
PART 6: DESIGN CHARACTERISTICS

- General & Architectural Characteristics
 - Visual / Aesthetic Features
 - Functional / Spatial Relationships
 - Space Summary (2 Signed Copies)

GENERAL & ARCHITECTURAL CHARACTERISTICS

GENERAL & SPECIFIC ARCHITECTURAL CHARACTERISTICS

The new Hastings School will replace the existing Hastings school that was built in 1955 with a one-story addition in 1959. Since that time, eight portable classrooms have been added to mitigate overcrowding: 4 in 1995 and 4 in 2000. The school is one of six elementary schools in the district serving a diverse student body with a comprehensive curriculum.

The existing Hastings School is located on the easterly edge of a 14.3 acre site, defined by Route 128 and the Marrett Road interchange to the west and Massachusetts Avenue to the north. To the east, the property is bounded by Crosby Road, which is a public road off Massachusetts Avenue.

The school site is surrounded on the north, east and south sides by a densely settled residential neighborhood and slopes from east to west, on three plateaus. Approximately 6.1 acres of the site directly adjacent to Route 128 is a wooded area, containing wetlands and an intermittent stream. An existing nature trail and boardwalk that traverses the wetlands provides students as well as the community access for passive recreation and ecological study.

The proposed three-story school is located to the north of the site maximizing the usable open space while accommodating the traffic circulation and queuing on site. The cafetorium and library are the focal points of the school and are easily accessed upon entry into the building. The new school will provide an approximate north-south building solar orientation allowing for excellent lighting with no-glare to the classrooms, which overlook the playground to the south. The library takes advantage of ample northern light. Maximizing transparency for views and daylighting make windows a significant design feature for the integration of building to the site.

There are two grades on each floor clustered around shared project areas. The building organization stacks very efficiently with similar program types on each floor. Special education spaces are interspersed throughout each floor and integrated with the general classrooms. The gymnasium is located on the second floor directly above the administration and library to provide access for after-hour use while securing the academic wing from the public.

The overall 2-3 story massing and location at the northern portion of the site takes advantage of the geometry and topography of the site very efficiently while minimizing the building appearance in the neighborhood and maximizing the quantity of open space dedicated to outdoor activities.

The site design will provide a sense of arrival and clearly defined circulation patterns for pedestrians, bus and parent drop off. Separation of vehicular circulation paths from play areas allows the play areas and communal spaces in the building to engage with the landscaped features of the site.

The architecture of the building responds to the natural state of the site and the surrounding neighborhood character by using soft brick hues and cast stone. Expanses of glass, especially on the first floor will allow visual connection to the site.

The overall effect should be one that is aesthetically pleasing and which conveys all the best attributes for education and a civic minded facility.

VISUAL / AESTHETIC FEATURES

DESIRED VISUAL FEATURES

The overall design goal for the project is to achieve a symbiotic relationship between the new Hastings school, the open space, and the surrounding neighborhood.

Although the Hastings School will be a larger structure than its adjacent residential neighbors, the new school's planning, massing, visual character and material selection is responsive to the site and residential context.

The design of the site addresses the programmatic need for a sizable space for students and parents to gather during arrival and departure and brings much of the associated congestion onto the site and off of the streets.

The expansive glass at the cafetorium visually connects this space to the site. The glass and canopy at the main entry creates a sense of arrival and provides a sense of connection and transition to the outdoors.

With the conservative material palette and multi-scaled windows, both the building and site design features strive to provide a respectful relationship between the new school facility and the surrounding residential Neighborhood.

FUNCTIONAL / SPATIAL RELATIONSHIPS

FUNCTIONAL RELATIONSHIPS

The organization of the Hastings School is centered on providing an efficient, secure and highly flexible education program effectively zoned for daily school use along with off-hour community use. The overall plan is simple and effective. It achieves the educational goals with appropriate isolation of services and provides accessible, inviting and energetic spaces integrating both educational and recreational uses.

The first floor houses common spaces such as the cafetorium and library. The gymnasium is located on the second floor above the administration and library with direct access from the main stair. The floors of the building can be zoned by security doors and elevator controls allowing the lobby, cafetorium, library and gymnasium areas to be accessed by the Community for off-hours use.

Classrooms are distributed on all floors with Kindergarten and first grade on the first floor for ease of access. Special needs programs are distributed on all floors along with teacher work areas, storage and other student/staff services. The building is arranged with an efficient double loaded corridor. Classrooms are organized by grade with adjoining doors between every three classrooms for team teaching. A shared project area / foyer space for each cluster of three classrooms will be where lockers are located and provide additional individual and small group instructional space as well as an opportunity for maker space and indoor recess space. This transition space also provides a buffer from the main corridor activities and a smaller scaled identity to each classroom or grouping.

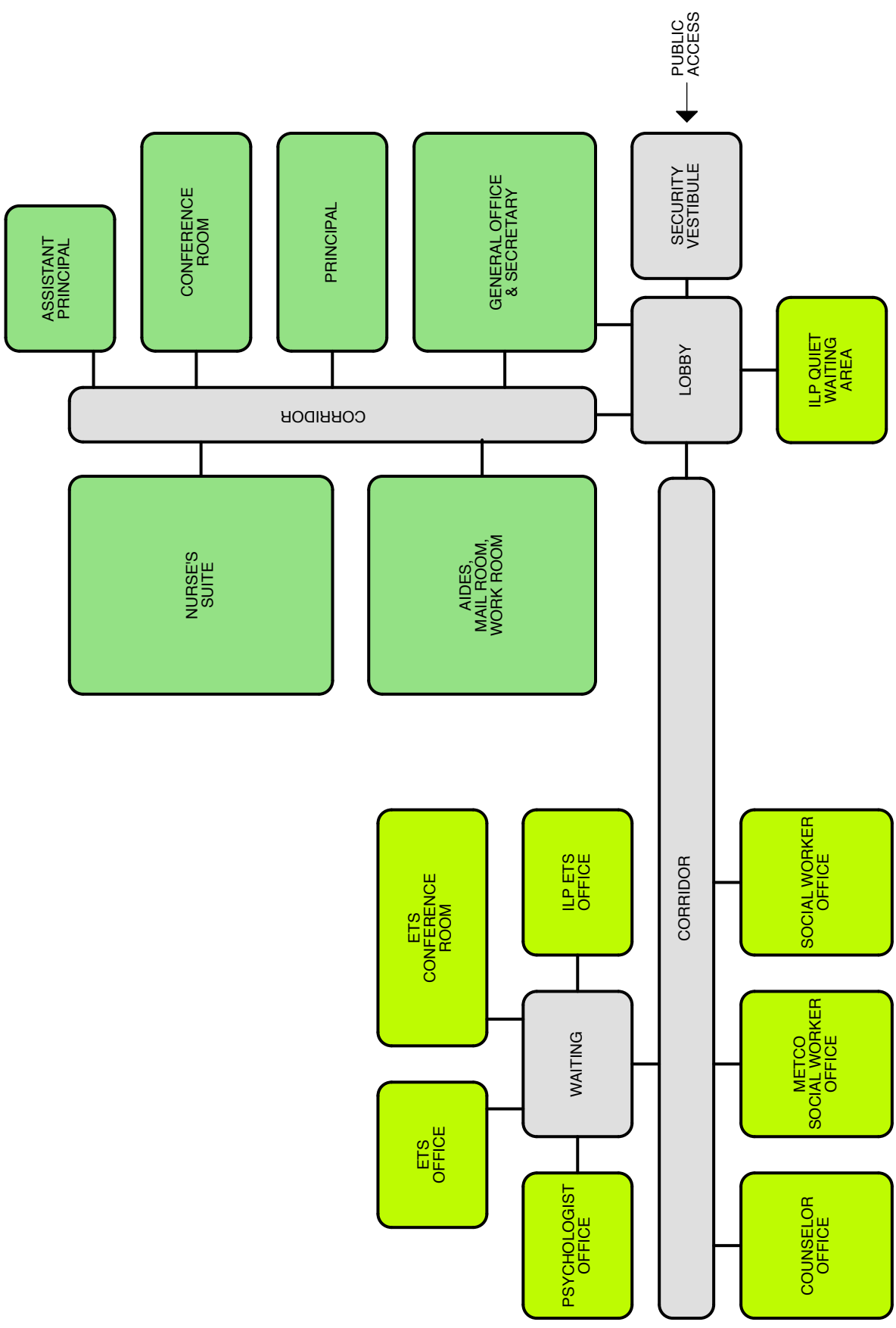
Each floor has centrally located toilets for students and staff. Special education spaces are distributed on each floor, centrally and conveniently located to all classrooms. Teacher Workrooms are strategically located to provide staff presence throughout each floor.

The cafetorium has direct access to the playground. It is also an inclement weather gathering space for children before and after school.

The Administration area is organized into a central office and health suite. Visitors to the school enter the building directly at the reception area. The Administration area is located to provide uninterrupted visual access to the main school entry. The mental health providers are located on the second floor above the administration area. This location is preferred as this staff works closely with the students. The staff remain connected to the administrative staff with easy access utilizing the main stair.

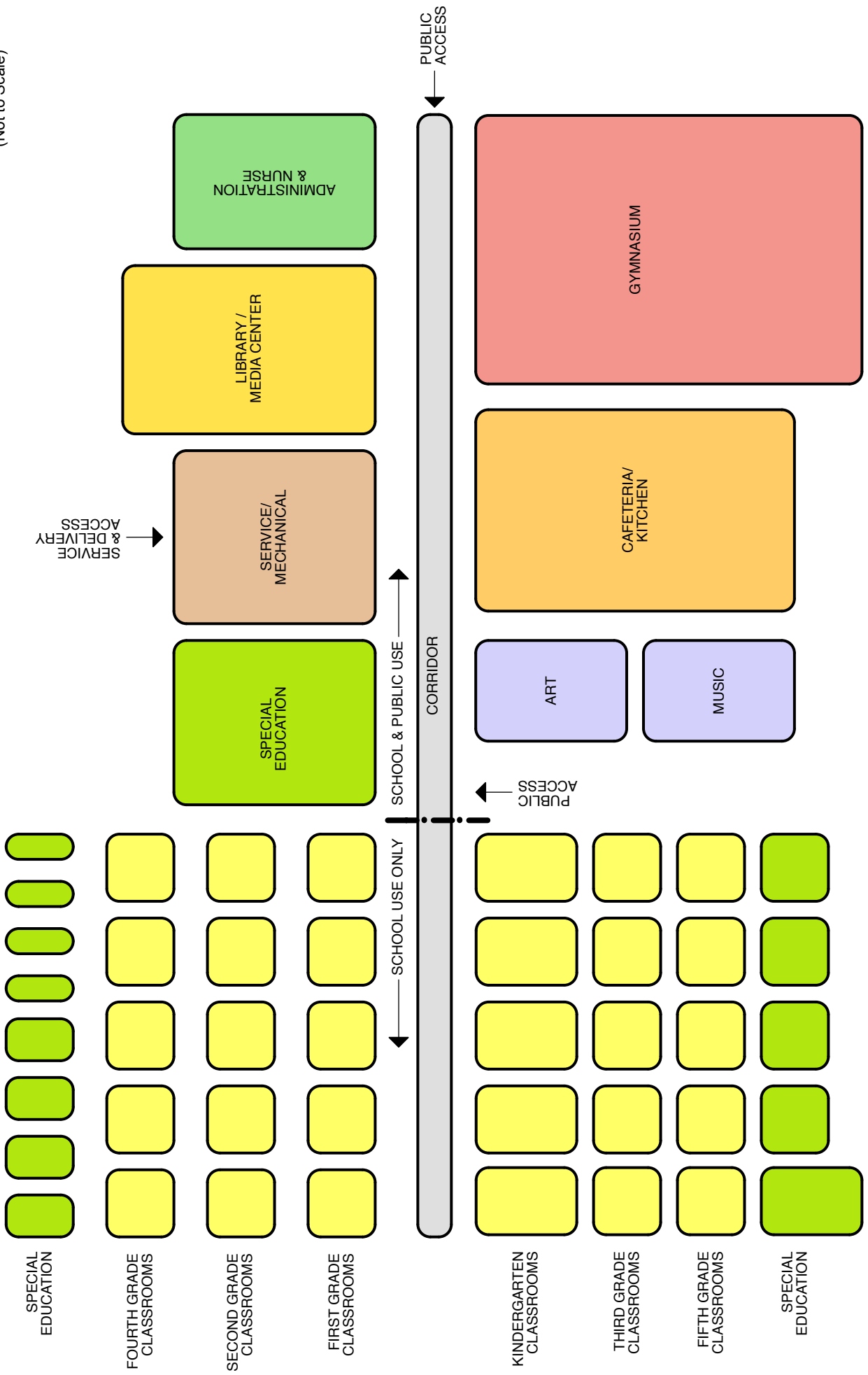
Spatial Relationship Diagram

Administration & SPED Relationships (Not to Scale)



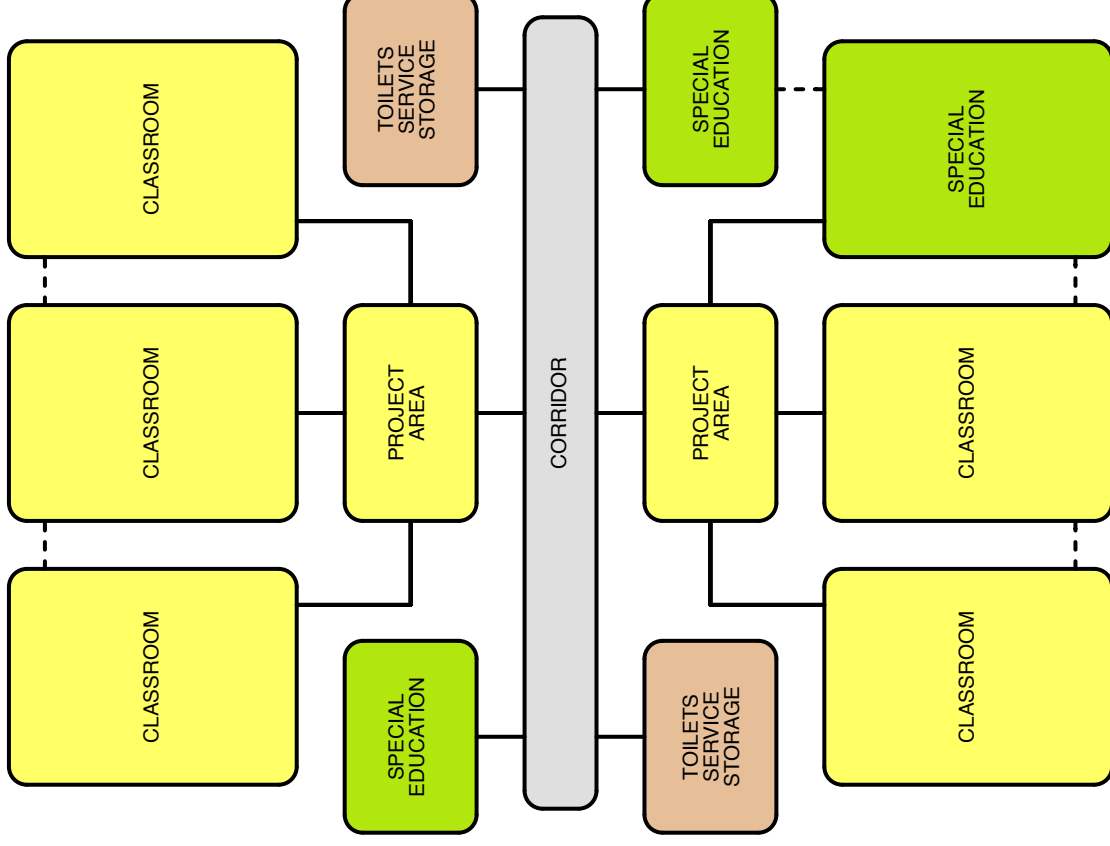
Spatial Relationship Diagram

Large-Scale Building Relationships (Not to Scale)



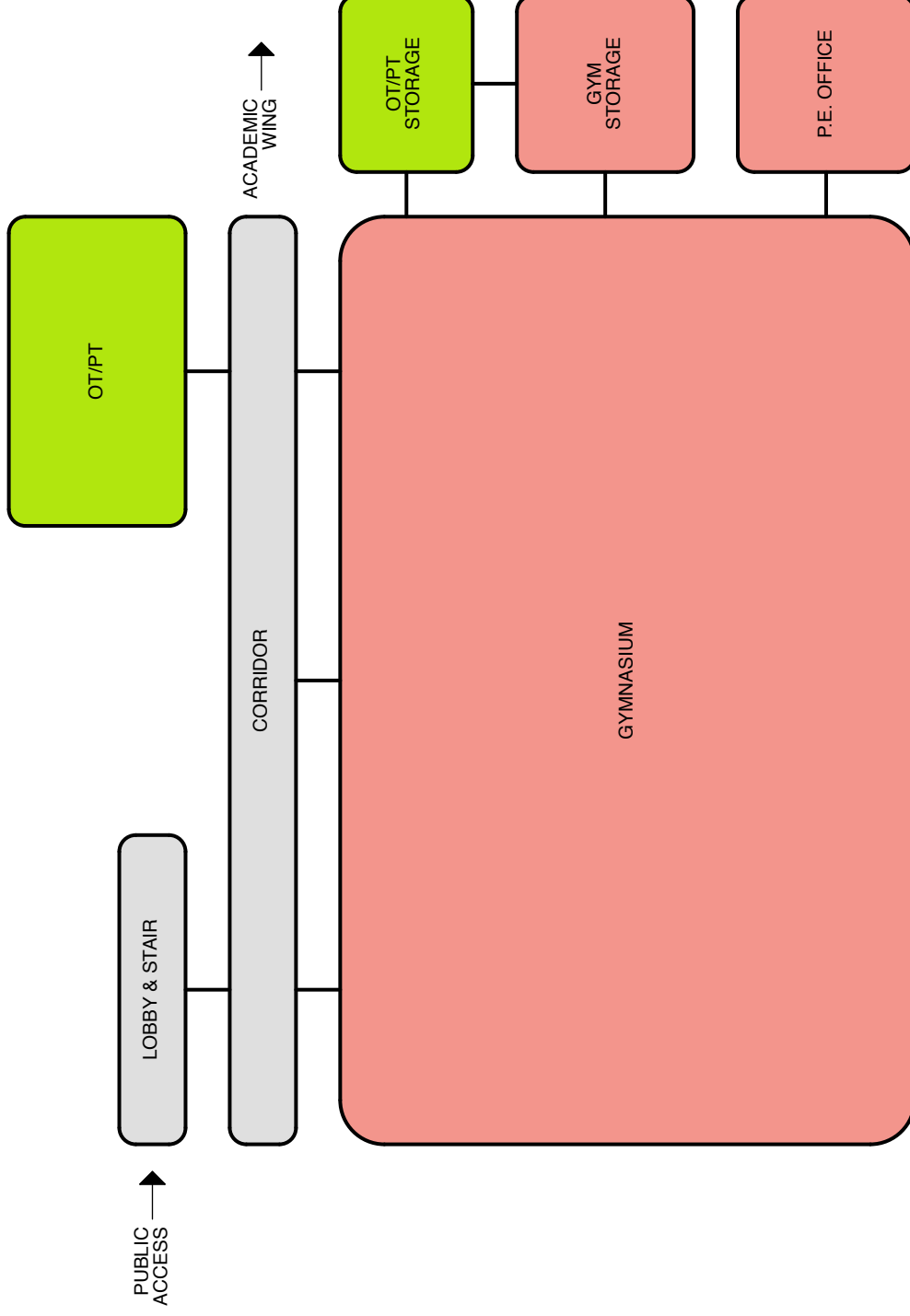
Spatial Relationship Diagram

Classroom Cluster Relationships (Not to Scale)



Spatial Relationship Diagram

Gymnasium Relationship Diagram (Not to Scale)



SPACE SUMMARY

Proposed Space Summary- Elementary Schools
June 29, 2017

HASTINGS ELEMENTARY			
ROOM TYPE	Existing Conditions		
	ROOM NFA ¹	# OF RMS	area totals
ART & MUSIC			1,755
Art Classroom - 25 seats	742	1	742
Art Workroom w/ Storage & kiln	0	0	0
Music Classroom / Large Group - 25-50 seats	859	1	859
Music Practice / Ensemble	154	1	154
Band / Strings	0	0	0
HEALTH & PHYSICAL EDUCATION			3,751
Gymnasium	3,751	1	3,751
Gym Storeroom	Included in Gymnasium		
Health Instructor's Office w/ Shower & Toilet			0
MEDIA CENTER			1,622
Media Center / Reading Room/ Office/Work Room	1,622	1	1,622
Ed / Instructional Tech staff Office			
DINING & FOOD SERVICE			6,485
Cafeteria / Dining	3,163	1	3,163
Stage	1,062	1	1,062
Chair / Table / Equipment Storage	Included in Cafeteria		
Kitchen	1,749	1	1,749
Staff Lunch Room	511	1	511
MEDICAL			224
Medical Suite Toilet			
Nurses' Office	224	1	224
Examination Room / Resting / Waiting Room			0
ADMINISTRATION & GUIDANCE			1,241
General Office / Waiting Room / Toilet	382	1	382
Work Room (incl Toilet)	101	1	101
Teachers' Mail and Time Room	Included in General Office		
Duplicating Room	Included in General Office		
Records Room	Included in General Office		
Principal's Office w/ Conference Area	344	1	344
Principal's Secretary / Admin Assistant	158	1	158
Assistant Principal's Office	256	1	256
Supervisory / Spare Office	0	0	0
Conference Room	0	0	0
Guidance Office	0	0	0
Guidance Storeroom	0	0	0
Teachers' Work Room	Included in Staff lunch room		
Teachers' Work Room			
CUSTODIAL & MAINTENANCE			988
Custodian's Office			
Custodian's Workshop			
Custodial Closet			
Custodian's Storage	Varies		722
Custodian's Storage			
Custodian's Storage			
Recycling Room / Trash			
Receiving and General Supply	266	1	266

PROPOSED								
Existing to Remain/Renovated			New @ 645 Students			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		0			5,000			5,000
			1,000	2	2,000	1,000	2	2,000
			300	1	300	300	1	300
			1,200	2	2,400	1,200	2	2,400
			150	2	300	150	2	300
			Shared with Music Classrooms					
		0			6,300			6,300
			6,000	1	6,000	6,000	1	6,000
			150	1	150	150	1	150
			150	1	150	150	1	150
		0			3,573			3,573
			3,300	1	3,300	3,300	1	3,300
			273	1	273	273	1	273
		0			8,460			8,460
			4,420	1	4,420	4,420	1	4,420
			1,000	1	1,000	1,000	1	1,000
			400	1	400	400	1	400
			2,080	1	2,080	2,080	1	2,080
			280	2	560	280	2	560
		0			622			622
			72	1	72	72	1	72
			120	1	120	120	1	120
			430	1	430	430	1	430
		0			2,631			2,631
			368	1	368	368	1	368
			450	1	450	450	1	450
			Included above			Included above		
			Included above			Included above		
			275	1	275	275	1	275
			Included in General Office			Included in General Office		
			168	1	168	168	1	168
			0	0	0	0	0	0
			325	1	325	325	1	325
			0	0	0	0	0	0
			0	0	0	0	0	0
			305	1	305	305	1	305
			370	2	740	370	2	740
		0			2,244			2,244
			130	1	130	130	1	130
			Included with Receiving			Included with Receiving		
			150	3	450	150	3	450
			175	1	175	175	1	175
			134	1	134	134	1	134
			0	1	0	0	1	0
			Included with Receiving			Included with Receiving		
			827	1	827	827	1	827

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA ¹	# OF RMS	area totals	Comments
		5,000	
1,000	2	2,000	assumed schedule 2 times / week / student
150	2	300	
1,200	2	2,400	assumed schedule 2 times / week / student
75	4	300	
		6,300	
6,000	1	6,000	6000 SF Min. Size
150	1	150	
150	1	150	
		3,573	
3,573	1	3,573	
		8,459	
4,838	1	4,838	2 seatings - 15SF per seat
1,000	1	1,000	
415	1	415	
1,945	1	1,945	1600 SF for first 300 + 1 SF/student Add'l
261	1	261	20 SF/Occupant
		610	
60	1	60	
250	1	250	
100	3	300	
		2,631	
473	1	473	
100	1	100	
150	1	150	
110	1	110	
375	1	375	
125	1	125	
120	1	120	
120	1	120	
250	1	250	
150	2	300	
35	1	35	
473	1	473	
		2,245	
150	1	150	
375	1	375	
375	1	375	
400	1	400	
315	1	315	

**Proposed Space Summary- Elementary Schools
June 29, 2017**

HASTINGS ELEMENTARY	Existing Conditions			PROPOSED									MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	Existing to Remain/Renovated			New @ 645 Students			Total			ROOM NFA ¹	# OF RMS	area totals
Storeroom							164	2	328	164	2	328	430	1	430	
Network / Telecom Room							200	1	200	200	1	200	200	1	200	
OTHER				362					550			550			0	
Other (specify) Lextended Day		362	1	362			550	1	550	550	1	550				
Total Building Net Floor Area (NFA)				40,758			0		73,094			73,094			64,217	
				Portables 5,774												
				Existing Building 34,984												
Proposed Student Capacity/Enrollment			Current	454											645	
Total Building Gross Floor Area (GFA) ²				62,159											93,525	
				Portables 11,359												
				Existing Building 50,800												
Grossing factor (GFA/NFA)				1.53											1.46	

1 Individual Room Net Floor Area (NFA)

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

2 Total Building Gross Floor Area (GFA)

Includes the entire building gross square footage measured from the outside face of exterior walls

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architect Firm: DiNisco Design Inc.

Name of Principal Architect: Richard N Rice

Signature of Principal Architect: 

Date: 6/10/17

Study / Schematic Design Comparison June 29, 2017

HASTINGS ELEMENTARY	PROPOSED									Comments
	PSR Submission 1/4/2017			SD Submission 6/29/2017			Difference			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
CORE ACADEMIC SPACES			31,650			31,610			-40	
<i>(List classrooms of different sizes separately)</i>										
Pre-Kindergarten w/ toilet										
Kindergarten w/ toilet	1,150	5	5,750	1,100	5	5,500	-50	0	-250	Incorporated 50 SF into Project Areas
Kindergarten w/o toilet										
General Classrooms - Grade 1-5	1,150	1	1,150	0	0	0	-1,150	-1	-1,150	Switched the ILP room to the enlarged classroom. See SPED below
General Classrooms - Grade 1-5	900	24	21,600	900	25	22,500	0	1	900	Switched the classroom to the standard classroom. See SPED below
General Classrooms - Grade 1-5										
ELL	450	3	1,350	470	3	1,410	20	0	60	Reconfigured corridor to relocate stair
Kindergarten Project Areas	100	6	600	150	5	750	50	-1	150	Switched one enlarged Project Area to ILP / SPED.
Grade 1-5 Project Areas	50	24	1,200	50	25	1,250	0	1	50	Switched one Project Area from ILP / SPED to gen ed.
Greenhouse	0	0	0	200	1	200	200	1	200	Greenhouse requested as part of their science curriculum / Big Backyard Program
SPECIAL EDUCATION			12,013			12,104			91	
<i>(List rooms of different sizes separately)</i>										
Self-Contained SPED	0	0	0	0	0	0	0	0	0	
Self-Contained SPED - toilet	0	0	0	0	0	0	0	0	0	
ILP Classroom (not self-contained)	900	3	2,700	1,100	1	1,100	200	-2	-1,600	Switched the ILP room to the enlarged classroom.
ILP Project Areas	50	3	150	150	1	150	100	-2	0	Switched one enlarged Project Area to ILP.
ILP Classroom (not self-contained)	0	0	0	900	2	1,800	900	2	1,800	
ILP Project Areas	0	0	0	50	2	100	50	2	100	
Resource Room	300	4	1,200	300	4	1,200	0	0	0	
ILP Calming Spaces	136	3	408	163	3	489	27	0	81	Slight modification to layout
ILP BCBA	215	1	215	190	1	190	-25	0	-25	Reduced as a result of the Calming Space modification
ILP Speech Language Pathologists (SLP)	300	1	300	250	1	250	-50	0	-50	SLPs were located on each floor. After further consideration requested to be together. This was best adjoining location to other SLPs.
ILP ETS Office + Shared Conference Space	150	1	150	140	1	140	-10	0	-10	Slight modification to layout
ILP Calming / de-escalation areas / waiting areas	225	1	225	225	1	225	0	0	0	
ILP small group Break-out off Cafeteria	300	1	300	187	1	187	-113	0	-113	After further consideration space did not require 300 SF.
Calming Space for Non ILP students	Shared with ILP Calming Spaces			Shared with ILP Calming Spaces						
Small group instruction rooms	250	6	1,500	250	2	500	0	-4	-1,000	Originally 1 per grade for flexibility but after further consideration and due to enrollment an additional math specialist will be required for a total of 2. The District determined one Small Group space could be allocated for the additional Math Specialist.
Small group instruction rooms	215	1	215	186	1	186	-29	0	-29	Slight modification to layout
Small group instruction rooms	0	0	0	220	2	440	220	2	440	See above comments
OT/PT + Storage	1,100	1	1,100	1,050	1	1,050	-50	0	-50	100 SF OT/PT Storage @ Gym Storage Room
Speech Language Pathologists (SLPs)	250	1	250	300	2	600	50	1	350	SLPs were located on each floor. After further consideration requested to be together. This was best adjoining location to other SLPs.
Speech Language Pathologists (SLPs)	300	1	300	0	0	0	-300	-1	-300	
Psychologist	150	1	150	195	1	195	45	0	45	Slight modification to layout
Mental Health - Counselor	250	1	250	315	1	315	65	0	65	Slight modification to layout
Mental Health - Social Worker	250	1	250	242	1	242	-8	0	-8	Slight modification to layout
Mental Health - Metco Social Worker	250	1	250	242	1	242	-8	0	-8	Slight modification to layout
ETS Office	150	1	150	140	1	140	-10	0	-10	Slight modification to layout
ETS Conference Room	300	1	300	290	1	290	-10	0	-10	
Literacy Specialists / Math Specialist	700	1	700	0	0	0	-700	-1	-700	After further consideration and due to enrollment an additional literacy specialist and math specialist will be required. The District determined one Small Group space could be allocated for the additional Math Specialist.
Literacy Specialists	0	0	0	733	1	733	733	1	733	
Math Specialists	0	0	0	220	2	440	220	2	440	
Literacy Library (including project area)	950	1	950	900	1	900	-50	0	-50	Slight modification to layout and no requirement for a project area.
ART & MUSIC			5,000			5,000			0	
Art Classroom - 25 seats	1,000	2	2,000	1,000	2	2,000	0	0	0	
Art Workroom w/ Storage & kiln	300	1	300	300	1	300	0	0	0	
Music Classroom / Large Group - 25-50 seats	1,200	2	2,400	1,200	2	2,400	0	0	0	
Music Practice / Ensemble	150	2	300	150	2	300	0	0	0	
Band / Strings	Shared with Music Classrooms			Shared with Music Classrooms			0	0	0	
HEALTH & PHYSICAL EDUCATION			6,300			6,300			0	
Gymnasium	6,000	1	6,000	6,000	1	6,000	0	0	0	
Gym Storeroom	150	1	150	150	1	150	0	0	0	
Health Instructor's Office w/ Shower & Toilet	150	1	150	150	1	150	0	0	0	
MEDIA CENTER			3,700			3,573			-127	
Media Center / Reading Room/ Office/Work Room	3,500	1	3,500	3,300	1	3,300	-200	0	-200	Modified layout to accommodate the Ed / Instructional Technology Staff within the office.

**Study / Schematic Design Comparison
June 29, 2017**

HASTINGS ELEMENTARY	PROPOSED									Comments
	PSR Submission 1/4/2017			SD Submission 6/29/2017			Difference			
	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
Ed / Instructional Tech staff Office	200	1	200	273	1	273	73	0	73	Included layout to accommodate the Ed / Instructional Technology Staff within the Office.
DINING & FOOD SERVICE			8,460			8,460			0	
Cafeteria / Dining	4,500	1	4,500	4,420	1	4,420	-80	0	-80	Slight modification to layout
Stage	1,000	1	1,000	1,000	1	1,000	0	0	0	
Chair / Table / Equipment Storage	415	1	415	400	1	400	-15	0	-15	Slight modification to layout
Kitchen	1,945	1	1,945	2,080	1	2,080	135	0	135	Slight modification to layout
Staff Lunch Room	300	2	600	200	2	400	-200	0	-200	Slight modification to layout
MEDICAL			610			622			12	
Medical Suite Toilet	60	1	60	72	1	72	12	0	12	Enlarged Toilet required to accommodate a full size changing table for the ILP program
Nurses' Office / Waiting Room	250	1	250	120	1	120	-130	0	-130	Slight modification to layout but net result no change
Examination Room / Resting	100	3	300	430	1	430	330	-2	130	
ADMINISTRATION & GUIDANCE			2,630			2,631			1	
General Office / Waiting Room / Toilet	480	1	480	368	1	368	-112	0	-112	Did not require as much space in the General Office. More staff / SF required in the Aides / Teacher Mail Room
Work Room (incl Toilet)										
Teachers' Mail and Time Room	300	1	300	450	1	450	150	0	150	
Duplicating Room	Included above			Included above						
Records Room	Included above			Included above						
Principal's Office w/ Conference Area	375	1	375	275	1	275	-100	0	-100	Reduced area to accommodate the space needed in the Aides / Mail Room
Principal's Secretary / Admin Assistant	Included in General Office			Included in General Office						
Assistant Principal's Office	150	1	150	168	1	168	18	0	18	Slight modification to layout
Supervisor / Spare Office	0	0	0	0	0	0	0	0	0	
Conference Room	350	1	350	325	1	325	-25	0	-25	Slight modification to layout
Guidance Office	0	0	0	0	0	0	0	0	0	
Guidance Storeroom	0	0	0	0	0	0	0	0	0	
Teachers' Work Room	325	3	975	305	1	305	-20	-2	-670	Slight modification to layout
Teachers' Work Room	0	0	0	370	2	740	370	2	740	Slight modification to layout
CUSTODIAL & MAINTENANCE			2,245			2,244			-1	
Custodian's Office	150	1	150	130	1	130	-20	0	-20	Slight modification to layout
Custodian's Workshop	290	1	290	Included with Receiving			-290	-1	-290	Now included with Receiving area
Custodian's Storage	200	1	200	150	3	450	-50	2	250	Slight modification to layout
Custodian's Storage	290	1	290	175	1	175	-115	0	-115	Slight modification to layout
Custodian's Storage	35	1	35	134	1	134	99	0	99	Slight modification to layout
Recycling Room / Trash	Included with Receiving			Included with Receiving						
Receiving and General Supply	725	1	725	827	1	827	102	0	102	Added Custodian Workshop area
Storeroom	290	1	290	164	2	328	-126	1	38	Slight modification to layout
Storeroom	65	1	65	0	0	0	-65	-1	-65	Slight modification to layout
Network / Telecom Room	200	1	200	200	1	200	0	0	0	
OTHER			500			550			50	
Other (specify) Extended Day	500	1	500	550	1	550	50	0	50	Slight modification to layout
TOTAL BUILDING NET FLOOR AREA (NFA)			73,108			73,094			(14)	
Proposed Student Capacity/Enrollment									645	
Total Building Gross Floor Area (GFA)²			110,000			110,000			-	

1 Individual Room Net Floor Area (NFA)

2 Total Building Gross Floor Area (GFA)

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

Includes the entire building gross square footage measured from the outside face of exterior walls

The attached Space Summary dated June 29, 2017 is slightly different than the Space Summary submitted with the Feasibility Study dated January 4, 2017. The overall Program (NFA) has decreased by -14 NFA. However, the Gross Building Area has not changed and remains at 110,000 GSF. The main factors in the revised NFA are refinements of the program and modifications to the building layout as the project moved into the Design phase. The differences are as follow:

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Core Academic	31,650 NFA	31,610 NFA	-40 NFA

Rationale

No change to program however there are slight modifications due actual building layout and updates to the building conditions. The Project Areas outside the classrooms have increased to provide a larger group area outside the classroom. However, the overall classroom NFA has not changed. This net floor area is consistent with MSBA guidelines (1,250 NFA for K and 950 NFA / classroom) with the difference that the lockers and additional instructional area are located directly outside the general classroom instead of inside the classroom. In addition, it was determined to locate the ILP classroom in the sixth 1,100 NFA classroom.

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Special Ed	12,013 NFA	12,104 NFA	+91 NFA

Rationale

No change to program. Largest modification is the increased size of one of the ILP classrooms (refer to comment in Core Academic). The other change which did not necessarily modify NSA is the addition of another Math Specialist that would be required in this school to accommodate the student population. As such, unassigned small group instruction spaces have been reassigned for the math specialists. The other changes are reflective of the modifications of the building layout as the project progressed into Design.

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Art & Music	5,000 NFA	5,000 NFA	0 NFA

Rationale

No change to Art & Music.

SPACE SUMMARY

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Health & PE	6,350 NFA	6,300 NFA	0 NFA

Rationale

No change to Health and PE.

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Media Center	3,700 NFA	3,573 NFA	-127 NFA

Rationale

The Educational Technology Specialist space has been reduced to be aligned with MSBA's Media Center Guidelines.

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Dining	8,460 NFA	8,460 NFA	0 NFA

Rationale

Minor revisions to the Dining components to reflect the layout of spaces, however overall NFA has not changed.

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Medical	610 NFA	622 NFA	+12 NFA

Rationale

The toilet area in the Medical Suite increased by +12 NFA to accommodate a full changing table to support the students in the ILP Special Education Program.

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Admin & Guidance	2,630 NFA	2,631 NFA	+1 NFA

Rationale

The overall program area increased by +1 NFA. The General Office area was not required to be so large however the Aides / Teacher Mail / Duplicating room required more space to accommodate the number of staff needed to support the school of this size. The other adjustments are reflective of the slight modifications to the layout.

SPACE SUMMARY

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Custodial	2,245 NFA	2,244 NFA	-1 NFA

Rationale

The overall program area decreased by -1 NFA. The modifications within the program area shifted due to the final location of the loading dock, the required mechanical space for the geothermal system and overall layout of the building.

<u>Room Type</u>	<u>Previous Space Summary</u>	<u>Current Space Summary</u>	<u>Difference</u>
Other (Extend Day)	500 NFA	550 NFA	+50 NFA

Rationale

Slight increase is the program space due to the final layout of the spaces.

**HASTINGS
ELEMENTARY SCHOOL**

LEXINGTON, MA

SCHEMATIC DESIGN

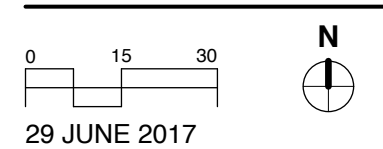
First Floor Plan

LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTENDED DAY
- BUILDING SERVICES

GROSS AREA CALCULATIONS

FIRST FLOOR	45,380 SF
SECOND FLOOR	40,748 SF
THIRD FLOOR	23,592 SF
ROOF	280 SF
TOTAL	110,000 SF



29 JUNE 2017

**HASTINGS
ELEMENTARY SCHOOL**

LEXINGTON, MA

SCHEMATIC DESIGN

Second Floor Plan

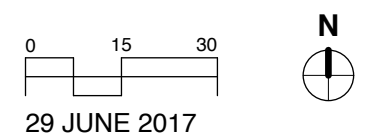


LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTNDED DAY
- BUILDING SERVICES

GROSS AREA CALCULATIONS

FIRST FLOOR	45,380 SF
SECOND FLOOR	40,748 SF
THIRD FLOOR	23,592 SF
ROOF	280 SF
TOTAL	110,000 SF



29 JUNE 2017

**HASTINGS
ELEMENTARY SCHOOL**

LEXINGTON, MA

SCHEMATIC DESIGN

Third Floor Plan



LEGEND

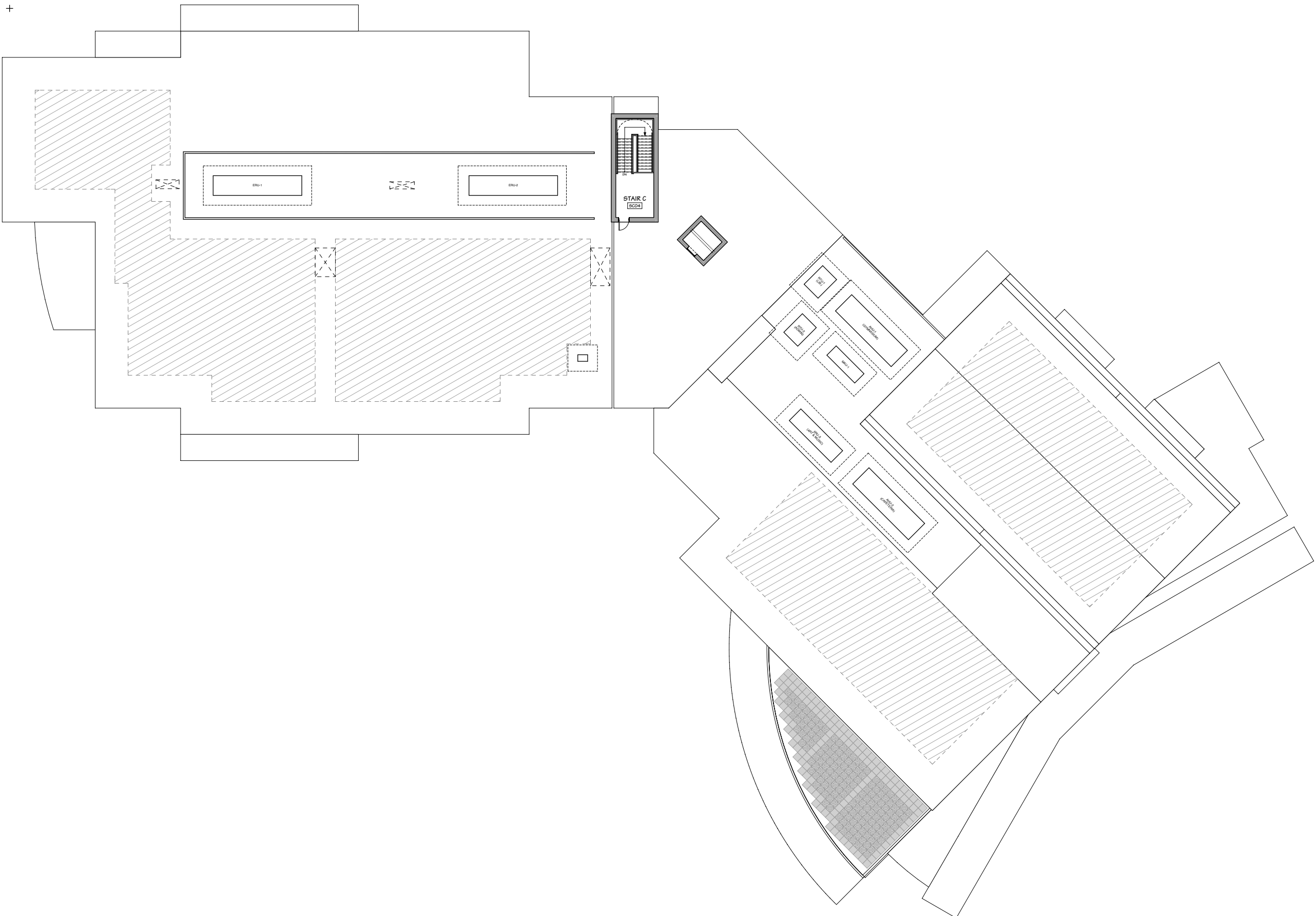
- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTNDED DAY
- BUILDING SERVICES

GROSS AREA CALCULATIONS

FIRST FLOOR	45,380 SF
SECOND FLOOR	40,748 SF
THIRD FLOOR	23,592 SF
ROOF	280 SF
TOTAL	110,000 SF

0 15 30

29 JUNE 2017



**HASTINGS
ELEMENTARY SCHOOL**

LEXINGTON, MA

SCHEMATIC DESIGN

Roof Plan

LEGEND

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMIN/EXTNDED DAY
- BUILDING SERVICES

GROSS AREA CALCULATIONS

FIRST FLOOR	45,380 SF
SECOND FLOOR	40,748 SF
THIRD FLOOR	23,592 SF
ROOF	280 SF
TOTAL	110,000 SF

0 15 30

29 JUNE 2017

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