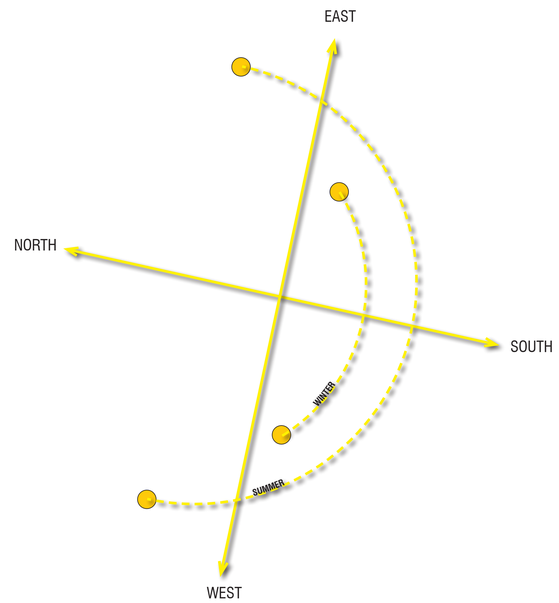


GRAPHIC LEGEND

- EXISTING BUILDING
- EXISTING SURROUNDING BLDNGS
- 10'-0" GRADE LINES
- SITE PROPERTY LINES
- SETBACKS
- EXISTING TREES
- PROPERTY BOUNDARY
- TOWNLINE
- PUBLIC TRANSPORTATION
- PROTECTED LAND/ WETLANDS
- PUBLIC TRANSPORATION STOPS
- BASIC SERVICE LOCATIONS
- HIGHWAY/EXPRESSWAYS
- ARTERIAL ROADS
- NODES/ MAJOR JUNCTION
- ASPHAULT
- PLAYGROUNDS-HARDSCAPE
- PLAYGROUNDS-SOFTSCAPE
- DEDHAM PUBLIC SCHOOLS
- LOT FRONTAGE/ VISIBILITY
- VEHICULAR TRAFFIC
- PEDESTRIAN TRAFFIC
- SUN DIRECTION
- FENCE

ZONING

EXISTING BUILDING: 30,813 GSF

LOT: 211,930 SF = 4.8 ACRES

ZONE: (GR) GENERAL RESIDENCE

FAR: 0.9

MAX LOT COVERAGE: 30%

MAX FOORPRINT: 63,579 GSF

MIN. FRONTAGE: 95'

MIN. FONT YARD: 25'

MIN. SIDE YEARD: 10'

MIN. REAR YARD: 20'

DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
EXISTING SITE ANALYSIS

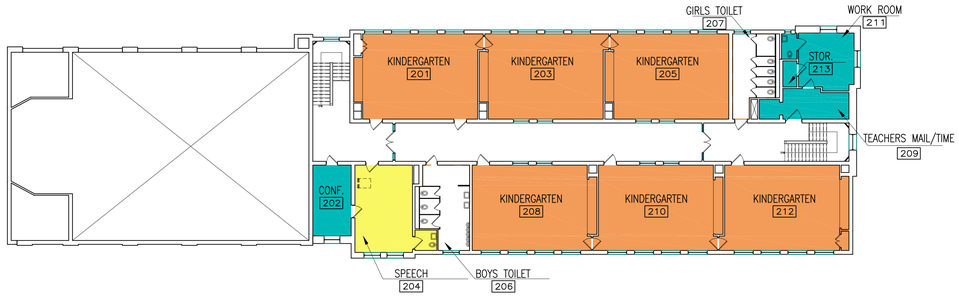
DRAFT

JOB # S12114
DATE: 00/00/2015

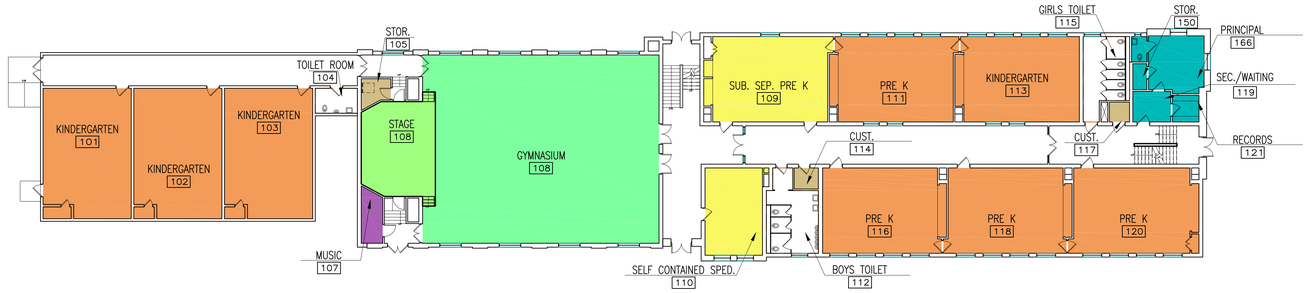
C-L1

KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

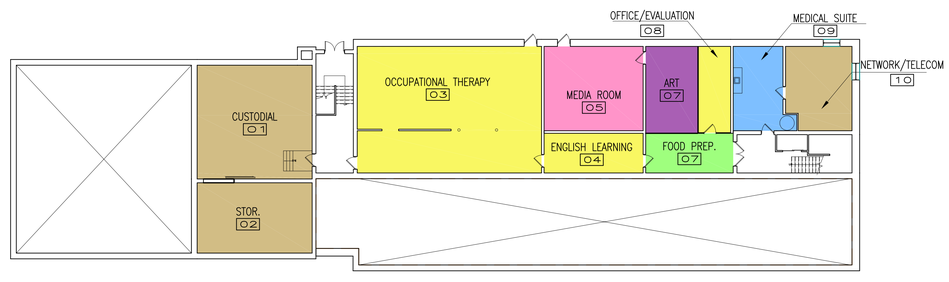
0' 20' 40' 80'
SCALE: 1"=40'-0"



3 SECOND FLOOR
1/16" = 1'-0"



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



1 BASEMENT PLAN
1/16" = 1'-0"

GRAPHIC LEGEND

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICES
- ADMINISTRATION & GUIDANCE
- MEDICAL
- CUSTODIAN AND MAINTENANCE
- OTHER

SPACE INVENTORY

Name	Number	AREA	Remarks
OCCUPATIONAL THERAPY	03	1578.36 SF	--
ENGLISH LEARNING	04	266.94 SF	--
MEDIA ROOM	05	568.33 SF	--
ART	07	307.89 SF	--
OFFICE/EVALUATION	08	189.38 SF	--
MEDICAL SUITE	09	301.23 SF	--
NETWORK/TELECOM	10	366.42 SF	--
CUSTODIAL	01	890.00 SF	--
STOR.	02	550.00 SF	--
CRAWL SPACE	00	3098.01 SF	--
FOOD PREP.	07	235.94 SF	--
KINDERGARTEN	103	782.00 SF	NO TOILET
KINDERGARTEN	102	782.00 SF	NO TOILET
KINDERGARTEN	101	782.00 SF	NO TOILET
PRE K	120	722.63 SF	NO TOILET
GIRLS TOILET	115	205.98 SF	--
BOYS TOILET	112	253.03 SF	--
SELF CONTAINED SPED.	110	343.42 SF	--
SUB. SEP. PRE K	109	700.39 SF	NO TOILET
PRE K	111	708.96 SF	NO TOILET
KINDERGARTEN	113	705.43 SF	NO TOILET
CUST.	114	34.68 SF	--
CUST.	117	27.27 SF	--
STOR.	105	49.81 SF	--
TOILET ROOM	104	71.50 SF	--
GYMNASIUM	108	2928.73 SF	--
MUSIC	107	75.59 SF	--
PRE K	118	707.97 SF	NO TOILET
PRE K	116	703.98 SF	NO TOILET
PRINCIPAL	166	238.33 SF	IN ROOM TOILET
SEC./WAITING	119	79.27 SF	--
STOR.	150	24.89 SF	--
RECORDS	121	48.04 SF	--
STAGE	108	478.32 SF	?
BOYS TOILET	206	258.37 SF	--
KINDERGARTEN	212	719.53 SF	NO TOILET
GIRLS TOILET	207	209.00 SF	--
KINDERGARTEN	205	701.82 SF	NO TOILET
KINDERGARTEN	203	707.89 SF	NO TOILET
KINDERGARTEN	201	700.66 SF	NO TOILET
CONF.	202	184.30 SF	--
KINDERGARTEN	208	708.67 SF	NO TOILET
KINDERGARTEN	210	713.84 SF	NO TOILET
WORK ROOM	211	238.33 SF	IN ROOM TOILET
TEACHERS MAIL/TIME	209	160.25 SF	--
STOR.	213	24.89 SF	--
SPEECH	204	375.03 SF	IN ROOM TOILET

TOTAL GROSS AREA 30,813 s.f.

DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

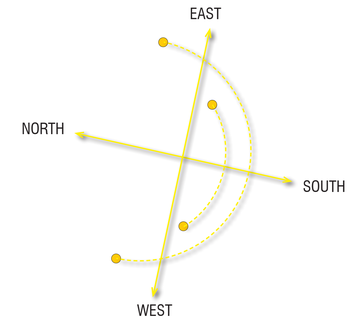
CAPEN/ CURRAN SCHOOL
EXISTING SPACE SUMMARY

DRAFT

JOB # S12114
DATE: 00/00/2015

C-A1.1

KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.



GRAPHIC LEGEND

- EXISTING BUILDING
- EXISTING SURROUNDING BLDNGS
- 10'-0" GRADE LINES
- SITE PROPERTY LINES
- SETBACKS
- EXISTING TREES
- ASPHAULT
- PLAYGROUNDS-HARDSCAPE
- PLAYGROUNDS-SOFTSCAPE
- ADDITION
- NEW BUILDING
- NEW BUILDING SHARED SPACE
- NEW PARKING
- VEHICULAR TRAFFIC
- MAIN ENTRANCE

DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
ADD/ RENO PRE-K-K

JOB # S12114
DATE: 00/00/2015

DRAFT

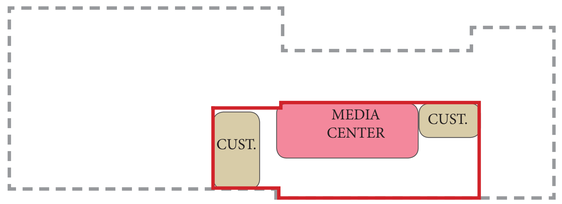
KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

OPTION 1

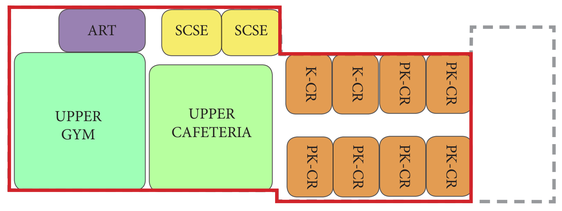
0' 20' 40' 80'
SCALE: 1"=40'-0"

C-A2.1

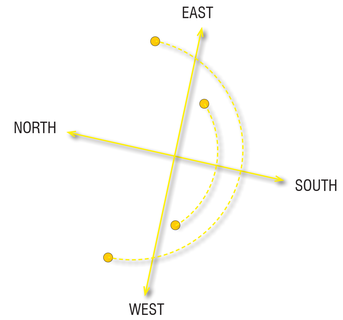
GROUND FLOOR



BASEMENT FLOOR



SECOND FLOOR



SITE GRAPHIC LEGEND

- EXISTING BUILDING
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PROGRAM GRAPHIC LEGEND

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
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DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
ADD/ RENO PRE-K-K

DRAFT

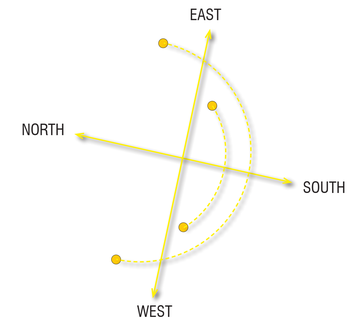
JOB # S12114
DATE: 00/00/2015

KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

OPTION 1

0' 20' 40' 80'
SCALE: 1"=40'-0"

C-A2.1



GRAPHIC LEGEND

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DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
ADD/ RENO PRE-K-5

JOB # S12114
DATE: 00/00/2015

DRAFT

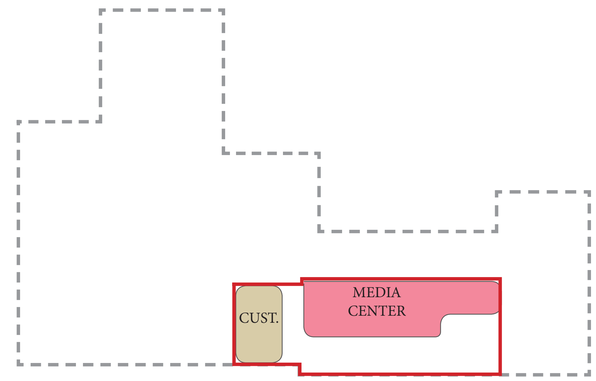
KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

OPTION 2

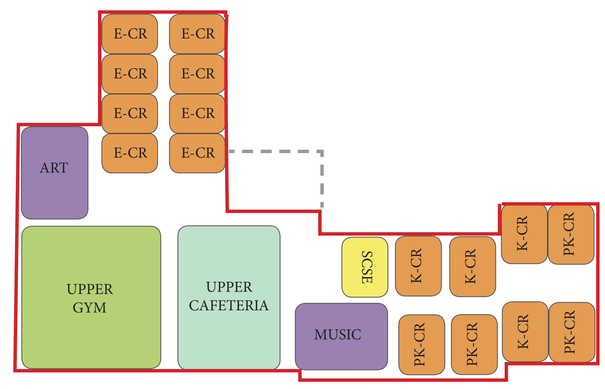
0' 20' 40' 80'
SCALE: 1"=40'-0"

C-A2.2

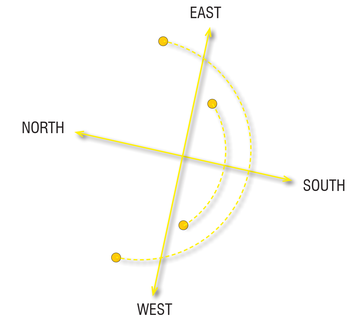
GROUND FLOOR



BASEMENT FLOOR



SECOND FLOOR



SITE GRAPHIC LEGEND

- EXISTING BUILDING
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PROGRAM GRAPHIC LEGEND

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- OTHER

DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
ADD/ RENO PRE-K-5

DRAFT

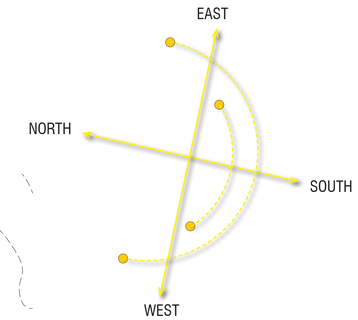
JOB # S12114
DATE: 00/00/2015

KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

OPTION 2

0' 20' 40' 80'
SCALE: 1"=40'-0"

C-A2.2



GRAPHIC LEGEND

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DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
NEW ECEC

JOB # S12114
DATE: 00/00/2015

DRAFT

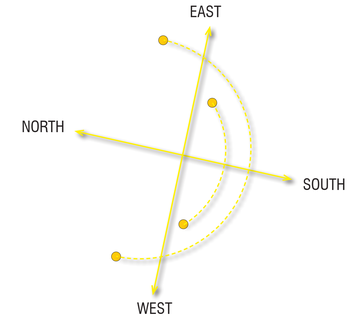
KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

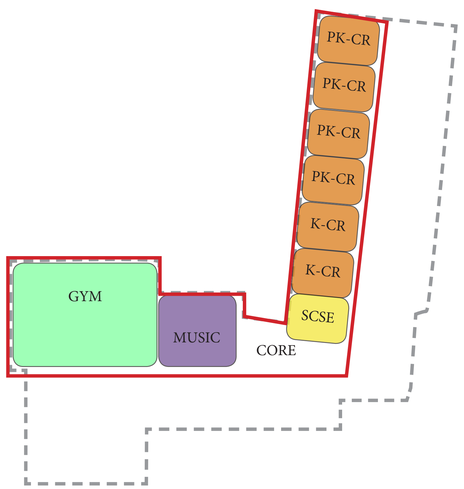
OPTION 8

0' 20' 40' 80'
SCALE: 1"=40'-0"

C-A2.3

MAIN GROUND FLOOR- [STREET LEVEL]





LOWER LEVEL - [PLAYING FIELDS]

SITE GRAPHIC LEGEND

- EXISTING BUILDING
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- VEHICULAR TRAFFIC
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PROGRAM GRAPHIC LEGEND

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DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
NEW ECEC

DRAFT

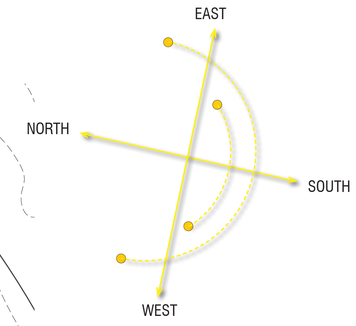
JOB # S12114
DATE: 00/00/2015

KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

OPTION 8

0' 20' 40' 80'
SCALE: 1"=40'-0"

C-A2.3



GRAPHIC LEGEND

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- EXISTING SURROUNDING BLDNGS
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- NEW BUILDING SHARED SPACE
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DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
NEW PRE-K-5

JOB # S12114
DATE: 00/00/2015

DRAFT

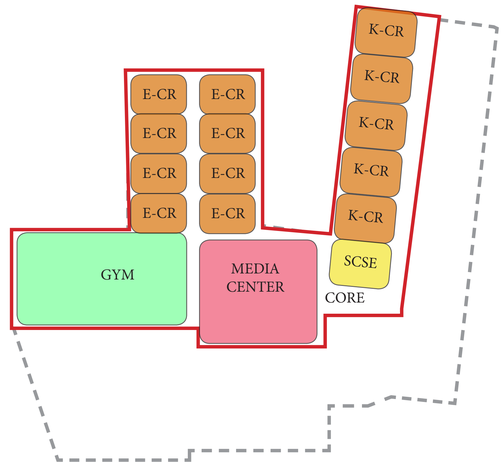
KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

OPTION 9

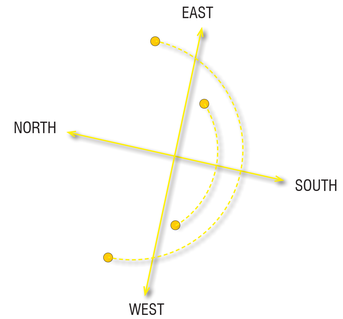
0' 20' 40' 80'
SCALE: 1"=40'-0"

C-A2.4

MAIN GROUND FLOOR- [STREET LEVEL]



LOWER LEVEL - [PLAYING FIELDS]



SITE GRAPHIC LEGEND

- EXISTING BUILDING
- EXISTING SURROUNDING BLDNGS
- 10'-0" GRADE LINES
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- PLAYGROUNDS-SOFTSCAPE
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PROGRAM GRAPHIC LEGEND

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DEDHAM
EARLY CHILDHOOD
EDUCATION CENTER
FEASIBILITY STUDY

CAPEN/ CURRAN SCHOOL
NEW PRE-K-5

DRAFT

JOB # S12114
DATE: 00/00/2015

KBA ARCHITECTS
KNIGHT, BAGGE AND ANDERSON, INC.

OPTION 9

0' 20' 40' 80'
SCALE: 1"=40'-0"

C-A2.4