

School Building Committee  
**Franklin Elementary School**  
**Existing Condition Study**

July 7, 2022

**H M**  
**F H** H M F H ARCHITECTS

# Existing Site Plan Study



## SITE STATISTICS

5.45 Acre Site  
760' Street Frontage  
PUB Zoning

Surrounding Zoning RES3

1\* Fields in poor shape.

2\* Ramp does not meet current  
ADA Code



# Proposed Program for New Franklin School

ROOM TYPE	PROPOSED FRANKLIN		
	ROOM	# OF	area
<b>CORE ACADEMIC SPACES</b>			21,300
(List classrooms of different sizes)			
Pre-Kindergarten w/ toilet			
Kindergarten w/ toilet	1,200	4	4,800
General Classrooms - Grade 1-5	900	18	16,200
ELL Program	300	1	300
<b>SPECIAL ED. RESOURCE &amp; SUPPORT SPACE</b>			7,650
(List rooms of different sizes separately)			
Bridge Program Classroom	900	2	1,800
Bridge Safe Room	100	2	200
Bridge Specialist Office	150	2	300
Bridge Breakout Room	125	2	250
Learning Centers (K-2; 3-5)	450	2	900
Breakout Rooms (small group/ individual)	125	6	750
OT/PT	475	1	475
OT/PT Office	150	1	150
Safe Room / Mindful Room (1/ academic)	100	2	200
Speech + Language	300	1	300
Inclusion Facilitators (office for 6 adults;	250	1	250
Team Specialist + IEP Conf Room (12	400	1	400
Psychologist (Office, testing, therapy,	150	1	150
Social Worker (Office, testing,	150	1	150
Reading Program/ Literacy Room	900	1	900
Literacy Specialist Offices	175	1	175
Math Coach	150	1	150
SEL Coach	150	1	150
<b>ART &amp; MUSIC</b>			2,575
Art Classroom - 25 seats	1000	1	1000
Art Workroom w/ Storage & kiln	150	1	150
Music Classroom / Large Group - 25-50	1200	1	1200
Music Practice / Ensemble (Groups 4-	150	1	150
Music Practice / Ensemble (Groups 4-	75	1	75
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			6,300
Gymnasium	6,000	1	6000
Gym Storeroom	175	1	175
Health Instructor's Office w/ Shower &	125	1	125

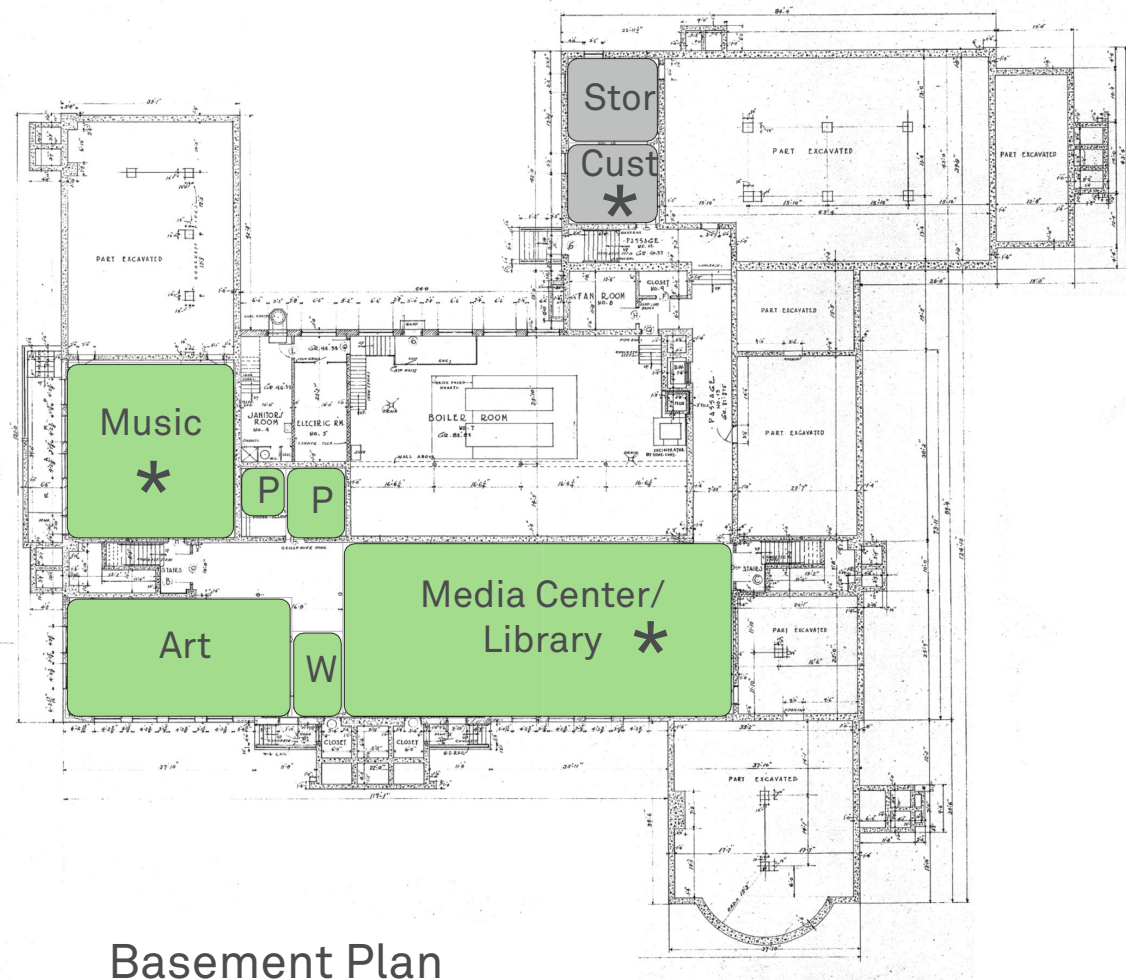
<b>MEDIA CENTER</b>			2,800
Media Center / Reading Room	2,800	1	2,800
<b>DINING &amp; FOOD SERVICE</b>			6,675
Cafeteria / Dining	3,200	1	3200
Stage	1,000	1	1000
Chair / Table / Equipment Storage	375	1	375
Kitchen	1,600	1	1600
Staff Lunch Room (1/3 of staff = 60	250	2	500
<b>MEDICAL</b>			510
Medical Suite Toilet	60	1	60
Nurses' Office / Waiting Room	250	1	250
Examination Room / Resting	100	2	200
<b>ADMINISTRATION &amp; GUIDANCE</b>			2450
General Office / Waiting Room / Toilet	675	1	675
Records Room	80	1	80
Principal's Office w/ Conference Area	300	1	300
Assistant Principal's Office	125	1	125
Supervisory/ Itinerant teachers/	650	1	650
Conference Room	200	1	200
Teachers' Work Room	210	2	420
<b>CUSTODIAL &amp; MAINTENANCE</b>			1996
Custodian's Office	150	1	150
Custodian's Workshop	375	1	375
Custodian's Storage	375	1	375
Recycling Room / Trash	400	1	400
Receiving and General Supply	232	1	232
Storeroom	264	1	264
Network / Telecom Room	200	1	200
Total Building Net Floor Area (NFA)			52,256
Proposed Student Capacity / Design			
2			78,384
Grossing factor (GFA/NFA)			1.50

# Existing Condition Study

\* Denotes undersized space  
 [Hatched Box] Denotes inaccessible space

## KEY

- |   |   |
|---|---|
| [Blue Box] Core Academic Spaces               | [Green Box] Art, Music & Media/ Library |
| [Teal Box] Support Spaces                     | [Orange Box] Dining & Food Service      |
| [Purple Box] Special Education                | [Light Orange Box] Performance/ Stage   |
| [Red Box] Administration                      | [Yellow Box] Circulation                |
| [Light Green Box] Health & Physical Education | [Grey Box] Toilets, Custodial & MEP     |



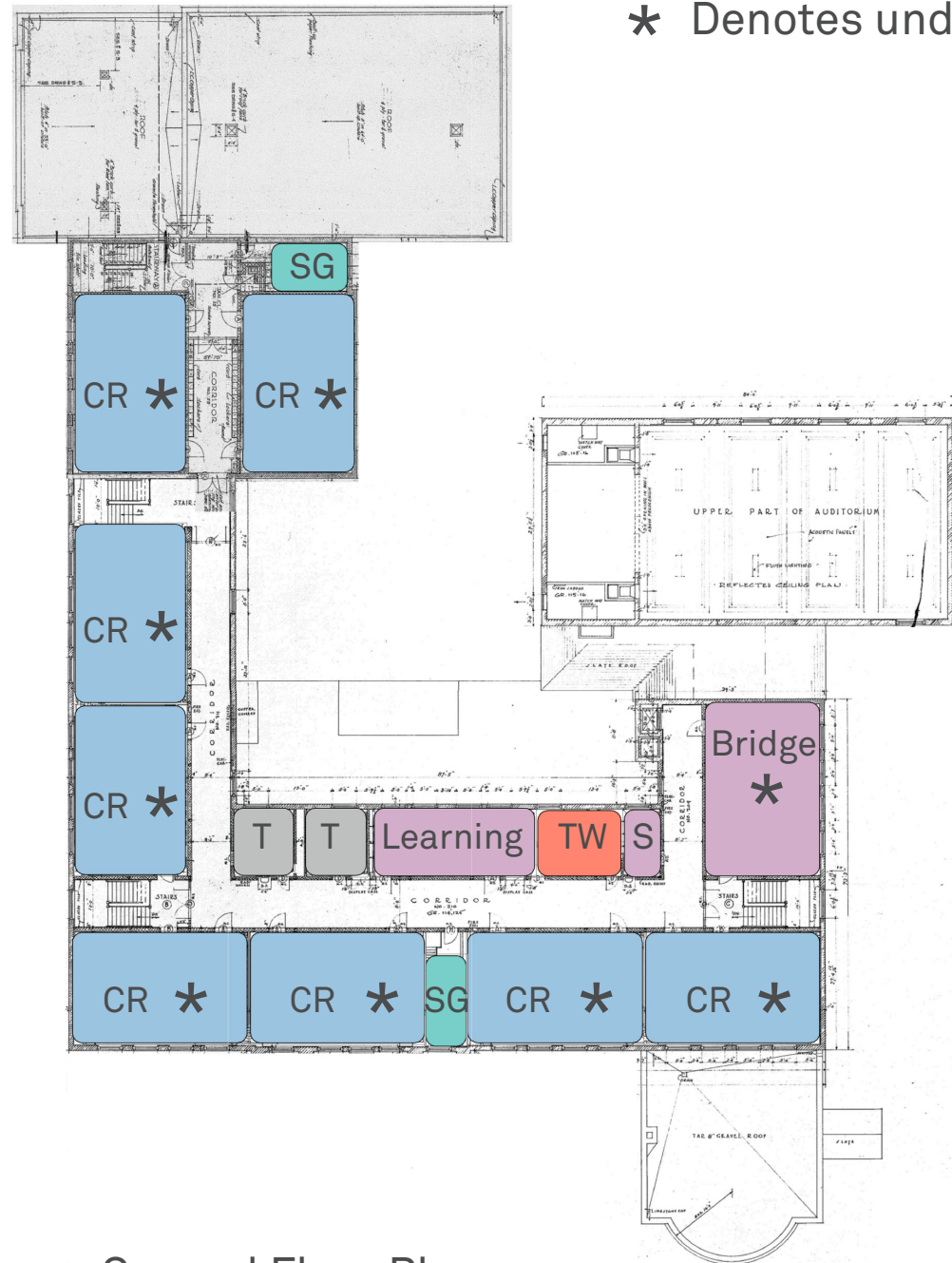
Basement Plan



First Floor Plan

# Existing Condition Study

\* Denotes undersized space

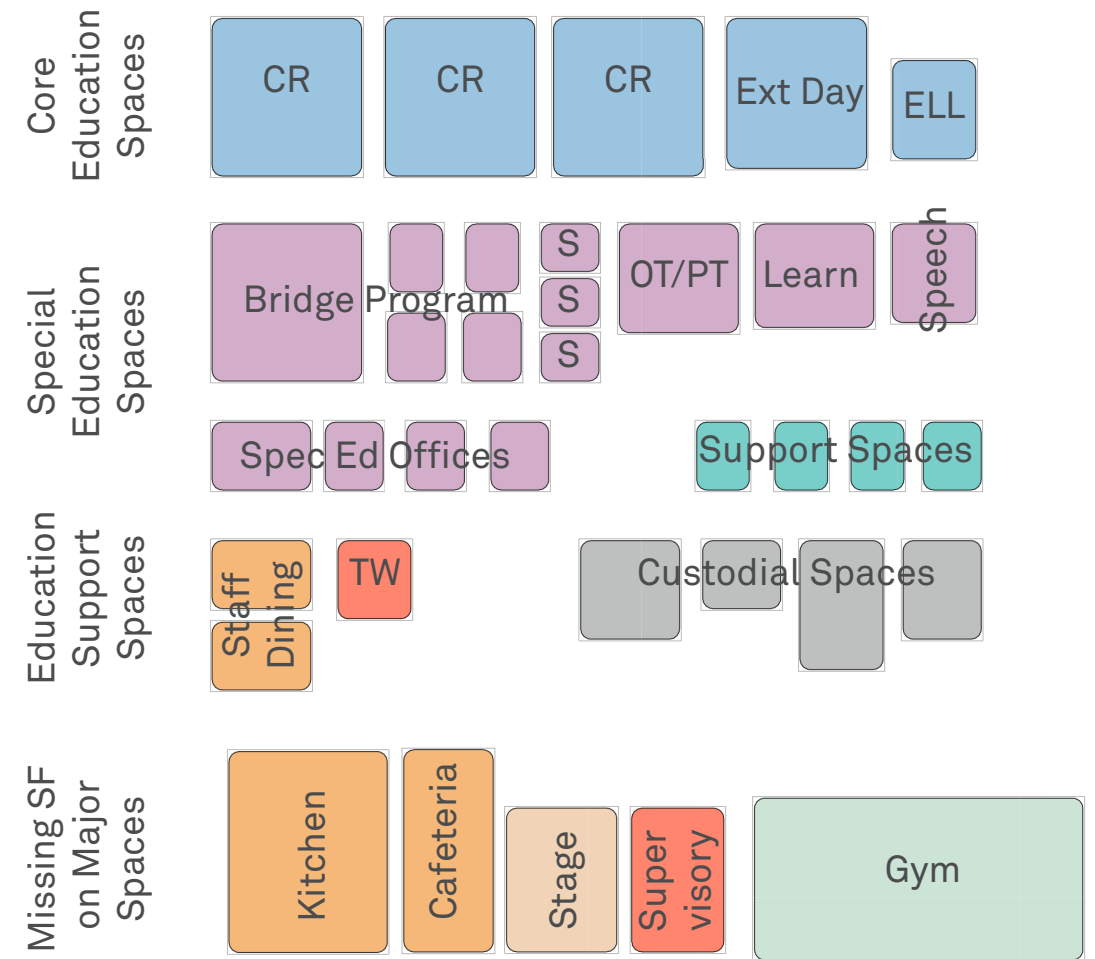


Second Floor Plan

## KEY

- Core Academic Spaces
- Art, Music & Media/ Library
- Support Spaces
- Dining & Food Service
- Special Education
- Performance/ Stage
- Administration
- Circulation
- Health & Physical Education
- Toilets, Custodial & MEP

## Missing Program Spaces/ SF



# Existing Condition Study

## PROS

- Re-use of existing building saves embodied carbon.
- Maintains classic look on street
- Maintains fields during construction
- Maintains relationship of school to neighbors

## CONS

- Would require swing space to construct.
- Majority of spaces undersized compared to new program
- Many other important program spaces would not fit.
- Art, Music and Media would stay in basement.
- Pentagon would need to be re-used, but should be torn down.
- Unable to achieve grade level pod configurations.
- Hallways too small to have breakout spaces.
- No room for new lockers in narrow halls.
- Many accessibility issues would be challenging to remedy.