

GARDEN CITY ELEMENTARY SCHOOL

70 Plantation Dr.
Cranston, Rhode Island 02920

Assessor's Plat 320; Lot 709

Proposed New Building on Existing Site

PLANNING & ZONING PROJECT NARRATIVE

Garden City Elementary School was originally built in 1953 and subsequently enlarged with an additional wing in 1958. The existing building currently is approximately 30,000 square feet and houses 309 students. Recent studies of consolidation and modernization have determined a new structure and educational program housing 550 students with an adjoining gymnasium structure that can serve both the school and community recreation opportunities during off-school hours.

The resulting proposed design features a single story section in roughly the same area as the original structure and then steps up to two stories of "learning communities", featuring a double height interior "social heart" space for dining, school events and a central library. These spaces and the classroom settings connect to fenced outdoor classrooms, landscape and recreation areas, and the building is internally connected to a new gymnasium building with hardcourt and exercise rooms as well as public amenities for sporting events.

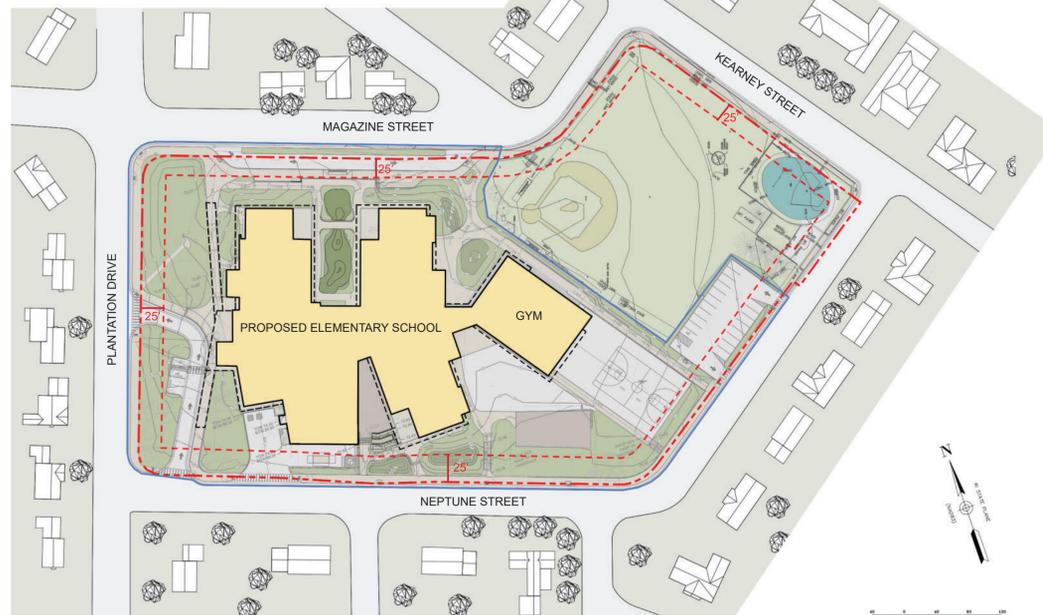
The gym structure is designed to be operational when the school is closed and is adjacent to an existing ballpark. Community memorial gardens, benches and existing playgrounds are being preserved in place and will continue to function as before. Additional parking is provided to accommodate the additional teacher and staff and approximately 50 percent of the existing trees have been preserved and efforts are planned to relocate other trees now located within the new construction area.

ELEMENT	EXISTING	PROPOSED	COMMENTS
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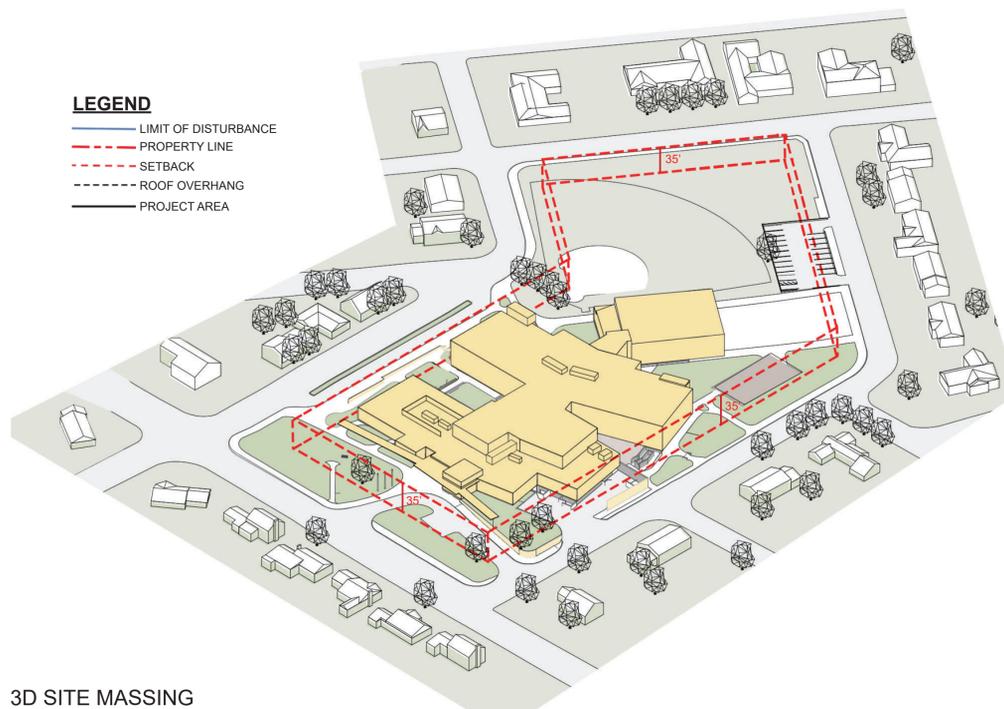
PROPERTY OWNER:			
CRANSTON PUBLIC SCHOOLS			
LAND USE: Municipal MDL 94	Educational	NO CHANGE	
ZONING	A-8	NO CHANGE	
SITE AREA:	5.75 ACRES (250,470 SF)	NO CHANGE	
EXISTING BUILDING AREA	28,849 SF		
PROPOSED TOTAL BUILDING AREA	86,200		
BASEMENT		4,332	
GROUND FLOOR		55,825	
SECOND FLOOR		26,043	
EXISTING BUILDING FOOTPRINT	28,849 SF		Single Story

ELEMENT	REQUIRED	PROPOSED	COMMENTS
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PROPOSED BUILDING FOOTPRINT		55,021	1-2 Stories New building
LOT COVERAGE PERCENTAGE	30% MAX.	23%	with adjoining Gym
BUILDING HEIGHT			
FRONT YARD SETBACKS			
(taken from all 4 frontage roads)	25 FT	25 FT ALL SIDES	
REAR YARD	20 FT	N/A	
SIDE YARD	8 FT	N/A	
ON SITE PARKING	1 CAR/2STAFF	20 new staff walls+ 4 visitor stalls	
			No on-site parking is currently provided



SITE PLAN



3D SITE MASSING



VIEW OF ENTRY



VIEW OF WEST WING



VIEW OF COURTYARD

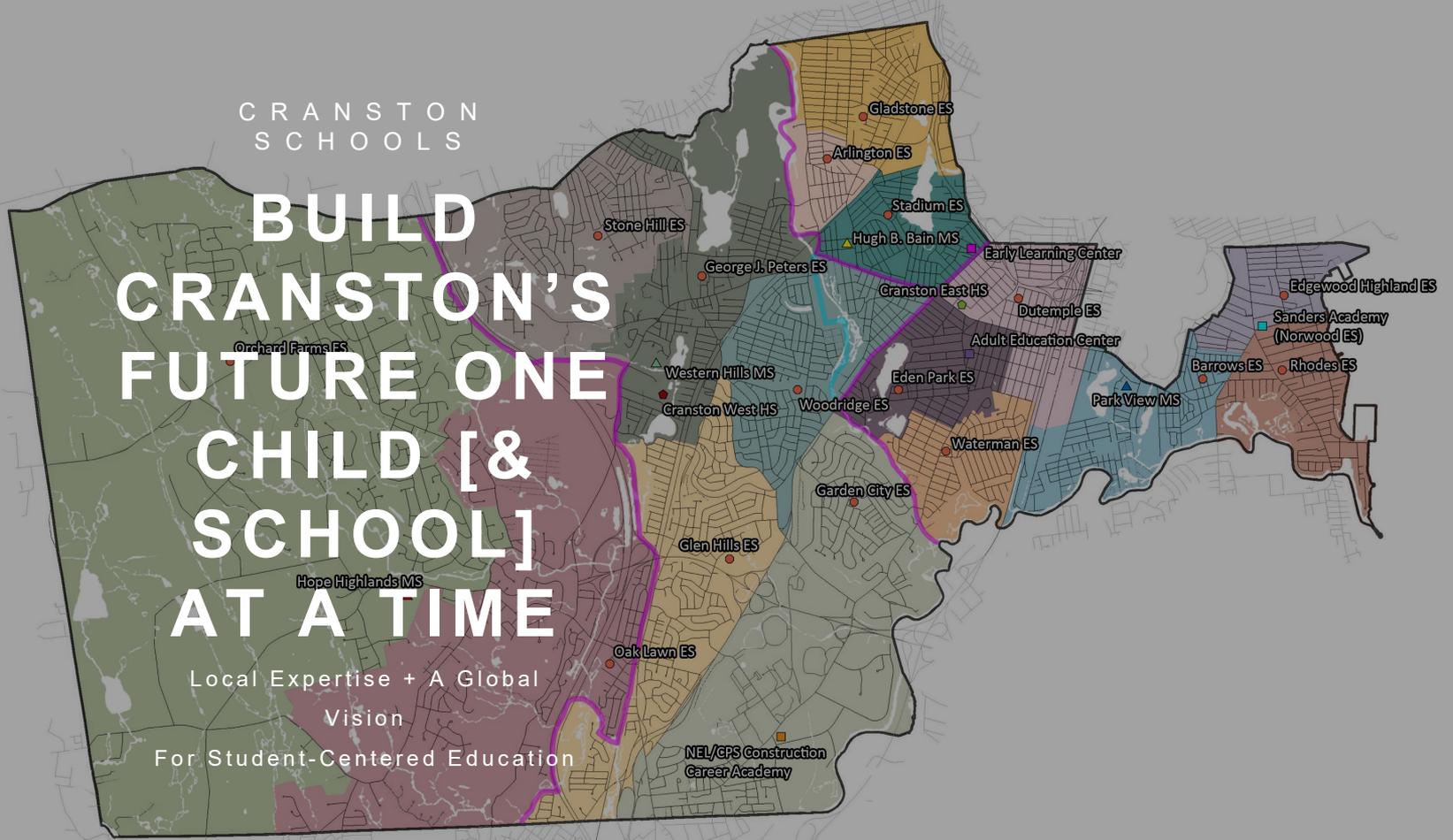


VIEW FROM MAGAZINE STREET

CRANSTON
SCHOOLS

BUILD CRANSTON'S FUTURE ONE CHILD [& SCHOOL] AT A TIME

Local Expertise + A Global
Vision
For Student-Centered Education





GARDEN CITY
70
SCHOOL

GARDEN CITY

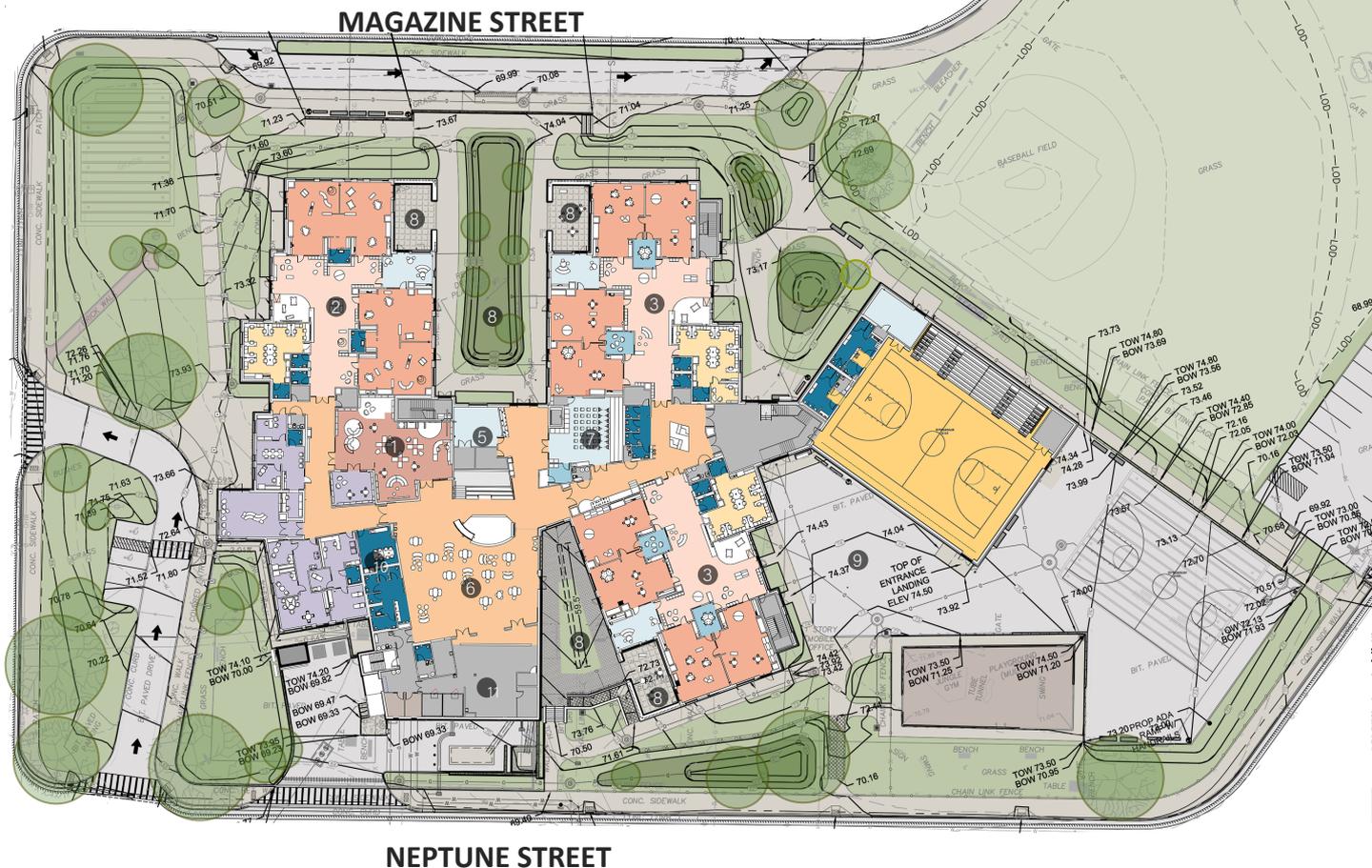
MAGAZINE STREET

Legend

- 1 Library
- 2 Pre-K + K Wings
- 3 1st + 2nd Grade Wings
- 4 3rd -5th Grade Wings
- 5 PT/OT Room
- 6 Social Heart
- 7 Music Room
- 8 Outdoor Educational Space
- 9 Outdoor Play Areas
- 10 Teacher Lunchroom
- 11 Kitchen

- Learning Commons
- Resource Room / Specialists
- Teacher Collaborative
- Workroom
- Learning Studios
- Small Group Room
- Admin
- Cafeteria
- Library
- Bathroom
- Gymnasium

PLANTATION DRIVE



NEPTUNE STREET

Garden City - Proposed 1st Floor:

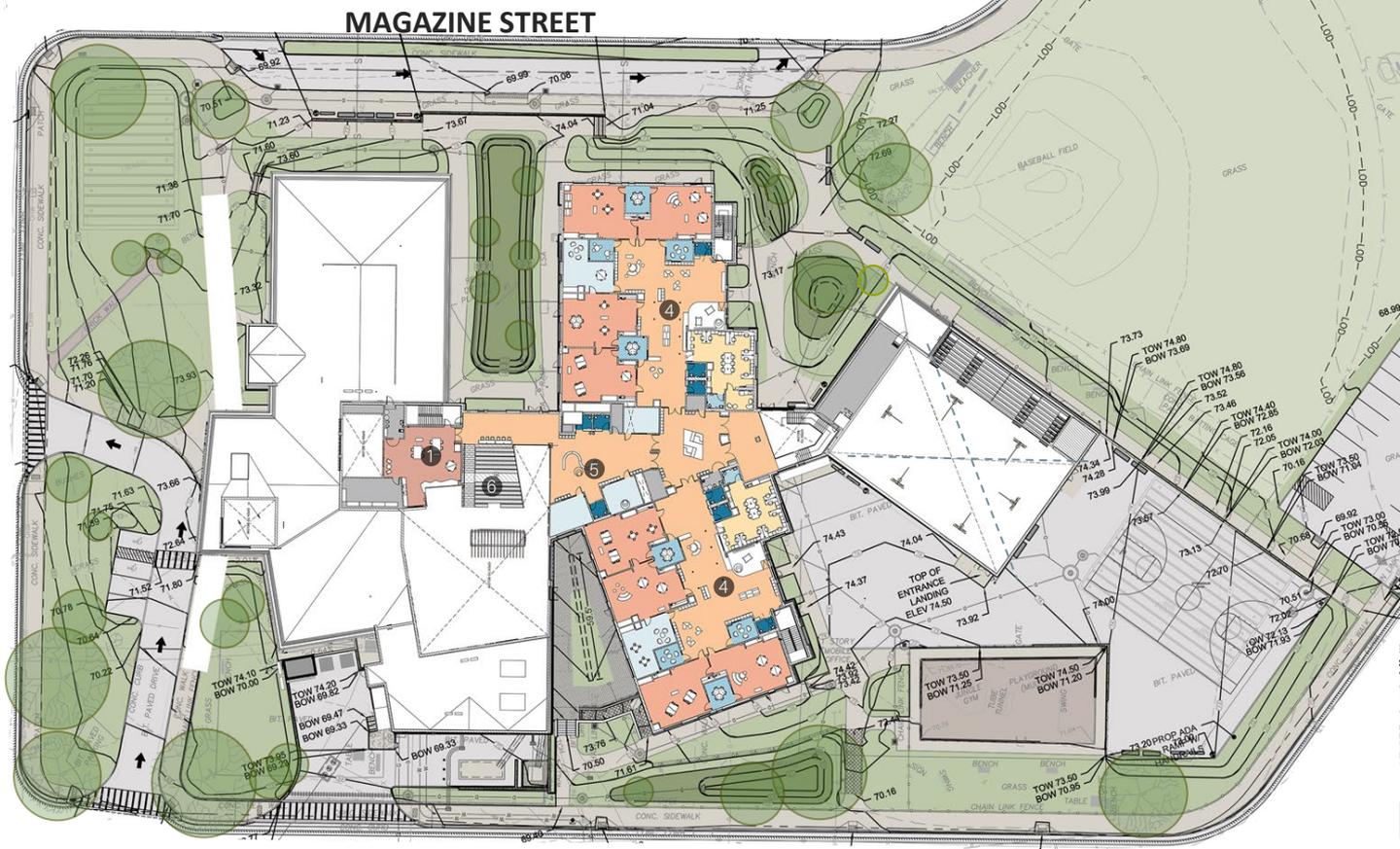
MAGAZINE STREET

Legend

- ① Maker Space
- ② Pre-K + K Wings
- ③ 1st + 2nd Grade Wings
- ④ 3rd -5th Grade Wings
- ⑤ Project Space
- ⑥ Kiva - Gathering Stair

- Learning Commons
- Resource Room / Specialists
- Teacher Collaborative
- Workroom
- Learning Studios
- Small Group Room
- Admin
- Cafeteria
- Library
- Bathroom
- Gymnasium

PLANTATION DRIVE



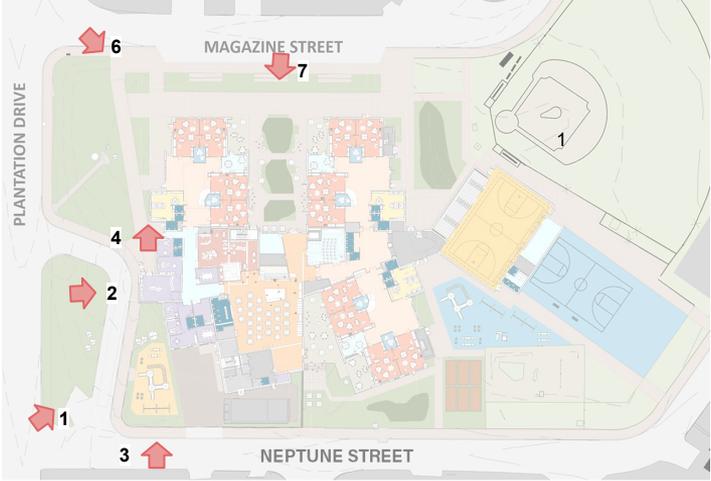
NEPTUNE STREET

Garden City - Proposed 2nd Floor:

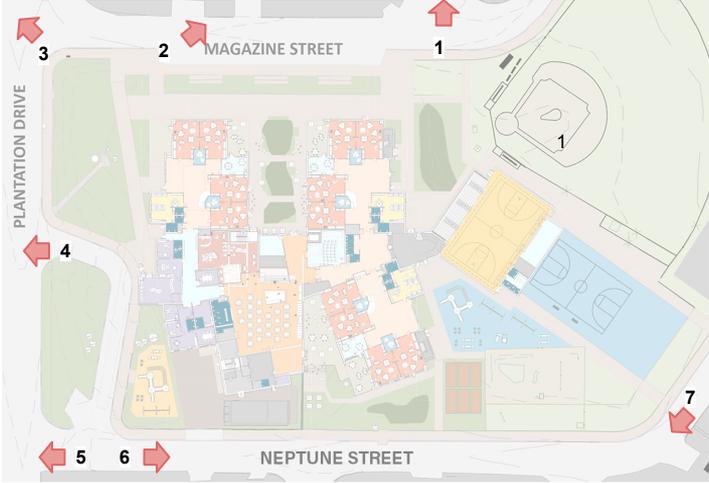


EXTERIOR DEVELOPMENT

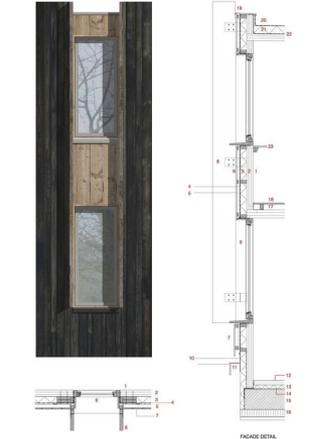
Existing building



Adjacent buildings



Inspirational Images

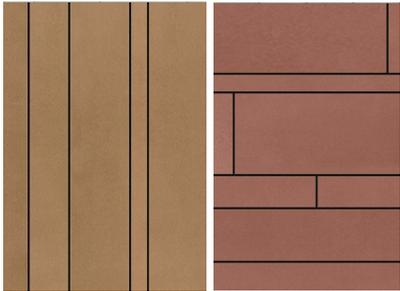


Materials

Brick Masonry
Texture and Durability



Cement panel
Color and Variety



Wood Look Accent
Warm and Natural Accents



Window module
Natural Light and Views



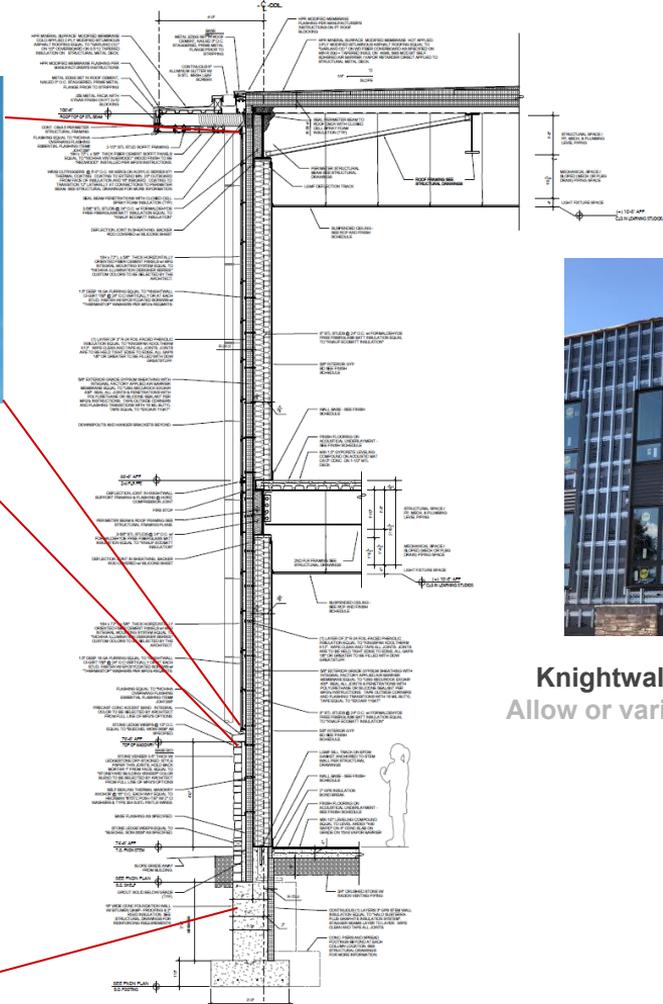
Materials



Fiber Cement Panels
Nichiha Architectural Panels can provide color and texture.



Brick Masonry Base
Provides durability and texture at the base of the building.



Knightwall Rainscreen Framing
Allow or variety wall plain without complicated framing

BUILDING ENVELOPE:

SUSTAINABLE STRATEGIES:

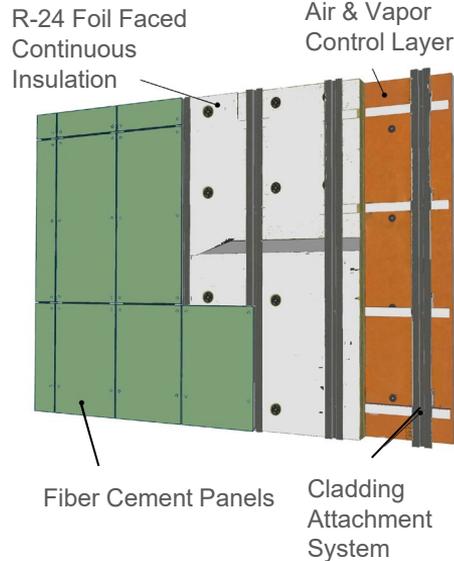
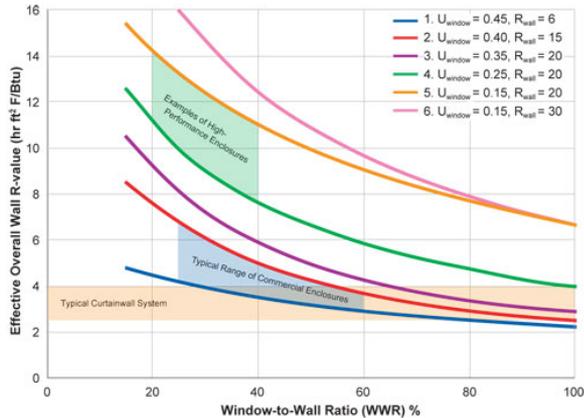
- Increase R-value of continuous insulation
- Minimize “Thermal Bridging”
- Optimize the window to wall ratio
- Design a low air leakage envelope
 - Continuous dedicated Air Barrier
 - Fully gasketed Window and Door assemblies.
 - Provide vestibules at major points of entry and exit.



Energy Code Compliance:

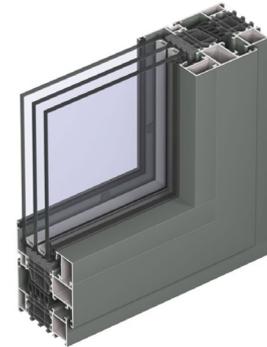
Maximum U-Factor: **0.064** Your U-Factor: **0.030**
 Minimum R-Value: **R13+7.5ci** Your R-Value: **R19+24ci**

53.1% Better Than Code
Effective R-value: 33.33



Exterior Air Film
 Cladding
 Exterior Cont Insulation
 Exterior Sheathing
 Cavity Insulation
 Framing
 Interior Finish
 Interior Air Film
 Assembly u-factor

R-0.17
Fiber cement (R-0.50)
Rated R-value of insulation: R-24
Gypsum 5/8" (R-0.56)
Rated R-value of insulation: R-19
8" Steel Stud at 24" o.c.
Gypsum 5/8" (R-0.56)
R-0.68
0.030





DRAFT - June 15th, 2021

PERSPECTIVE VIEW LOOKING SOUTHEAST TOWARDS THE EAST LEARNING COMMUNITY WING

Cranston Public Schools | Fielding International





DRAFT – June 15th, 2021

PERSPECTIVE VIEW LOOKING SOUTHWEST TOWARDS THE WEST LEARNING COMMUNITY WING

Cranston Public Schools | Fielding International





DRAFT – June 15th, 2020

PERSPECTIVE VIEW LOOKING EAST TOWARDS THE MAIN ENTRANCE

Cranston Public Schools | Fielding International





MAGAZINE STREET

DRAFT – June 15th, 2020

PERSPECTIVE VIEW LOOKING SOUTH TOWARDS THE EAST & WEST LEARNING COMMUNITY WINGS

Cranston Public Schools | Fielding International





DRAFT - June 14th, 2021

BIRD'S-EYE VIEW LOOKING NORTH WEST

Cranston Public Schools | Fielding International





DRAFT - June 14th, 2021

BIRD'S-EYE VIEW LOOKING SOUTH WEST
Cranston Public Schools | Fielding International



PLANTATION DRIVE

DRAFT - June 16th, 2020

PERSPECTIVE VIEW LOOKING EAST TOWARDS THE MAIN ENTRANCE

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PERSPECTIVE VIEW LOOKING SOUTHEAST TOWARDS THE WEST LEARNING COMMUNITY WING
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MAGAZINE STREET

DRAFT - June 16th, 2020

PERSPECTIVE VIEW LOOKING SOUTH TOWARDS THE EAST & WEST LEARNING COMMUNITY WINGS

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DRAFT - June 16th, 2020

PERSPECTIVE VIEW LOOKING WEST TOWARDS THE WEST LEARNING COMMUNITY WING

Cranston Public Schools | Fielding International





DRAFT - June 16th, 2020

PERSPECTIVE VIEW LOOKING SOUTHEAST TOWARDS THE EAST LEARNING COMMUNITY WING

Cranston Public Schools | Fielding International





DRAFT - June 16th, 2020

PERSPECTIVE VIEW LOOKING SOUTHWEST TOWARDS THE GYM & EAST LEARNING COMMUNITY WING

Cranston Public Schools | Fielding International





DRAFT - June 16th, 2020

PERSPECTIVE VIEW LOOKING WEST TOWARDS THE EAST LEARNING COMMUNITY WING



DRAFT - NOVEMBER 12th, 2020

PERSPECTIVE VIEW LOOKING NORTH TOWARDS THE EAST LEARNING COMMUNITY WING
Cranston Public Schools | Fielding International





DRAFT - June 16th, 2020

PERSPECTIVE VIEW LOOKING NORTH TOWARDS THE EAST LEARNING COMMUNITY WING

Cranston Public Schools | Fielding International

