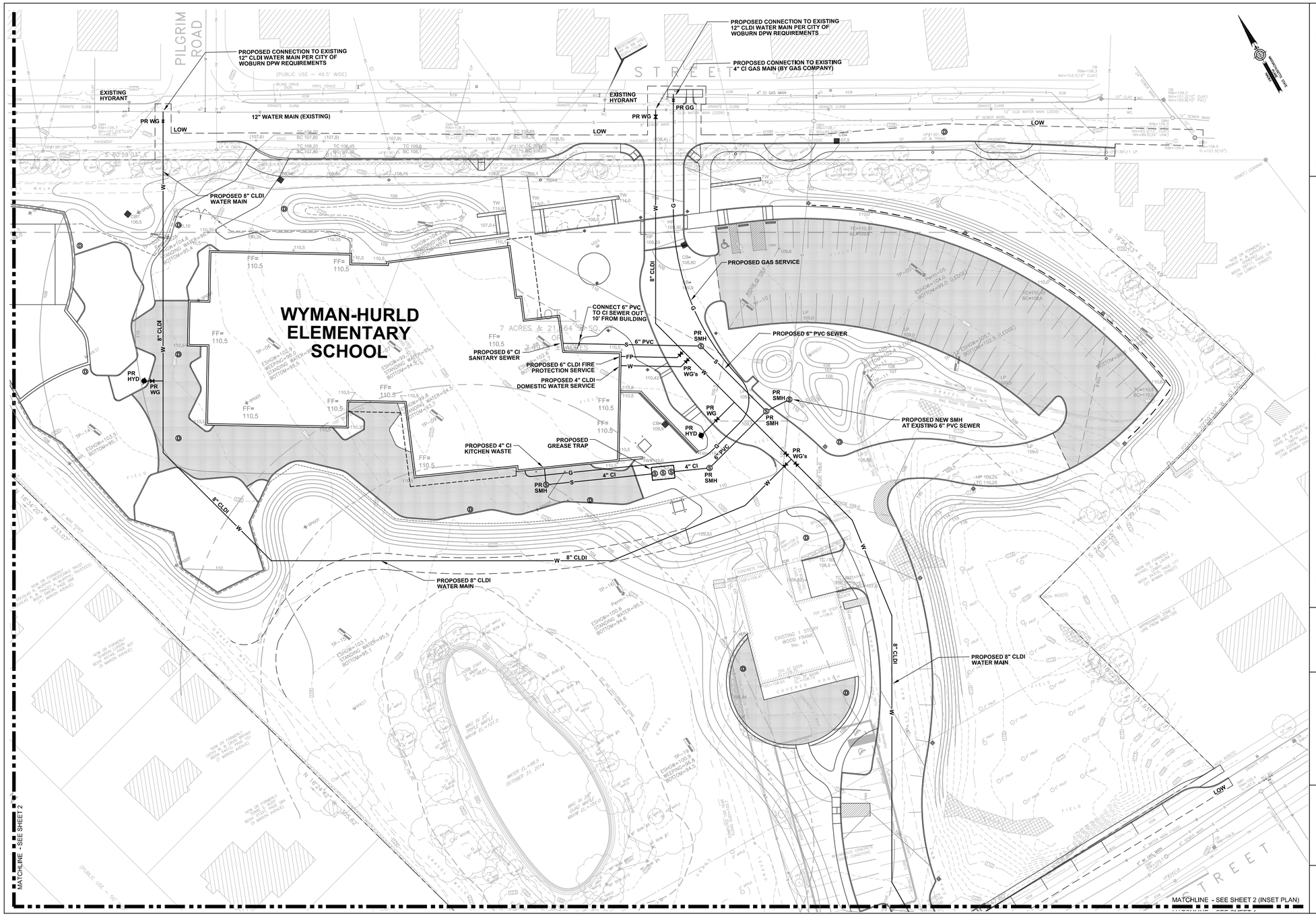
Schematic Design

Stormwater Drainage

1.3.03

G:\Contract Jobs\24605\Dwg\Sem\24605 SD 02-12-15\24605-SD.dwg

41 Wyman Street | Site Utilities



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Drawn By: JAL/BEC

Scale: 1" = 20'

Revisions

Number	Date	Description

Schematic Design

Site Utilities
Sewer, Water, Gas

1.3.00

G:\Contract Jobs\24605\Dwg\Sem1\24605 SD 02-12-15\24605-SD.dwg

41 Wyman Street | Site Utilities

LEGEND

(SEE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS SYMBOLS AND ABBREVIATIONS)

S	PROPOSED SEWER LINE
KW	PROPOSED KITCHEN WASTE LINE
S	EXISTING SEWER LINE
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WG	PROPOSED WATER GATE
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G	EXISTING GAS LINE
GG	PROPOSED GAS GATE
D	PROPOSED DRAIN LINE
D	EXISTING DRAIN LINE
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BMP	STORMWATER BEST MANAGEMENT PRACTICE

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Date: 12 FEB 2015

Drawn By: JAL/BEC

Scale: 1" = 20'

Revisions

Number	Date	Description

Schematic Design

Site Utilities
Sewer, Water, Gas

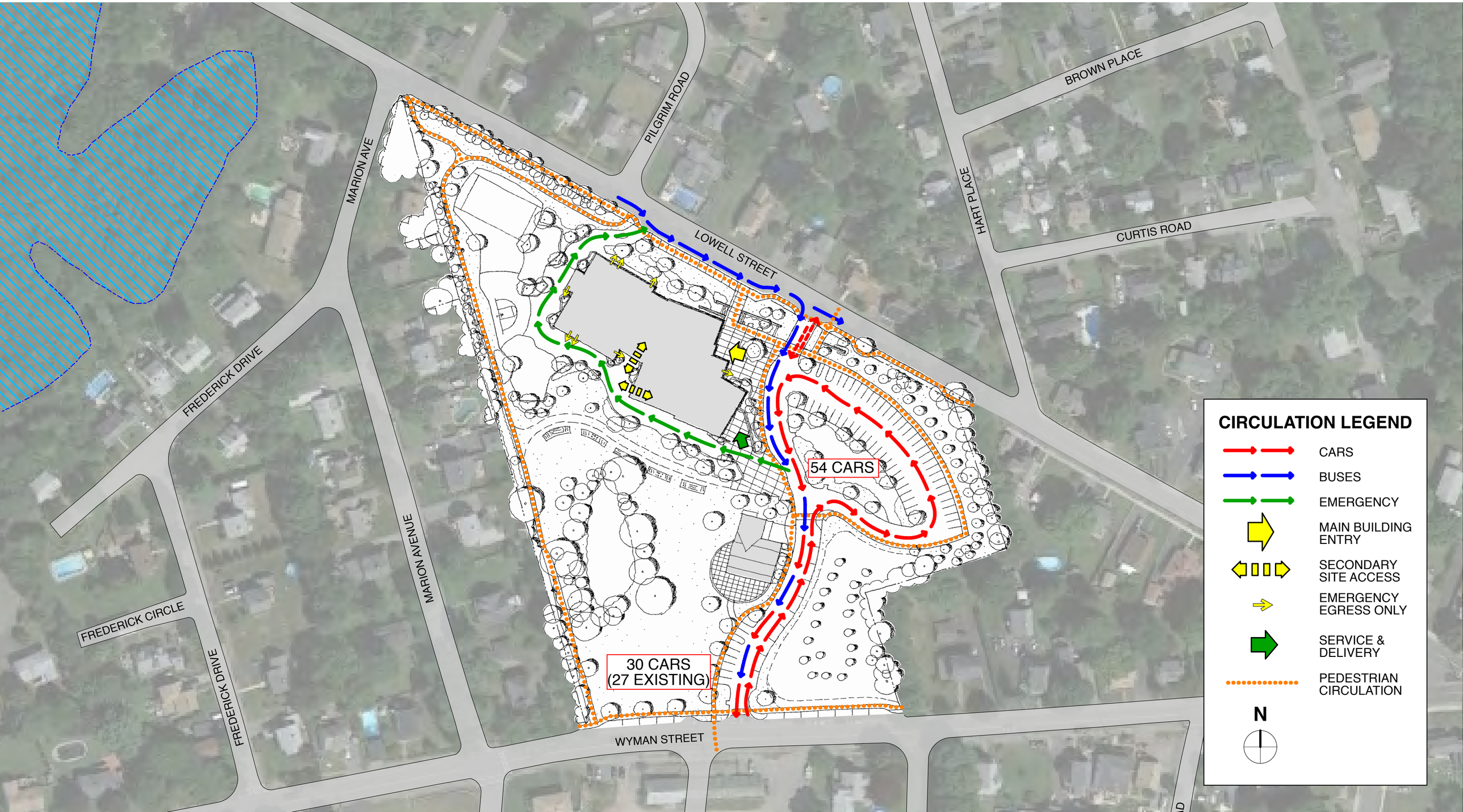
1.3.01

G:\Contson Jobs\24605\Dwg\Sent\24605 SD 02-12-15\24605-SD.dwg

41 Wyman Street | Proposed Site Plan

41 Wyman Street | Proposed Site Plan

41 Wyman Street | Site Circulation



41 Wyman Street | Site Access

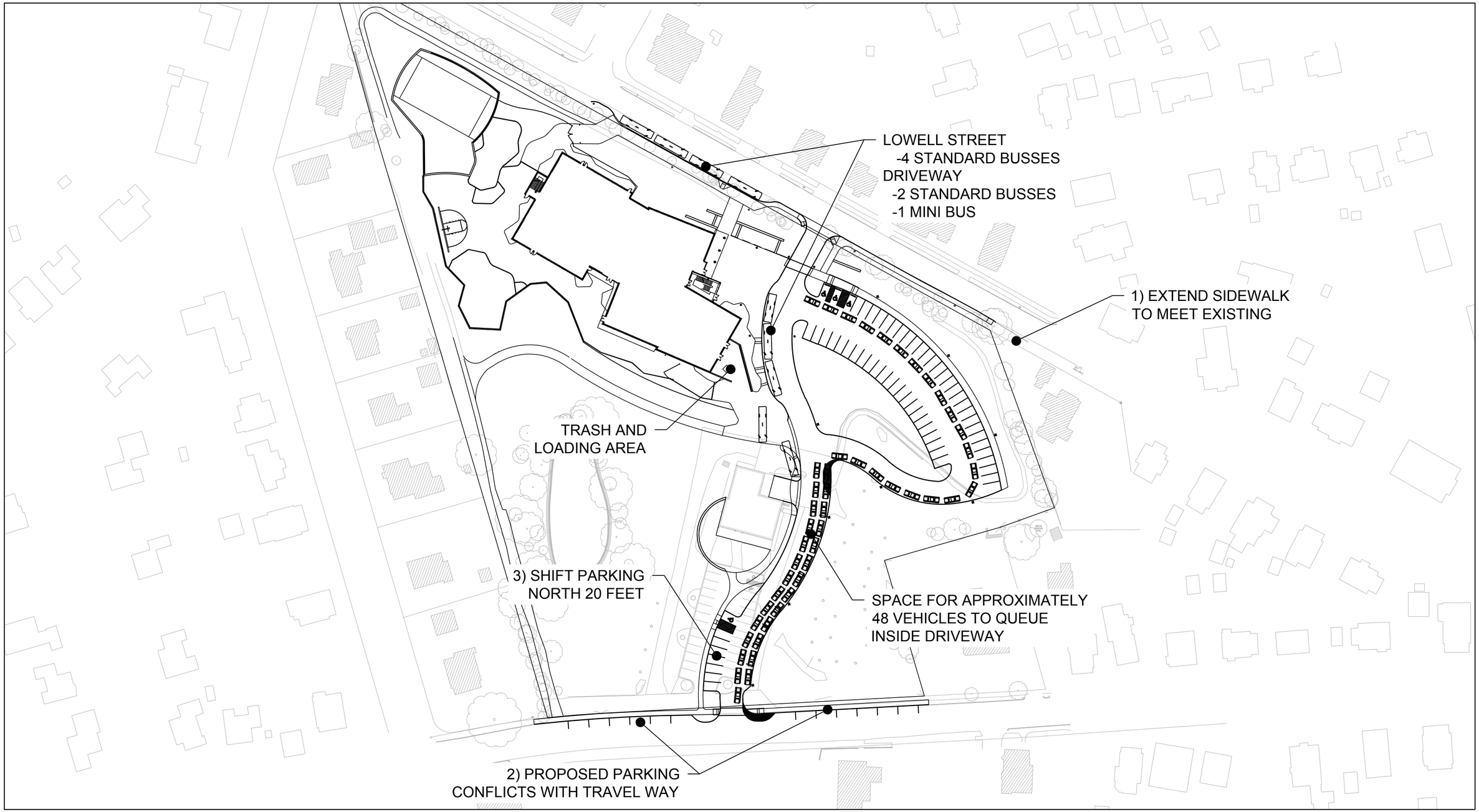


Figure #1: Overall Site Plan and Vehicle Stacking Plan

Approximate Scale: 1" = 100'-0"
Date: 12-22-2014

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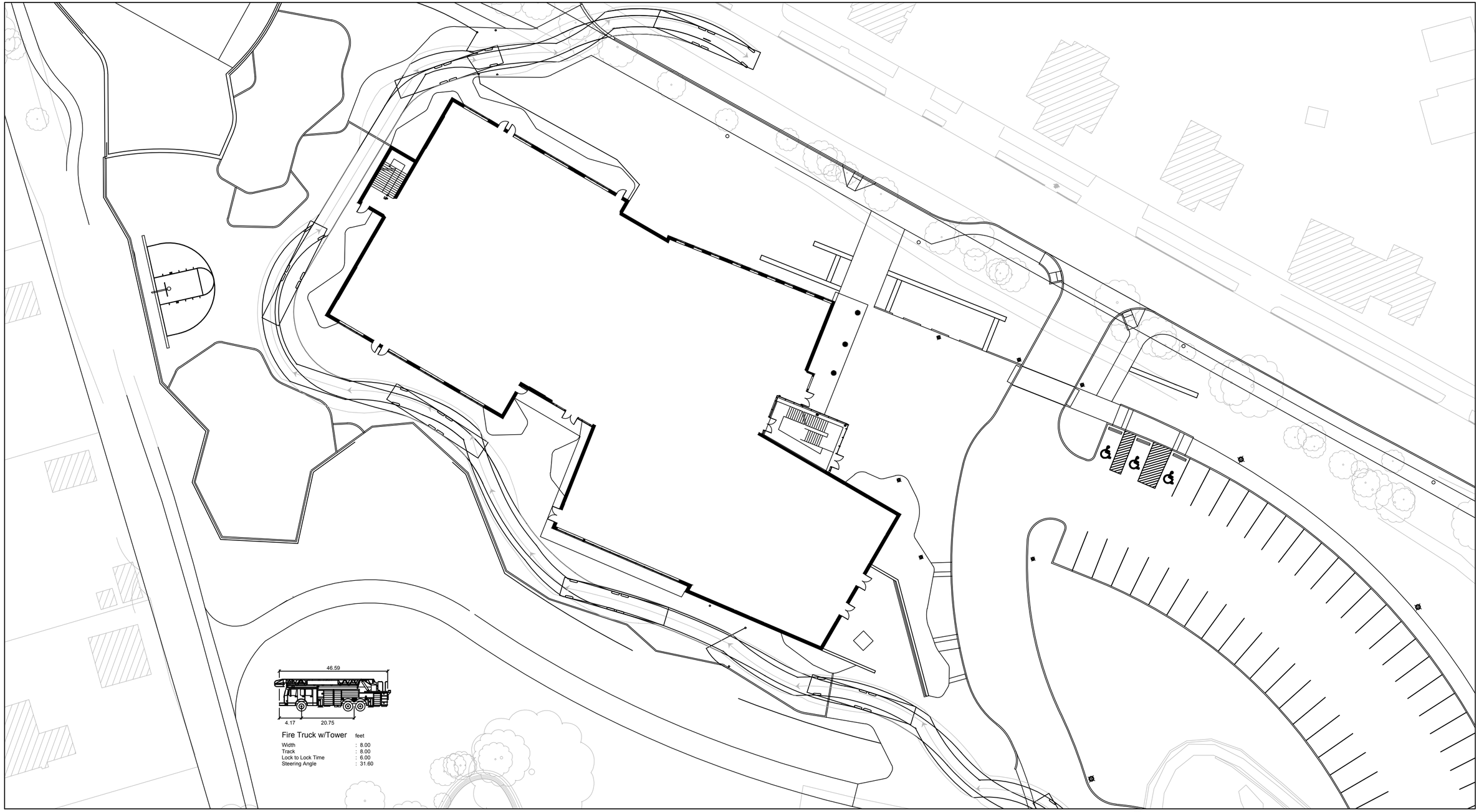

Figure #2: Fire Truck Circulation

Approximate Scale: 1" = 40'-0"
Date: 12-22-2014

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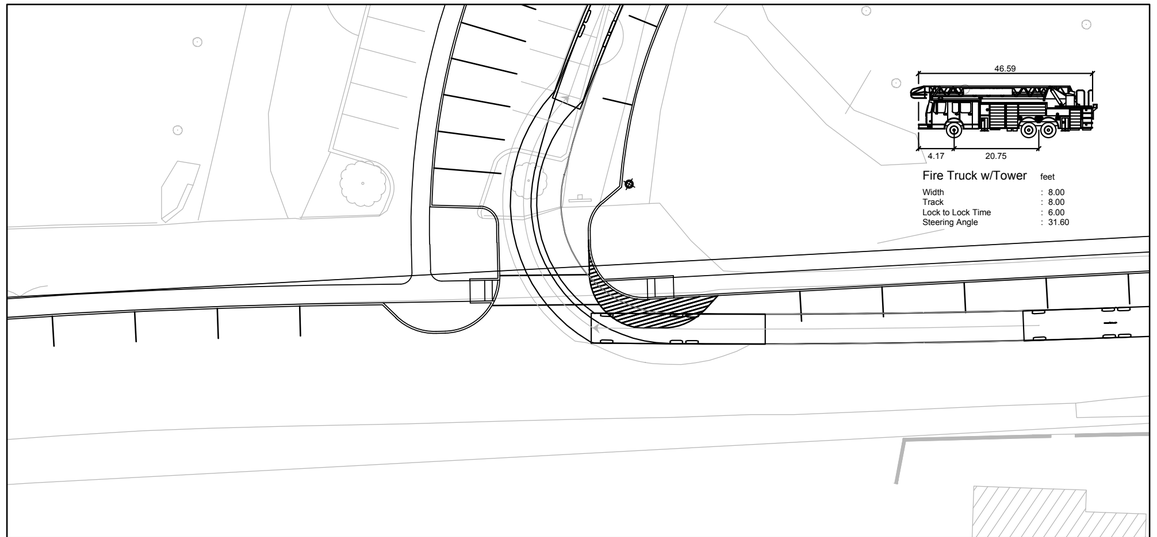
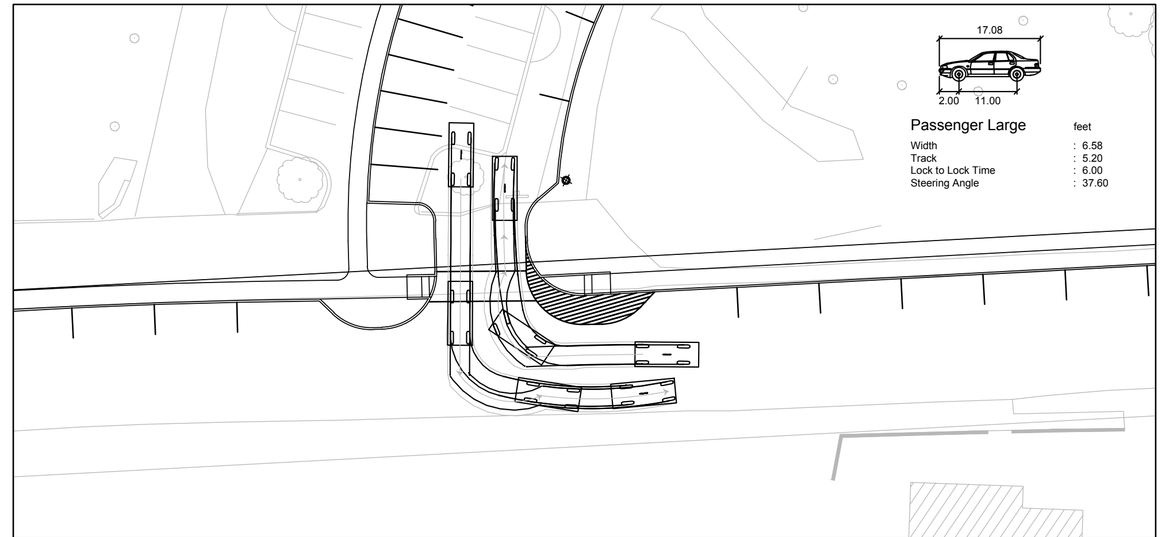
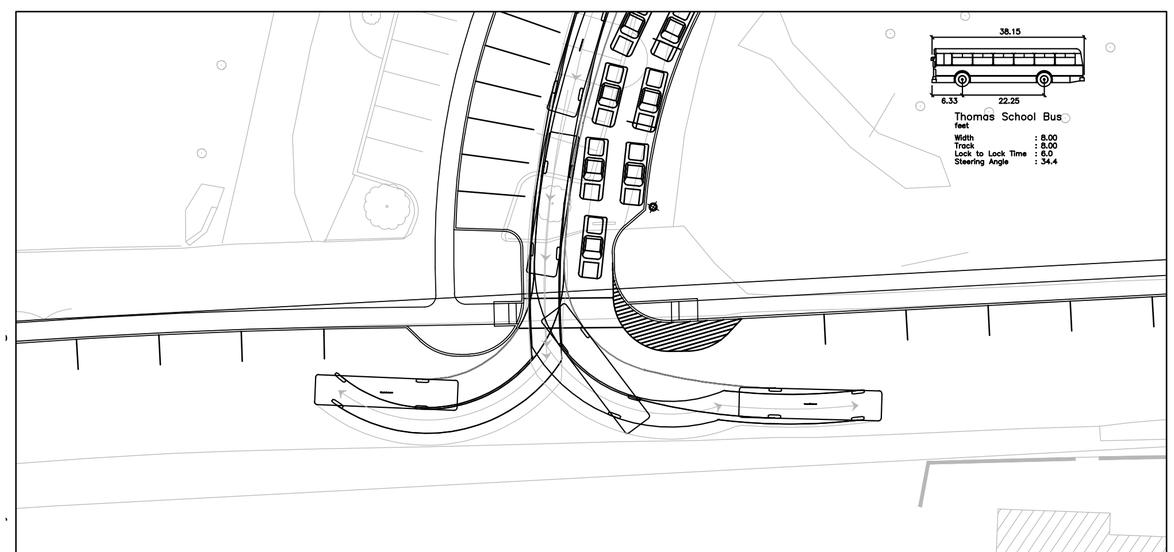


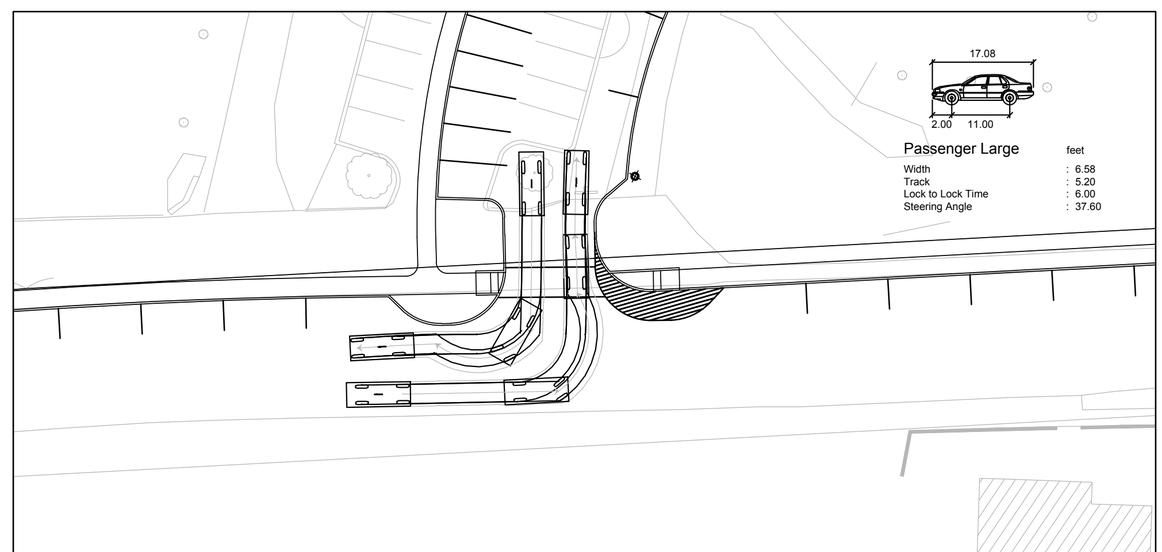
Fire Truck Entering Driveway



Personal Vehicle Entering/Exiting Driveway Right



Standard Bus Exiting Driveway



Personal Vehicle Entering/Exiting Driveway Left

Figure #3: Wyman Street Driveway Maneuvers

Approximate Scale: 1" = 40'-0"
Date: 12-22-2014

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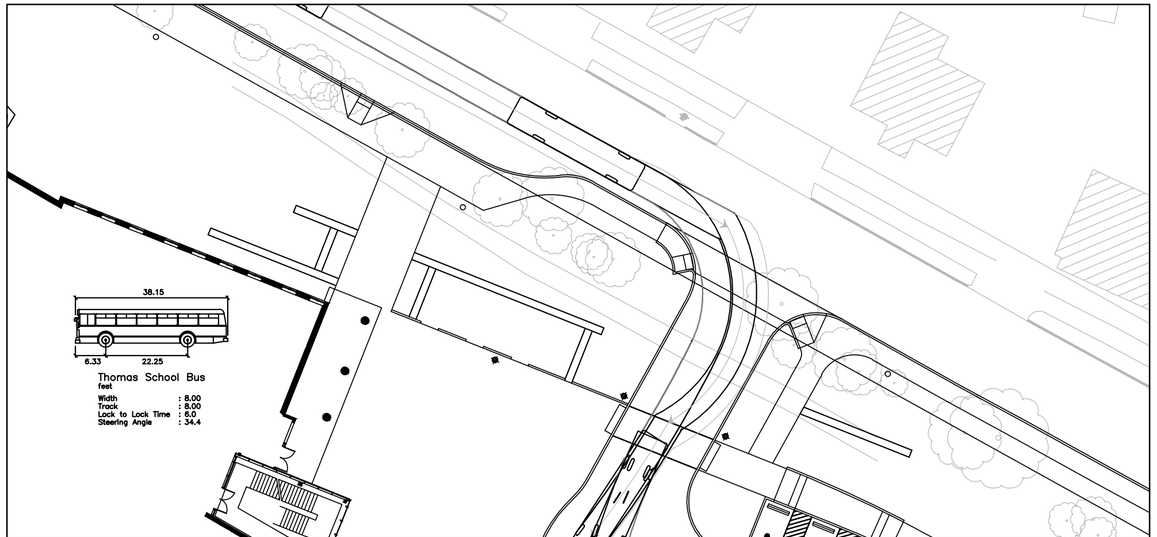
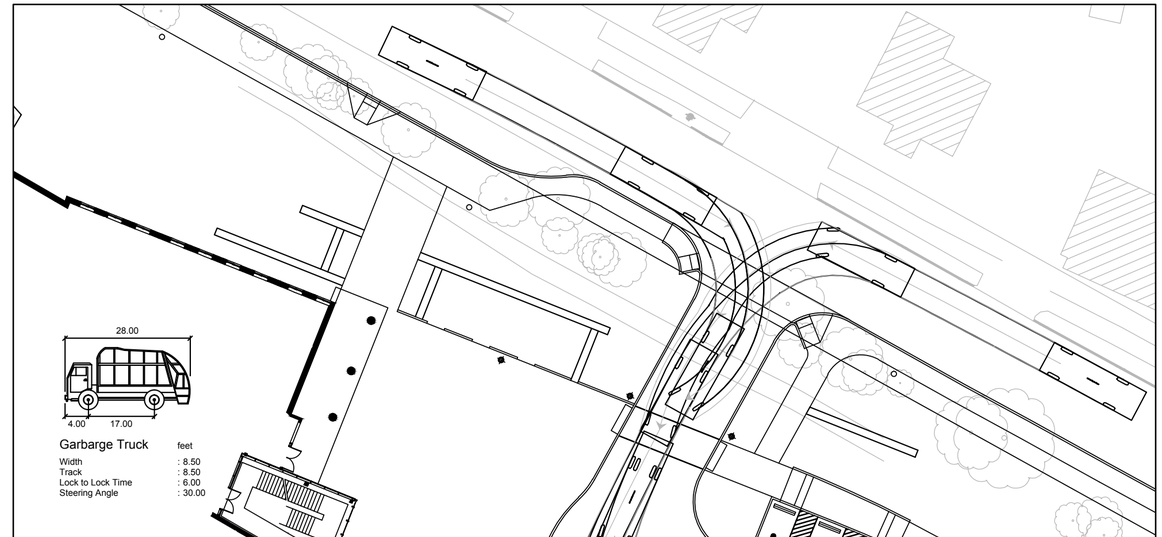
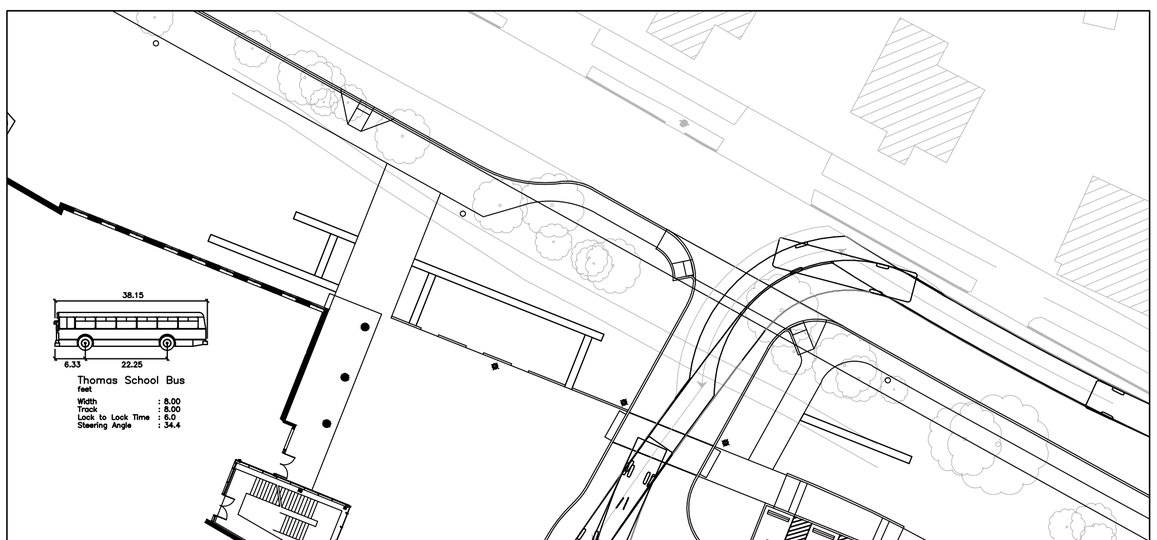
41 Wyman Street | Site Access



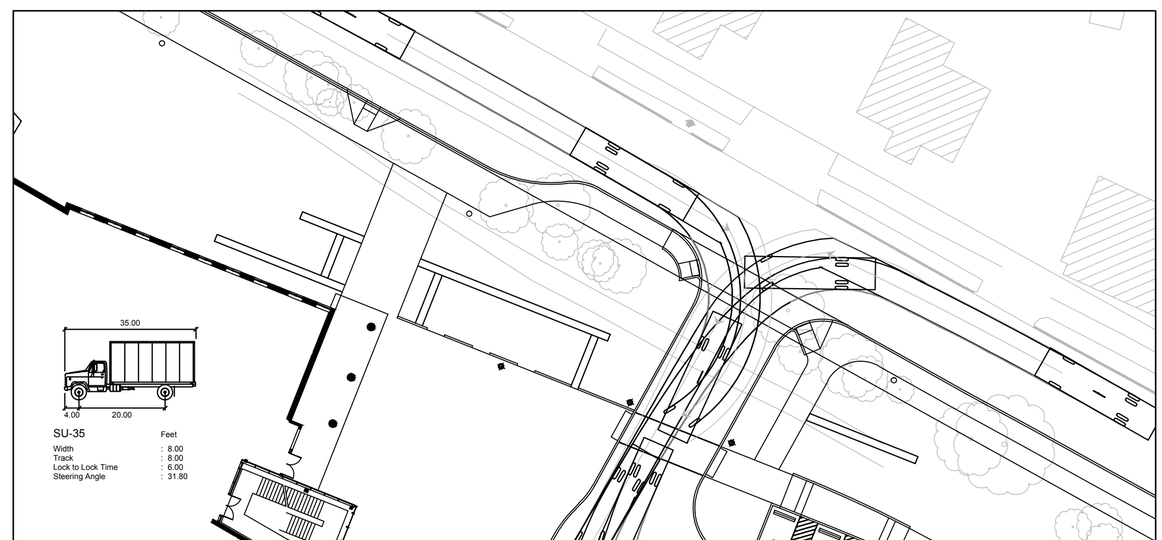
Standard Bus Entering Driveway From West



Garbage Truck Entering Driveway



Standard Bus Entering Driveway From East



SU35 Entering Driveway

Figure #4: Lowell Street Driveway Maneuvers

Approximate Scale: 1" = 40'-0"
Date: 12-22-2014

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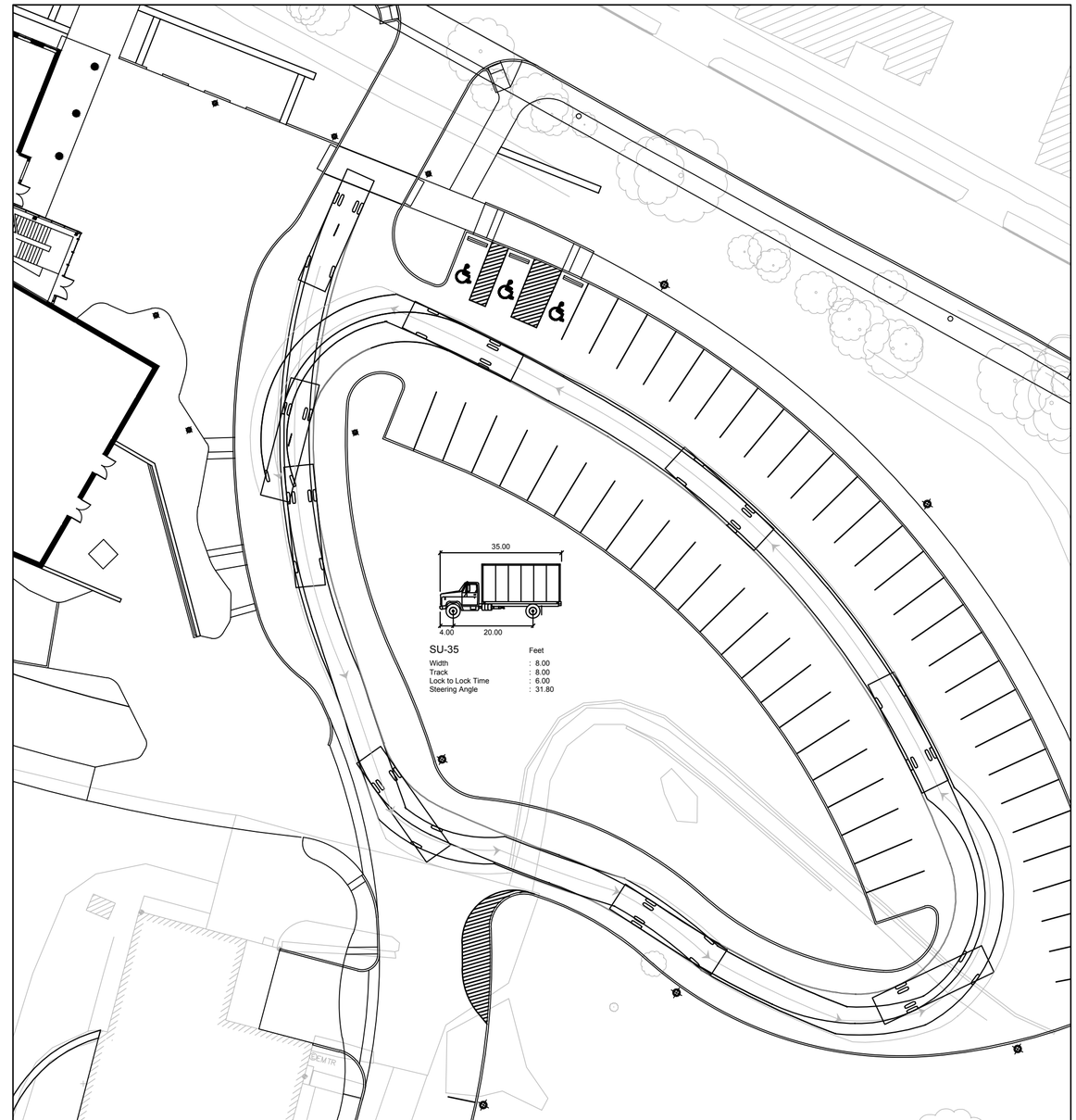
41 Wyman Street | Site Access

Garbage Truck Entering Loading Area

SU35 Entering Loading Area



SU35 Circulation

Figure #5: Service Vehicle Maneuvers

Approximate Scale: 1" = 40'-0"
Date: 12-22-2014

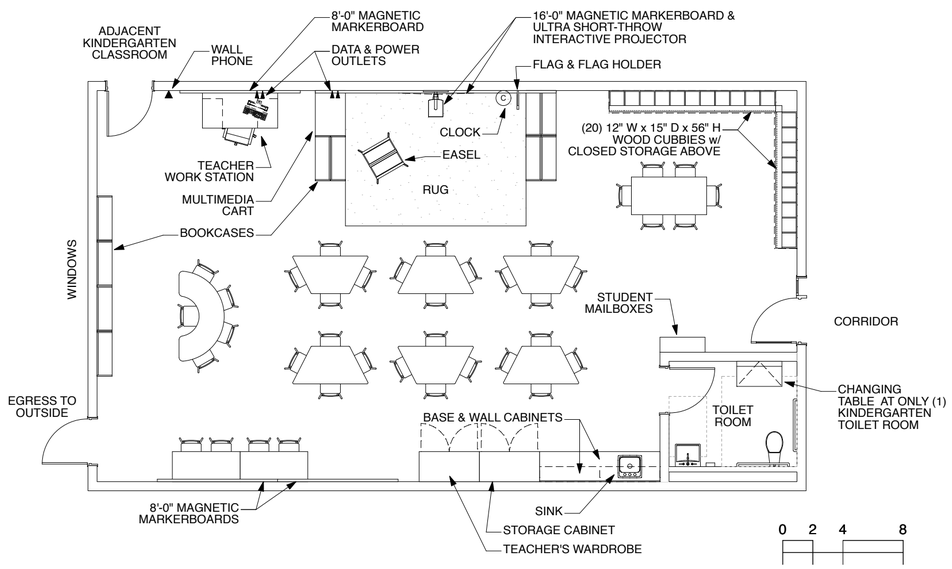
Howard/Stein-Hudson Associates, Inc.
11 Beacon St., Suite 1010
Boston, MA 02108
617.482.7080

41 Wyman Street | Proposed Site Plan

41 Wyman Street | Room Data Sheets

Room Data Sheet

Kindergarten Classroom



1. Functional Criteria

Functional Description: Standard kindergarten classroom

Net Area: 1,200 SF (Includes toilet room)

Occupancy: 1 teacher, 18 students (average)

Quantity: 4

2. Technological Criteria

Telephone: Wall phone

Data: Wi-Fi and wall-mounted data outlets, teacher laptop (PC) and iPad. Cluster of four classrooms to share one laptop cart (30 PCs) and one iPad cart (30 iPads).

A/V: Wall-mounted ultra short throw interactive projector, Apple TV, speech amplification system

Clock/Speaker: Masterclock and 'talk-back' intercom system.

3. Furnishings and Equipment

Teacher's desk, teacher's chair, multimedia cart, student tables, horse-shoe table, student chairs, bookcases, changing table only in (1) room, magnetic markerboards, maps, easel, student mailboxes, flag & flag holder, rug

4. Technical Criteria

Power: Convenience outlets per code

Lighting: Indirect pendant fixtures with LED lamps

HVAC: Central A/C

Fire Protection: Sprinklered per code

4. Technical Criteria (continued)

Plumbing: Sink in classroom, toilet and lavatory in toilet room

Security: Normal

Acoustics: Sound-absorptive ceiling tiles, NRC sound level of .70

Handicap Access: Yes

Finish Quality: Typical classroom

Ceiling: Suspended acoustic ceiling tiles

Walls/Partitions: Painted

Flooring: Rubber

Doors: Wood with Hollow Metal Frame

Built-In Casework: Teacher's wardrobe, storage cabinet, & base & wall cabinets with sink in classroom, cubbies with closed storage above

Windows: Required, with operable vents

Environmental Requirements: There are no special environmental requirements (i.e. special ventilation/ exhaust, special heating, and heat control) for this room

Safety Requirements: There are no safety requirements for this room.

5. Locational Criteria

Users: School use, two exits required by code

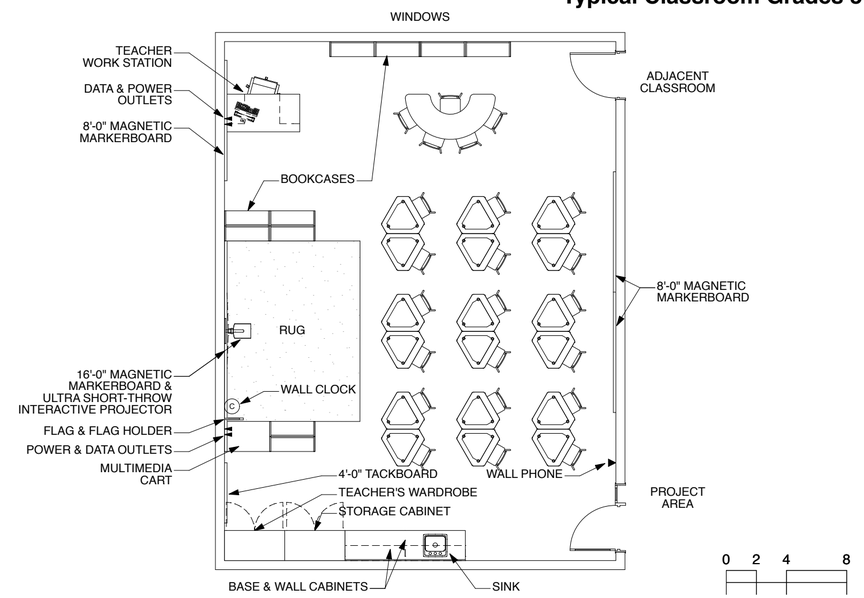
Adjacency: Other kindergarten classrooms

6. Orientation

Views: Northeast or southwest facing

Room Data Sheet

Typical Classroom Grades 3-5



1. Functional Criteria

Functional Description: Standard general classroom

Net Area: 950 SF (50 SF in Project Area)

Occupancy: 1 teacher, 24 students (average)

Quantity: 15

2. Technological Criteria

Telephone: Wall phone

Data: Wi-Fi and wall-mounted data outlets, teacher laptop (PC) and iPad. Each cluster of three classrooms to share one laptop cart (30 PCs) and one iPad cart (30 iPads). Each floor to share one additional laptop cart (30 PCs).

A/V: Wall-mounted ultra short throw interactive projector, Apple TV, speech amplification system

Clock/Speaker: Masterclock and 'talk-back' intercom system

3. Furnishings and Equipment

Teacher's desk, teacher's chair, multimedia cart, student desks, horse-shoe table, student chairs, bookcases, magnetic markerboards, maps, flag & flag holder, rug

4. Technical Criteria

Power: Convenience outlets per code

Lighting: Indirect pendant fixtures with LED laps

HVAC: Central A/C

Fire Protection: Sprinklered per code

4. Technical Criteria (continued)

Plumbing: Sink

Security: Normal

Acoustics: Sound-absorptive ceiling tiles, NRC sound level of .70

Handicap Access: Yes

Finish Quality: Typical classroom

Ceiling: Suspended acoustic ceiling tiles

Walls/Partitions: Painted

Flooring: Rubber

Doors: Wood with Hollow Metal Frame

Built-In Casework: Teacher's wardrobe, storage cabinet, & base & wall cabinets with sink

Windows: Required, with operable vents

Environmental Requirements: There are no special environmental requirements (i.e. special ventilation/ exhaust, special heating, and heat control) for this room

Safety Requirements: There are no safety requirements for this room.

5. Locational Criteria

Users: School use

Adjacency: Other classrooms, project areas

6. Orientation

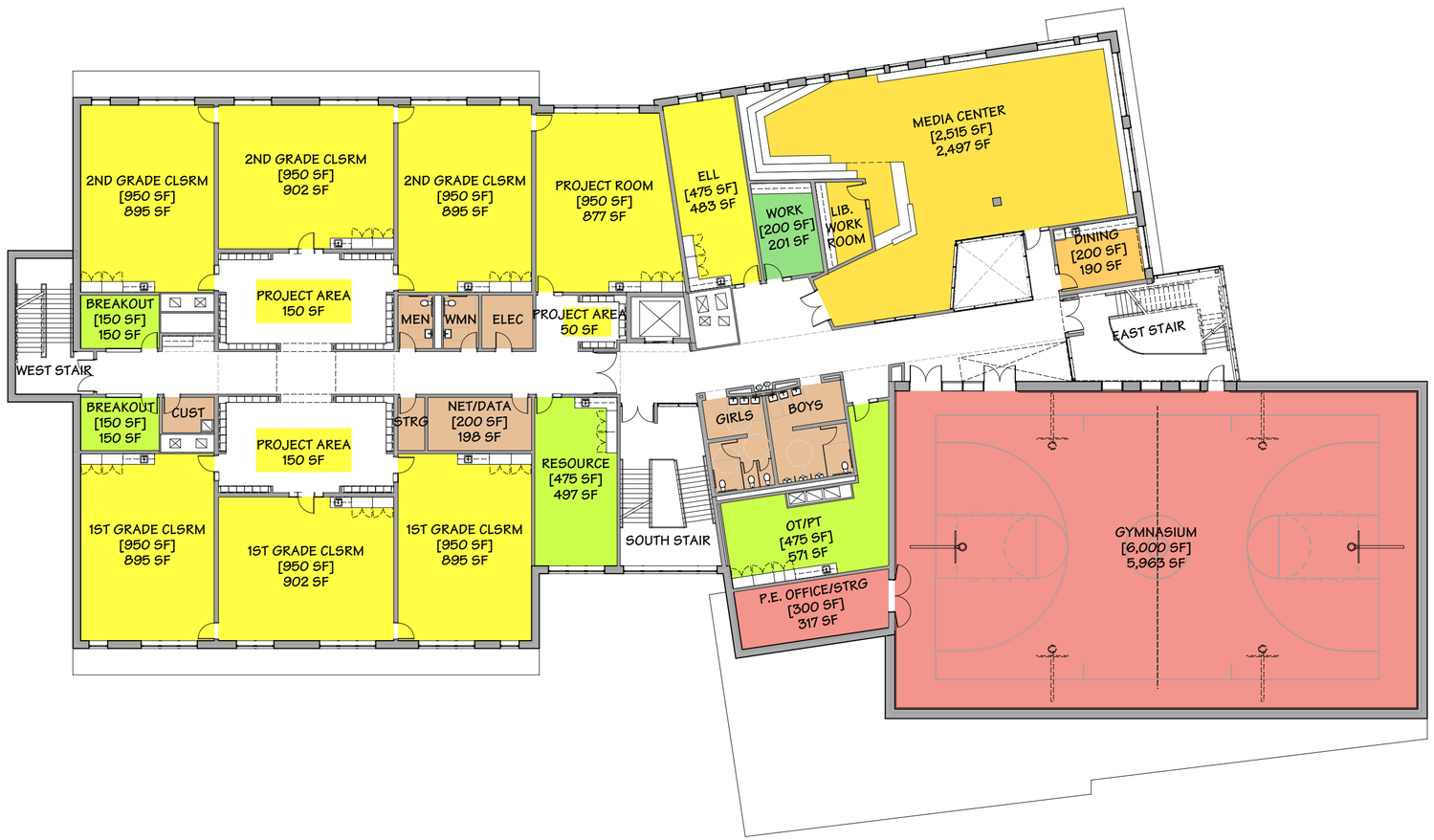
Views: Northeast or southwest facing

41 Wyman Street | First Floor Plan

LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

41 Wyman Street | Second Floor Plan



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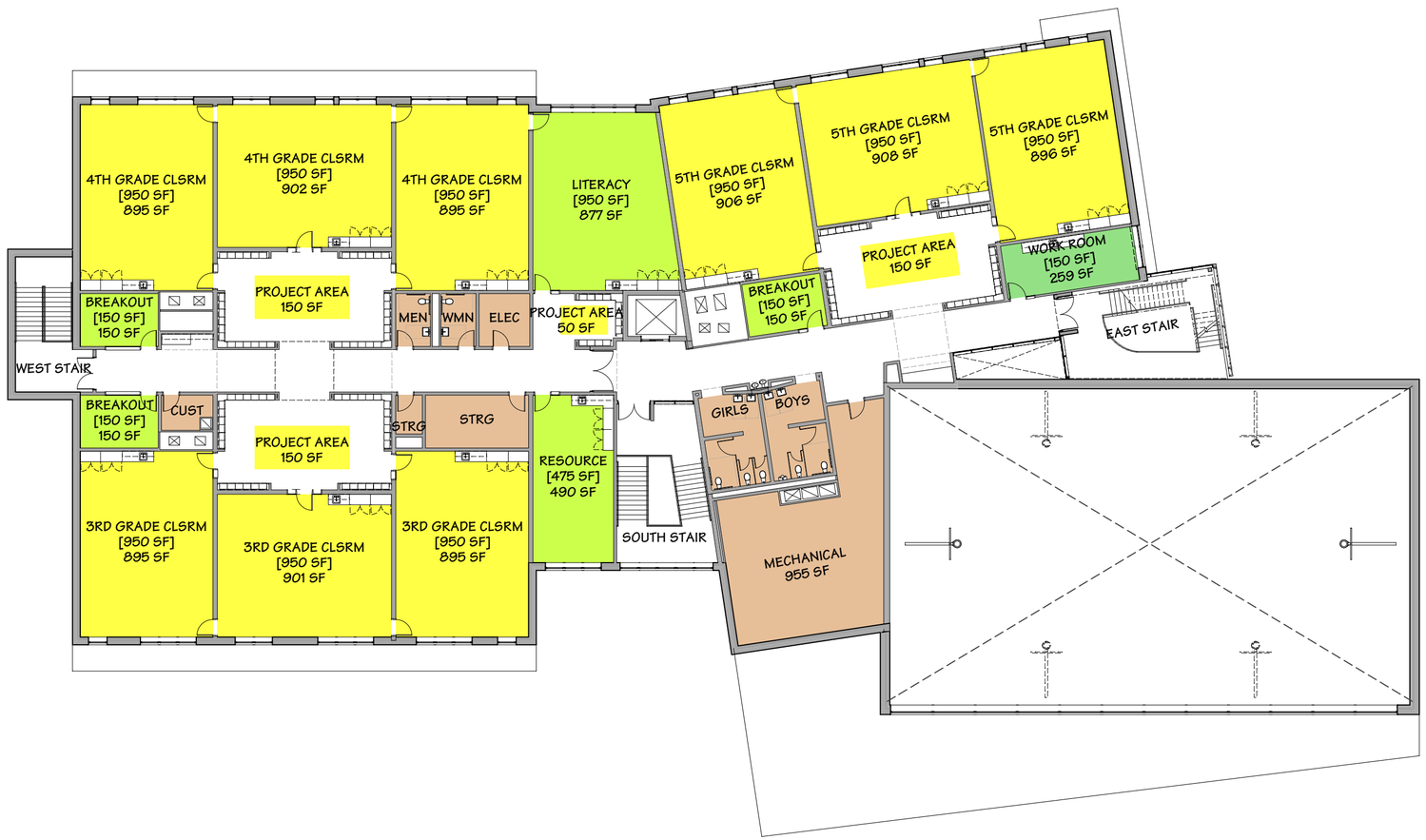
LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

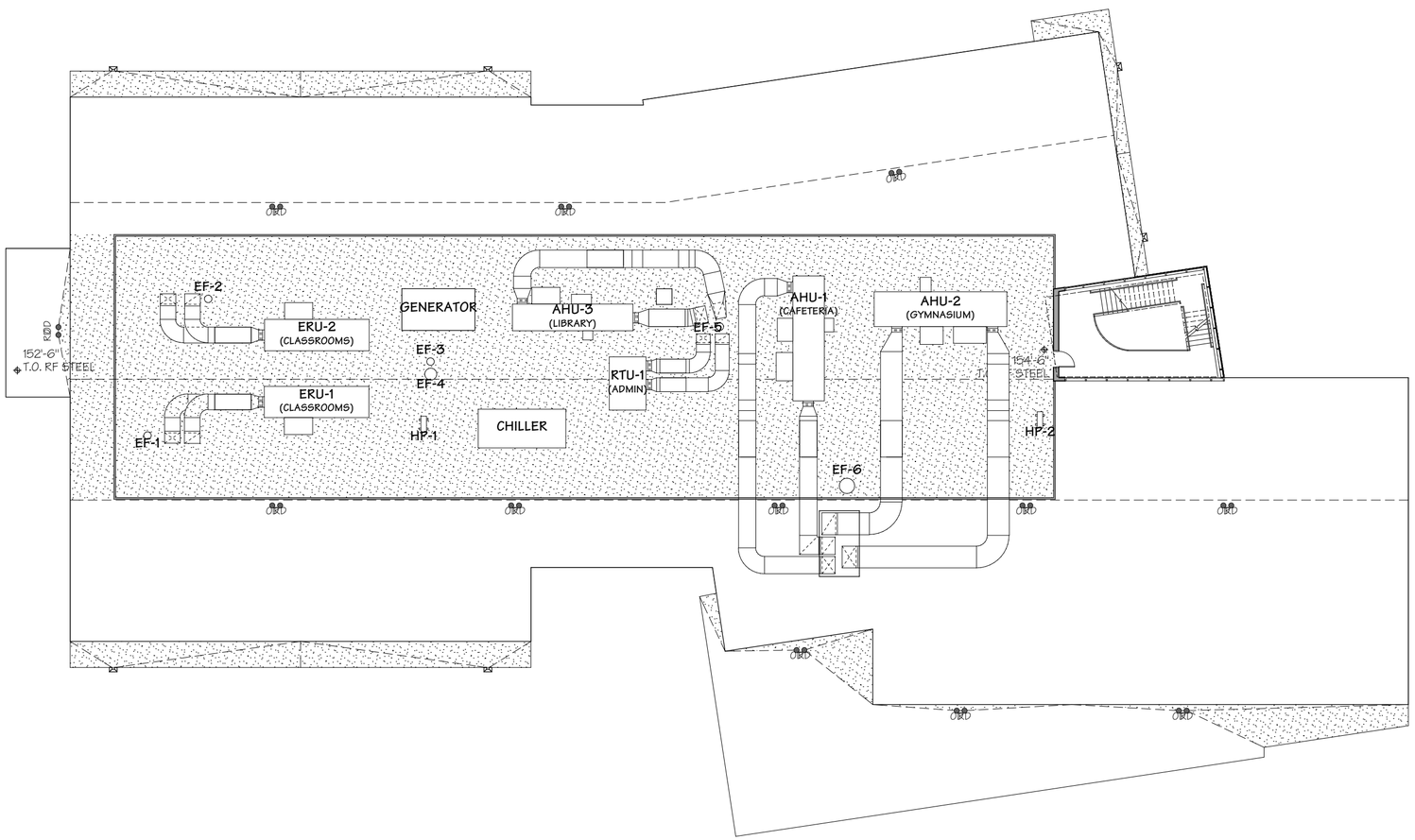
41 Wyman Street | Third Floor Plan

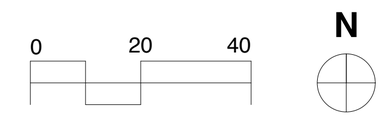


LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

41 Wyman Street | Roof Plan

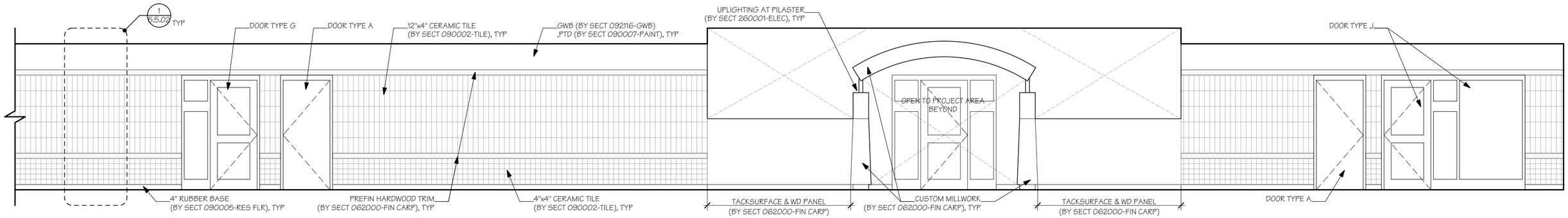




LEGEND

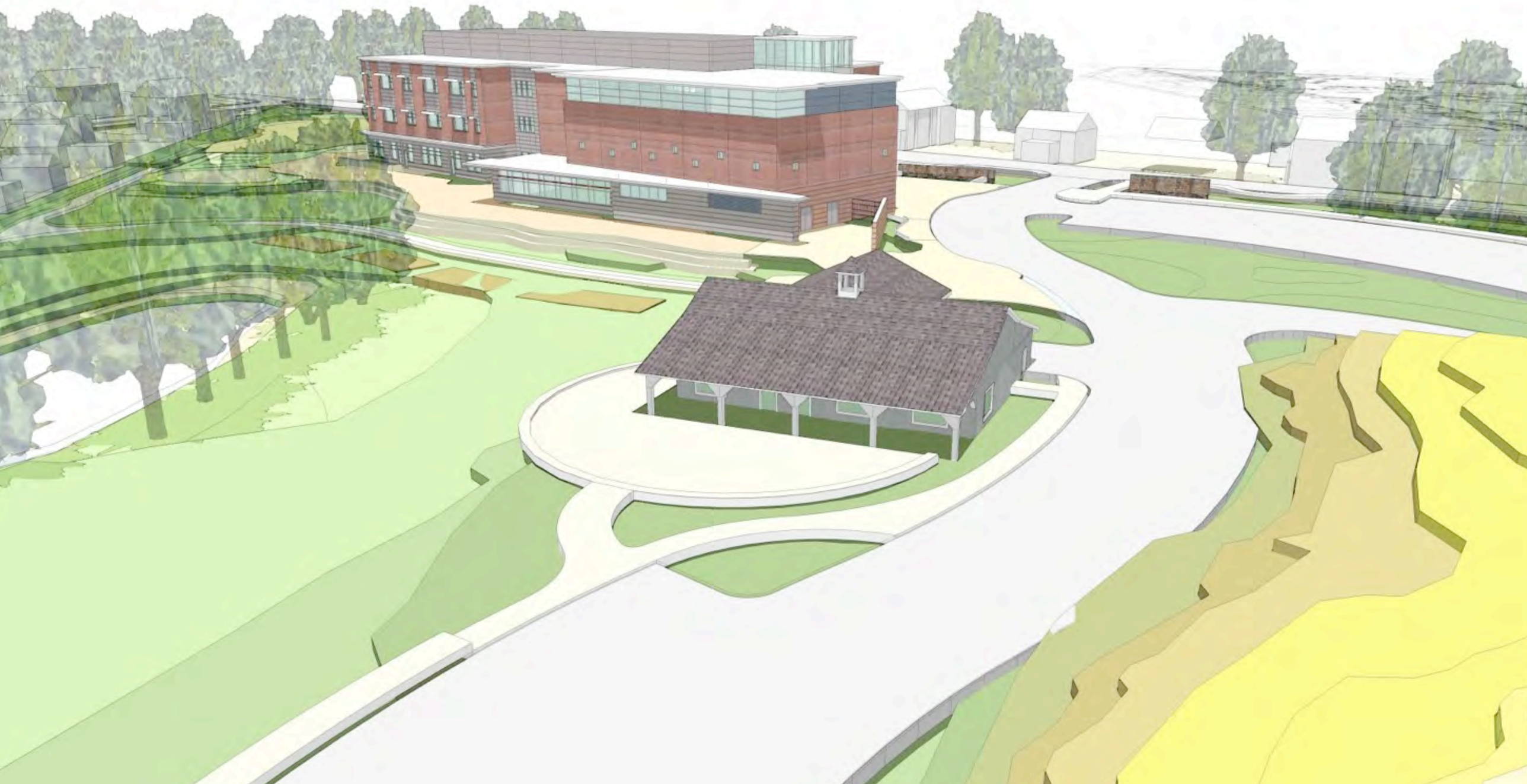
- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION

41 Wyman Street | Design Precedents



41 Wyman Street | Perspective View

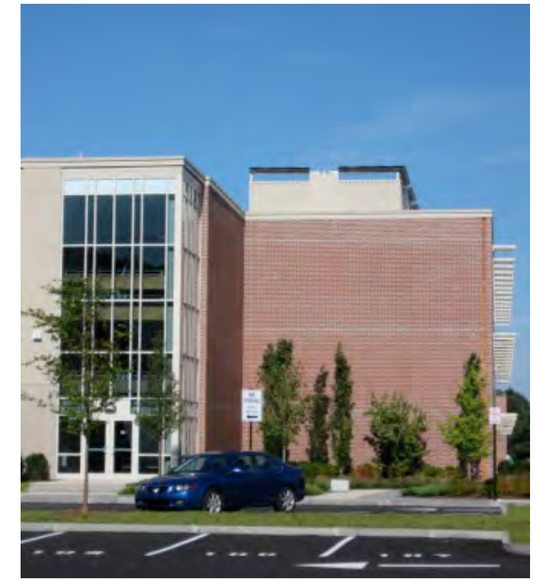
41 Wyman Street | Perspective View



41 Wyman Street | Perspective View

41 Wyman Street | Perspective View

41 Wyman Street | Design Precedents



Next Steps

- MSBA Submit SD Cost Estimate - January 30th
- SBC Approval of Schematic Design - February 5th
- MSBA Submit Schematic Design - February 12th
- NOI Submission - February 23rd
- Conservation Commission - March 12th
- MSBA Approval of Schematic Design - March 25th
- City Council/SC Approval of PSBA