

PROGRAM ISSUES AND RECOMMENDATIONS

1. Baker Dining

As noted in the Executive Summary, Baker Dining is a perceived to be a key component of the culture of Baker House. The part of the building is structured around focusing on the dining commons as the "jewel" or centerpiece of the structure, and it would be difficult to imagine this marvelous space put to a better use. It is clear that Baker Dining needs an overhaul, both physically and conceptually, in order for it to continue to be a viable institution. Under the present system, an insufficient number of meals are served for the facility to run in the black, the kitchen and servery are antiquated and inefficient, and the dining hall itself is badly in need of restoration.

On July 31, 1996, we convened an all-day work session to discuss the future of Baker Dining, and to begin to formulate a strategy for carrying this issue through into the formal design process. These meetings were attended by several present and past Baker House residents, the House Master, representatives from the MIT Housing and Dining Services offices and MIT's food service provider (ARA), the Baker Dining service personnel, representatives from the MIT Physical Plant and Planning offices, and members of the design team, including Thomas Ricca, a Food Service consultant specializing in academic facilities.

- A. In order for Baker House to become financially feasible, given the present parameters and standards for food service costs on the MIT campus, it will be necessary to serve a minimum of 225 students one meal a day (dinner) on a regular basis. If these numbers cannot not be achieved, it will become necessary to find a means to offset the gap in revenue. A kitchen, servery and ancillary spaces to serve this function would occupy approximately 2,000 square feet.

Optimally, a kitchen and servery should be planned that would accommodate up to 250 patrons on a 15 meals per week basis. This scale of operation would require approximately 2,800 square feet for the kitchen, servery and ancillary spaces, or a space the area of the present kitchen and servery back to the break in the line of the corridor before the laundry room. The increased kitchen size is a function of the additional storage space required to handle three meals/day (1,200 square feet vs. 400 square feet in the one meal/day scenario). This would mean that the storage and washroom facilities to the north and west of this block could be reclaimed for other program activities (see plans), which we have shown now as the country kitchen, a TV room, a game room, and the music practice room, which would retain its current location.

- B. There was a consensus that the country kitchen is underutilized, and that its dining area is redundant. The country kitchen is a space on the lower level (the former coat room) where students can prepare and eat their own food. It was agreed that the

kitchen should be relocated adjacent to the main kitchen, so that they could potentially share facilities, and so that the users could eat in the main dining area. The space presently occupied by the country kitchen could then be reclaimed for another use; this is currently shown on the plan as a recreation or fitness area.

- C. The Snack Bar, or Convenience Store, is popular with the students and should be retained and expanded. It was agreed that an optimal size for this facility would be about twice its present size, or approximately 500 square feet. This space should be able to be claimed from the existing kitchen/servery/washroom area, although it would yield an odd configuration. Another option would be to expand the facility out into the back (north side) of the dining room, though the students made it clear that they prefer to leave this area open for dining expansion and special functions. Options for the expansion of the Snack Bar will be explored with the development of the new kitchen/servery.
- D. There was a lot of discussion about the use of the upper level of Baker Dining (Lounge #1). It is widely perceived as being under-utilized; there is no longer dining at this level, the space tends to be cold in the winter and hot in the summer, and it is disturbed acoustically from the dining room below and the adjacent main lounge. The bar at the east wall is not original, but it is used for parties, and at present has nowhere else to be stored.

We recommend that this space be recaptured as part of Baker Dining. The environmental control problems will be addressed with the introduction of supplementary heat and/or the improvement of the performance of the windows at this level, and the acoustic problems can be substantially mitigated through, the re-introduction of the doors between this space and the main lounge; and the use of an acoustic treatment on the ceiling, and the possible raising of the parapet wall around the stair well as outlined below:

The dining room stair and parapet rail were originally supposed to be enclosed up to the level of the wooden cap, and were only opened as they are today to answer a request for better visual communication between the two floors. Under the present code, this rail will have to be raised to 42" around the stairwell, and the open metal-work enclosed. If the solid rail were to be recreated, the guard rail problems could be easily solved, and it would help mitigate some of the acoustic problems and improve the amount of reflected light in this area, thereby beginning to address the problem of inadequate lighting at the lower level.

The ceiling of the upper level of the moon garden pavilion was originally scheduled to be executed in natural finish pine slats. There is almost certainly going to be a requirement for air-conditioning and possibly supplemental heat in this space, and the ceiling would have to largely be rebuilt if the ductwork for this system is to be installed.

An accessible wood slat ceiling would have several advantages over the existing plaster ceiling including the ability to largely conceal the proposed HVAC diffusers and the existing sprinkler heads, while leaving these services accessible for maintenance purposes; and the ability to treat the area above the slats acoustically, which will be the most effective treatment that can be provided to improve the acoustic performance of this space.

The existing bar could be refurbished although it would be preferable to design a new element based more closely upon Aalto's original millwork scheme for the building in its stead, if this has to remain as a program element.

Finally, we recommend that the original basket trellis detailing that was placed around the upper level dining columns on the east side be restored. This adds a fine level of scale and detail to the room, and enhances its appearance from both the interior and the exterior.

- E. The present dining furniture is unsympathetic to the building and unpopular with the students. Aalto originally furnished this space, on both levels, with square tables approximately 34" in dimension. These could be used as 2, 3 or 4 person tables as is, or could be ganged together to accommodate larger groups. At an earlier Wall Process session the students expressed a fondness for the old round wooden tables (several of which still exist) similar to those found in Walker dining. We recommend that both types of table be studied for the renovation; perhaps some combination of the two types could be used to the best effect. It should be noted especially that the large round tables will not work on the upper level. If this is to be reclaimed as part of Baker Dining, it should use tables close in design to the original square units (albeit of more durable construction).

2. The Lower Level

The balance of the ground or lower level is occupied by a myriad range of mechanical, storage, service and recreational spaces, and by the lower level of the Master's Suite, at the east end of the building. We have already noted that some of the space associated with the main kitchen and the country kitchen area can be reclaimed for other program uses. With the renovation of the mechanical systems, the space presently occupied by the heating system water tanks may be recaptured for storage space, provided the air conditioning is supplied with central chilled water (if a chiller has to be located within the building this would be its likely location). At present a large percentage of the storage area on this level is occupied by the dorm room furniture awaiting restoration, although this is a temporary inconvenience. The following is a list of the kinds of spaces that were proposed to be included on this level:

A. Additional Storage Space:

There was a general feeling among the students that if the building had more storage space available, it would be used, even taking into account that the furniture restoration program will soon be completed. This is especially important for returning students who need to store their belongings over the summer. We have shown additional storage space in a recaptured mechanical room (approximately 400 square feet); it may be possible to increase the amount of additional storage once we have refined the requirements of the balance of the basement program.

B. Fitness Room:

The present fitness room is too small and should be given a somewhat more gracious appearance. It should be at least 250-300 square feet in size, and should be in an area close to the elevator but with some acoustic privacy. We have shown one scheme (300 square feet) with the fitness room located in the area of the present country kitchen and dining area, although there are several other locations to which it could be easily fit.

C. Athena Cluster:

The consensus from our meetings is that the students would like to have an Athena Cluster in Baker House or at least the capability to have Athena quality workstations in a general study area, but it is unclear if MIT policy would sanction such an installation in a dormitory at this time. We have shown a space on the east side of the lower level which we feel would be well suited to this purpose.

D. Library:

Aalto's original design for Baker House had a substantial in-house library located at the northwest side of the building along Amherst Alley. The program changes that eliminated the library also changed the shape of the building, so that it would no longer be possible to recreate the originally intended design. The students did express a desire however to create a small library somewhere within the building. This space would ideally be located close to or incorporated with the study rooms and the Athena cluster, in a relatively quiet part of the lower level. We have shown it adjacent to the east side study rooms, along the south wall, in the space presently occupied by the game room.

E. Study Spaces:

The students noted in the course of our meetings that additional quiet study areas would be a desirable amenity. We have shown a large portion of the area presently occupied by furniture waiting to be restored being reclaimed as study spaces in the present scheme. In addition, both the potential Athena Cluster area and the Library will provide additional quiet study space.

F. Conference Room:

A conference room for up to 20 occupants was also requested for the building. We have shown a proposed location adjacent to the dining area (390 square feet), which combines the present TV lounge and a portion of the existing fitness room. This room would be given a glass partition to the corridor to increase its feeling of space.

G. Laundry:

A request was made in one of our work sessions to relocate the laundry closer to the elevator. This can be done, but we would like to propose that the laundry remain in its present location, be given more space and a facelift, and used as an "anchor" for a more noisy group of program spaces (H-J below), that can now be relocated along the south wall of the west wing into space that has been recaptured from the old kitchen.

H. Games Room:

The present games room, which is on the east side of the building is proposed to be relocated to the west side (600 square feet w/reduced kitchen, approximately 450 square feet with the full kitchen).

I. TV Lounge:

It was requested that the TV lounge be enclosed for acoustic privacy. We propose to relocate it away from the center of the building to a space adjacent to the games room and across from the laundry, in the west wing (approx. 400 square feet).

J. Music Practice Rooms:

The present practice room at the west end of the building will be retained and slightly enlarged (to about 450 square feet), and it is proposed that another, smaller practice room (225 square feet) be provided adjacent to the present space, if the smaller kitchen scenario is adopted.

K. Central Recycling Area:

We propose that one of the small storage rooms adjacent to the laundry room be dedicated, at least in part, to a central recycling area. This is out of the way of the central activities of this floor, and is in close proximity to the loading dock for pick-up. The size of this room or area should be at least 120 square feet.

3. The Entry Lobby

Code and ADA regulations will require that the entry lobby be reconfigured to accommodate access to people with disabilities. There are also environmental problems with the lobby that hamper its use. There is direct solar gain in the afternoon from the west facing windows, which creates a glare problem, and makes it impossible for the people running the front desk to see who is at the front door. The present geometry of the vestibule in relation to the front desk also makes it difficult to see who is in the vestibule, even when the glare is not an issue. Storage space behind the desk should be improved, especially for larger objects such as athletic equipment. Other specifications for this area include providing a transition space for mail, a secure area for packages, space for a community printer and a rack for video-tapes. It was also noted that the present mail boxes will not accommodate a compact disc in a mailer.

We have proposed a reworking of the entry lobby which includes bringing a ramp up alongside the planter to allow people with disabilities to come in the front door (see SK 11,12). The desk has been rotated 90 degrees to be adjacent to the vestibule, which now has a window in its side wall, so that the people behind the desk can monitor this area. Storage bins will be provided behind the desk, as will a secure area for packages, and a sorting area provided for mail. The mailboxes are reusable and could be relocated into a new millwork enclosure. A decision will have to be made as to whether it is critical to provide new boxes that will accommodate compact disc mailers.

There are two options for providing access to the main level; one involves creating a rear entrance to the elevator on the lobby level, the other shows a chair lift which brings the individual up to the corridor adjacent to the elevator (see plans). Options for reworking the elevator are discussed under Division 14 in the Conditions Survey.

4. Upper Level Lounges

There was a general consensus among the students that there is room for enhancement of the common areas on the upper levels. Early discussions centered on having some food preparation or storage facilities available in the lounges, although most agreed that there were housekeeping problems associated with this, and that they did not want the use of the lounges to detract from the popularity of Baker Dining. Other amenities discussed included providing recycling areas on the floors, and the possibility of adding shelving for local floor libraries, and Ethernet drops for computer hook-ups.

We have designated a room or alcove adjacent to the elevator stack which could easily be used as a recycling area. It would be fairly simple to provide shelving and/or telecommunication hook-ups in the lounges, especially if we are to recapture additional

lounge space, as described in the paragraph below, although we believe that to some degree these issues need to be resolved on a floor by floor, or lounge by lounge basis.

All agreed that the common spaces on the upper floors would be enhanced by the recapturing of the lounges that were originally present at the central portion of the building on floors 4 through 6 (the 07, 08 and 09 rooms). This would both increase the amount of common space, and restore the natural light originally intended to enter the central portion of the building. We also feel strongly that the original natural birch screens proposed to buffer the lounges from the corridor be installed. These will add a fine grain to the scale of the public spaces, and will serve to filter light and, to some degree, noise in these areas. As we note in our summary however, removing these rooms would result in the loss of 10 beds from the present count.

5. Bathrooms

As outlined in the Code Consultants report, the present bathroom count and arrangement in Baker House does not comply with current code or the Americans with Disabilities Act (ADA). This is not however an issue with the students, who feel that the number of plumbing fixtures are adequate, provided they all work, which is not usually the case. Given the potential that all of the bathrooms may at some time be designated as unisex facilities, it was agreed that the urinals should be eliminated, and that changing booths should be provided in front of each of the shower stalls for privacy. We have outlined several possible scenarios for the upgrade of the bathrooms from a full code compliance version to one that upgrades only the fixtures, adds changing booths, and provides an accessible unit for people with disabilities on each floor. The bed loss count is as follows:

ADA compliance only - add an HPWC w/shower:	6 beds lost (see SK4)
ADA & partial code compliance, short 1 WC:	12 beds lost (see SK7)
ADA & full code compliance:	18 beds lost (see SK5)

We should note that all of the bathroom upgrade scenarios remain light on the required number of lavatories. We feel that this is more than compensated for by the presence of the lavatories in each of the student rooms, and that the Plumbing Inspector would not likely argue this point.

6. Student Rooms

The student rooms are primarily found to be lacking in environmental controls and sufficient electrical power to serve the myriad devices essential to contemporary student life. The provision of a new heating system with local, functioning controls, and the replacement of the windows will go a long way to solving the temperature problems

inherent in these spaces. We have also recommended, as is noted elsewhere, that the heating units be changed to a Runtal type radiator set into an insulated pocket, as shown in SK15B. The electrical distribution to the rooms will have to be reworked to increase the number of circuits available on the floors. Telecommunication upgrades will very likely be a part of the electrical work, although it is unclear at this time exactly what degree of upgrade will be mandated by the Institute. An Internet drop should be provided for each bed in the House, and any wiring upgrades should go to at least Level 5 quality cable. Wherever possible, services will be organized and grouped together to minimize their impact upon the architecture of the building.

The ADA requires that 5% of the student bedrooms in a dormitory be accessible to people with disabilities. This means that 12 student rooms, in a mix of singles, doubles and triples, will need to be made fully accessible. In addition, all of the student bedroom doorways will have to be increased to 36" in order to accommodate the passage of a wheelchair (SK14A,14B). As noted in the Executive Summary, this will necessitate work on every student room, but there should be no loss of beds associated with these changes.

The structural facing tile that constitutes the majority of the wall surfaces in the student rooms is not a surface that is easily used to hang posters, notes or any of the other materials that a student may wish to put up on the walls. Aalto had foreseen this and originally designed a series of horizontal wooden strips that would be placed in the mortar joints of the tile at the mid-point of the wall (from 5 to 9 strips high), to serve as pin-up space. These are not only a practical device, but would have added a dramatic horizontal emphasis to the appearance of the rooms. They could also serve now as an organizing device for the electrical and telecommunications lines that will have to be run into these rooms. In recommending that the system of tack-strips be added to the rooms, we recognize that the details as to exactly how the strips will be fabricated and installed will require further exploration (SK15A).

The students also requested that additional shelving be provided in the rooms. This could be accomplished through the provision of additional Aalto designed bentwood units (to match those already in place), or with new shelving integrated with the tack strip system. The scope of this work will need to be refined.

The students were unanimous in stating their appreciation of having sinks in the rooms. As we have noted, these should be replaced as part of the general plumbing upgrade of the building, and wheelchair accessible sinks should be provided in all of those rooms designated for occupancy by the disabled.

Finally, it should be noted that the largest student rooms in Baker House were originally intended as triples, although many (most) have subsequently been adapted to accommodate four, or in one instance, even five students. It was made clear by both

the House Master and the Tutors that the quads are not popular, and that they are often trouble spots (although we do note that this issue was not raised by the students themselves). In planning for the future of Baker House, we recommend that MIT consider returning the present 16 quad rooms to their original status as triples, though this would of course result in the loss of an additional 16 beds to the overall building count.

7. Tutor's Suites

The Tutor's Suites are small one-bedroom apartments that have been configured out of existing student rooms. On the first floor this was done with rooms 111, 112 and 113 at the west end of the building, while on floors 2-6 the tutor's suites are adjacent to the west lounge in what had been the 03 and 04 rooms. The bedroom in the first floor unit is very small, and there is an acute shortage of storage space in this unit. The upper level units lack an adequate space for a dining table, and have bathrooms that take up too much precious space. Washer-dryer units were requested by most (though not all) of the tutors, and insufficient storage space was consistently noted. It was noted that the west wall heat gain on the 2-6 units is particularly acute, and that air-conditioning is essential for summer life in these suites.

We recommend that the bathroom/hallway area in the 2-6 units be studied for greater efficiency and the possibility of accommodating a stacked washer-dryer unit. We should investigate running an air-conditioning line to serve these five units as part of the mechanical upgrade of the building. Beyond this however, there is not a lot of space in these units, and further refinements will be difficult without encroaching onto other parts of the House.

8. Master's Suite:

The present Master's Suite was the first resident faculty apartment placed in a dormitory on the MIT campus. It was created in 1955 out of what was originally intended to be a manager's apartment. There was an original complement of Aalto furniture for the suite, none of which has survived. The Baker House suite is small relative to the size of the Master's apartments in other Houses, but the present occupants do not perceive this to be a problem. There is lack of adequate storage space and the living/dining areas are too small to entertain the large numbers of students that other House Masters are able to accommodate. The present Masters were clear that this would not be an adequate apartment for a family with children in residence.

We recommend that the suite be cosmetically overhauled, but we do not see a requirement for any structural changes at this time, beyond creating better internal storage, or providing additional space within the building dedicated to storage for this apartment.

9. Roof Deck

The roof deck is also seen as an integral part of the culture of Baker House, as well as part of Aalto's original design for the building. There is considerable debate within MIT concerning the use of roof decks in general and the Baker House roof deck in particular, but we are recommending at this time, for both aesthetic and programmatic reasons, that the roof deck be retained and expanded to include the trellis proposed in the original design (SK9). MIT may wish to initiate its own internal discussion on this issue in order to resolve it. As we have noted elsewhere, the roof has now become a program element and must therefore be made accessible to people with disabilities. This will involve bringing the elevator up to the roof as part of its overall reconfiguration. The code also dictates that a railing will need to be provided at the edge of the deck area (this can be set back from the parapet in the manner of the present rail), and that paths be provided from the deck area to the fire stair penthouses at the east and west sides of the building.

Some of the students expressed a desire to create a deck on the roof over the main entry. We do not recommend that this be done. Unlike the upper roof, this area gets very little sun, has no vistas and would therefore not generate the same degree of usage as the main roof deck. If a deck were to be provided, it would have to be accessible, which would involve placing a wheelchair lift on the roof; and a 42" high railing would have to be built around the deck. These would be major visual intrusions both upon the entry and upon this whole side of the building.

10. Loading Dock

The existing loading dock is small and not high enough for a semi-trailer truck to back into without hitting the roof fascia. The elevator is antiquated, and there is a constant security problem with the basement door adjacent to the dock being left open by people moving between the loading area and the basement. On the south side of the dock, trash tends to accumulate from the fraternity next door.

As we note also in the Conditions survey, we propose to extend and raise the roof of the loading dock, extend the platform area, provide a new elevator, and relocate the door that had been added into the center of the loading dock to the west side, in order to try to control the passage of trash from the building next door.

11. Building Security:

Baker House is presently outfitted with a unique bell system for alerting the residents to the presence of intruders, but it otherwise has no comprehensive, building-wide

security system. The front door is kept locked and monitored by an attendant at the front desk, and the terrace door at the south side of the Main Lounge on the first floor has card reader access. The other exterior doors are not monitored or alarmed.

We recommend at minimum that the all of the exterior doors, especially the door to the basement near the loading dock and the doors to the outside from the upper and lower levels of the Moon Garden pavilion be provided with security devices so that the front desk will receive a signal when they are ajar. A comprehensive security system, in line with present MIT standards should ultimately be provided for Baker House.

12. Communications:

The students requested that each floor be provided with an off-campus phone.

Program Summary

	Proposed	Existing		Proposed	Existing
1. Baker Dining (Option 1: 250 students, 3 meals/day)			2. Lower Level		
A. Kitchen	2,056 sf	2,766 sf	A. Additional Storage	431 sf	
Dishwashing	250 sf		B. Fitness Room	397 sf	264 sf
Storage	1,200 sf		C. Athena Cluster	548 sf	—
Serving	995 sf	651 sf	D. Library	443 sf	—
Subtotal	3,051 sf	3,706 sf	E. Additional Studies (Option 2)	168 sf	—
B. Country Kitchen	293 sf	483 sf		+ 231 sf	
C. Snack Bar	463 sf	265 sf		399 sf	
Subtotal	756 sf	748 sf	F. Conference Room	427 sf	—
D. Dining Area (lower)	3,193 sf	3,193 sf	G. Laundry	642 sf	394 sf
Dining Area (upper)	1,306 sf	not used	H. Games Room		461 sf
Subtotal - Dining Areas	4,499 sf	3,193 sf	(Option 1)	500 sf	
TOTAL	8,306 sf	7,647 sf	(Option 2)	612 sf	
			I. TV Lounge		260 sf
			(Option 1)	256 sf	
			(Option 2)	419 sf	
			J. Music Practice	530 sf	619 sf
			K. Recycling	126 sf	
			TOTAL	6,129 sf	1,998 sf
2. Baker Dining (Option 2: 225 students, 1 meal/day)			3. Entry Lobby		
A. Kitchen	1,444 sf	2,766 sf	Must be accessible to outside and rest of building		
Dishwashing	250 sf		Better visibility of incoming patrons to desk monitors		
Storage	400 sf		Improve storage behind desk		
Serving	898 sf	651 sf	Mail sorting area		
Subtotal	2,342 sf	3,706 sf	Secure package area		
B. Country Kitchen	412 sf	483 sf	Space for printer and video tapes		
C. Snack Bar	449 sf	265 sf	Present Mail boxes will not accept CD mailers		
Subtotal	861 sf	748 sf	Provide central security monitoring		
D. Dining Area (lower)	3,193	3,193 sf	No net gain/loss in square footage.		
Dining Area (upper)	1,306	not used			
Subtotal - Dining Areas	4,499	3,193 sf	4. Upper Level Lounges/Common Areas		
TOTAL	7,702 sf	7,647 sf	Provide recycling bins	84 sf/floor	
			Provide limited food storage/		
			cooking(optional)		
			Ethernet drops		
			Shelving for lounge library		
			Restore Lounge areas on floors 4-6	336 sf/floor	10 beds lost
			Restore Aalto designed screens		

5. Bathroom Upgrades

ADA compliance only - add HPWC w/shower	6 beds lost
ADA & partial code compliance, short 1 WC	12 beds lost
ADA & full code compliance	18 beds lost

6. Student Rooms

Improve Environmental controls	
Replace windows	
Provide new radiators	
Group services vertically and horizontally	
Increase # of electrical outlets	
Upgrade telecommunications, 1 ethernet drop/bed	
5% of rooms fully accessible, all rooms get accessible entries	
Provide hanging/tack surfaces	
Increase shelving	
Consider restoring quads to triples	16 beds lost

7. Tutor's Apartments

Better dining areas
 Increase storage
 More efficient bathroom; reduce in size
 Provide washer/dryer
 Add DX air conditioning line (AC required in summer)

8. Master's Suite

Living/Dining areas too small to entertain students
 Not suitable for family with children
 Increase storage
 Cosmetic overhaul
 Add DX air conditioning line

9. Roof Deck

Make accessible (extend elevator to roof)
 Provide non-combustible deck surface
 Provide access to fire stairs 1 & 4
 Provide trellis originally intended to cover deck

10. Loading Dock

Increase height of roof to accommodate semi-trailers
 Increase depth of existing dock
 Replace dock elevator
 Relocate door at rear of dock, restore central window
 Secure basement door adjacent to dock
 Consider providing metal gates to loading area

11. Building Security

Retain Bell system
 Alarm exterior doors
 Provide central monitoring for exterior doors (no cameras)

12. Communications

Each floor, including entry, to have a pay phone and a campus phone, w/capability for dialing out

Bed count summary

Baker House presently has 354 beds.

Intervention	Net bed loss
1. ADA compliant WC's only:	6 total
* 2. ADA & partial code compliant WC's:	or 12 total
3. ADA & full code compliant WC's:	or 18 total
* 4. Restore lounges on floors 4-6:	10 total
5. Restore quads to triples:	16 total

The range of beds lost thus could be as few as 6 or as many as 44, depending upon code variances and MIT's decisions on the '07 and '08 rooms and the quads.

*These items represent what we believe would be an optimal compromise balancing code compliance, quality of student life, and architectural integrity while preserving as many beds as possible. The net loss assuming this scenario is 22 beds.

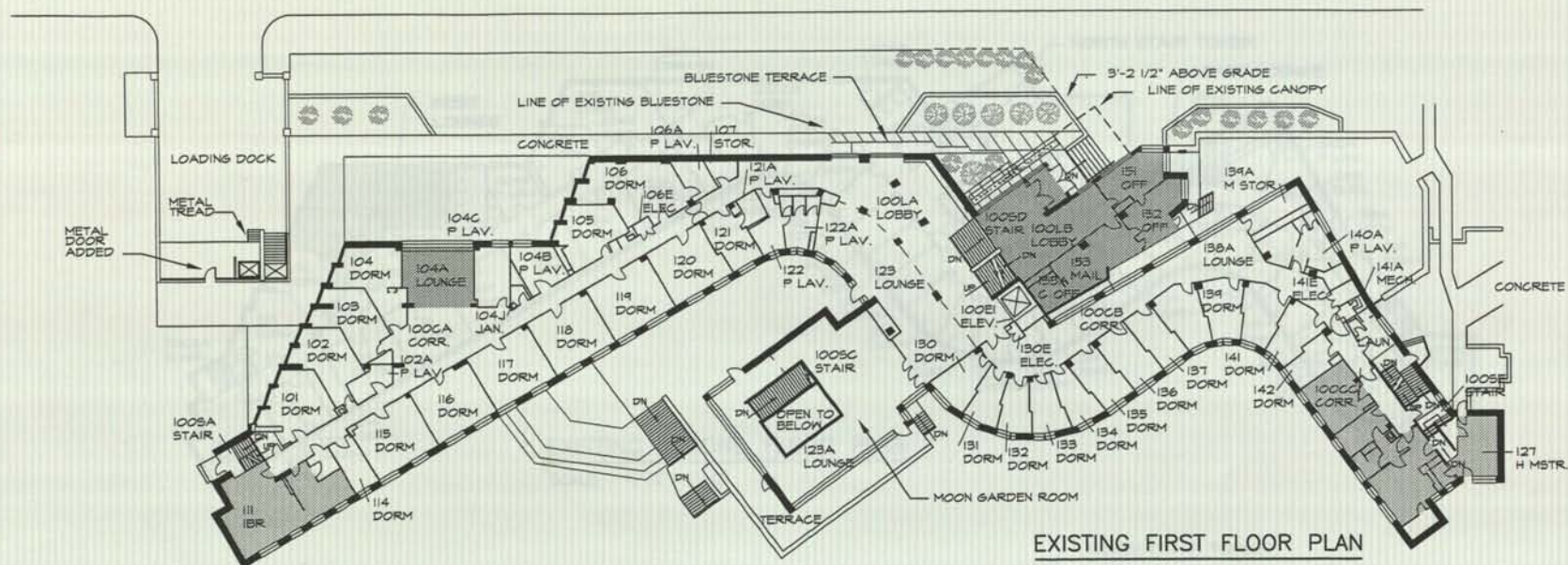


EXISTING GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

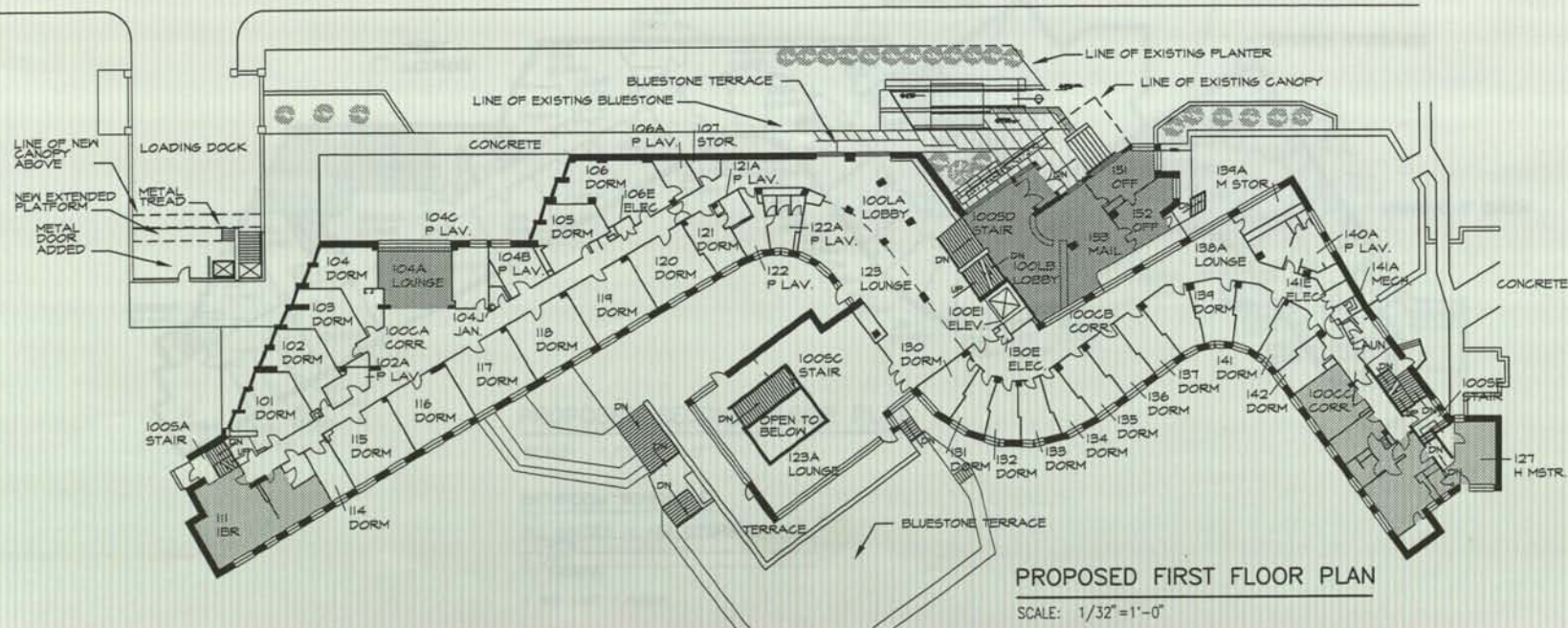
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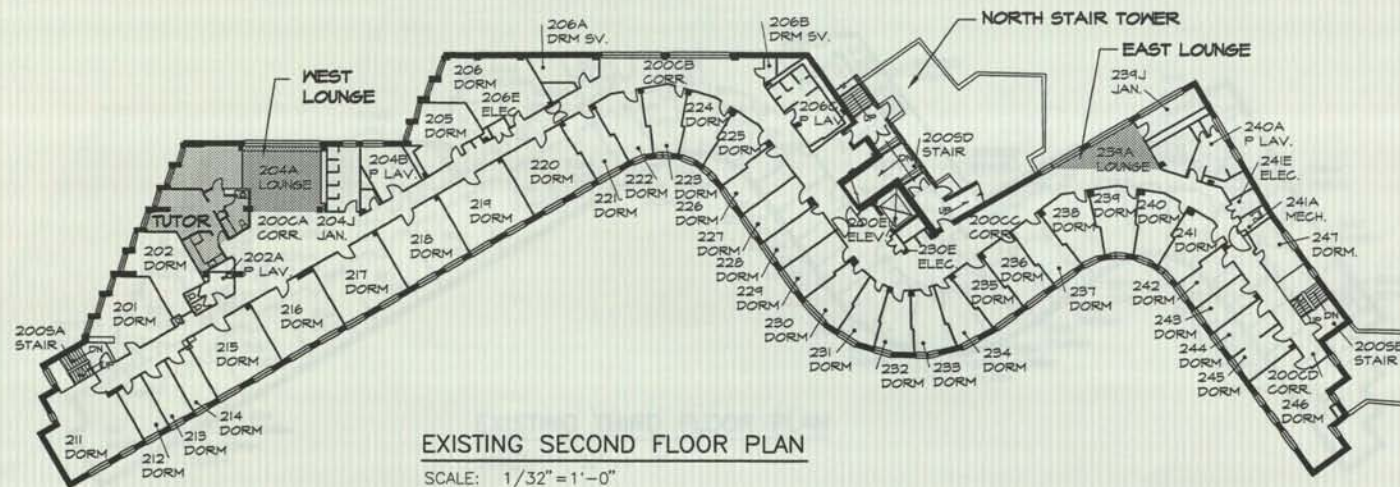


SCALE: $1/32" = 1'-0"$

SK3

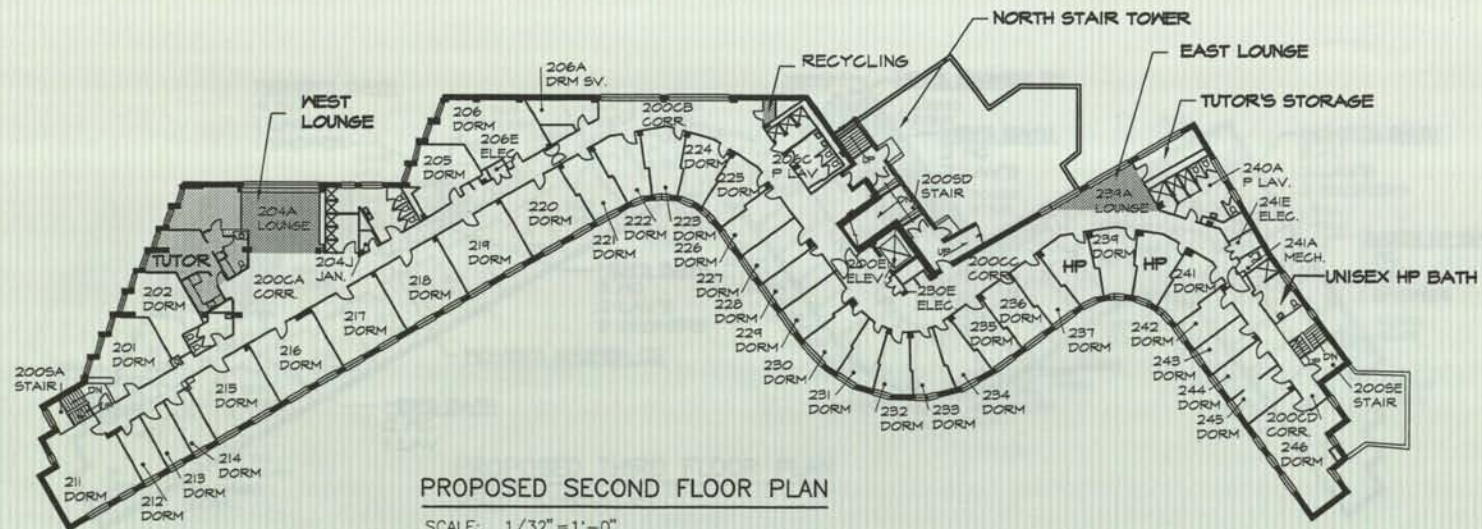


SCALE: $1/32" = 1'-0"$



EXISTING SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"

BATHROOM SCHEME #3

ALL UNISEX - ADA UPGRADE ONLY

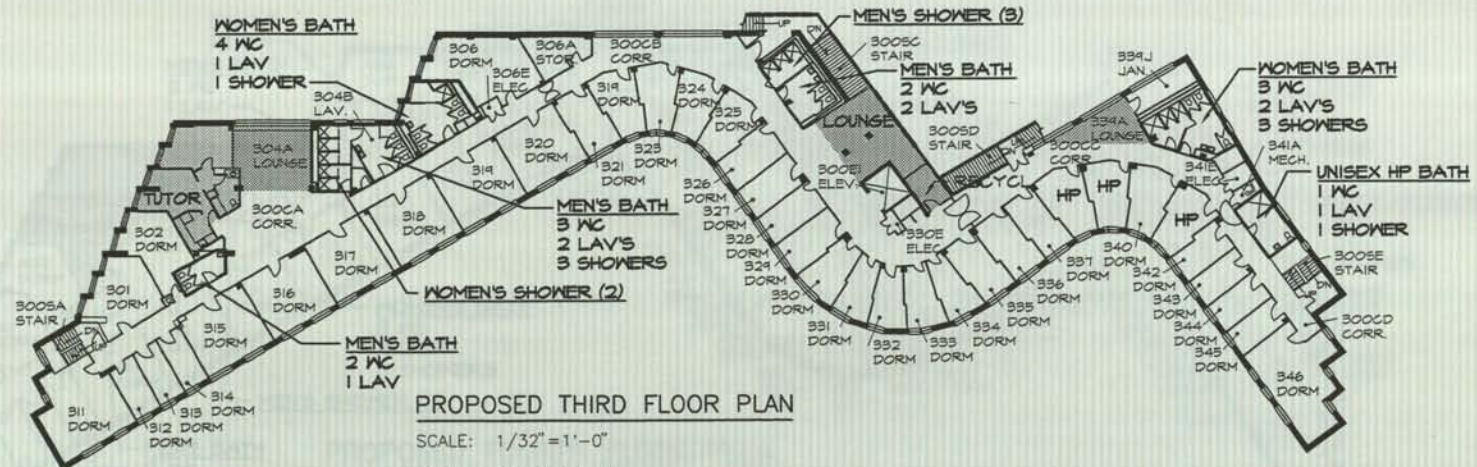
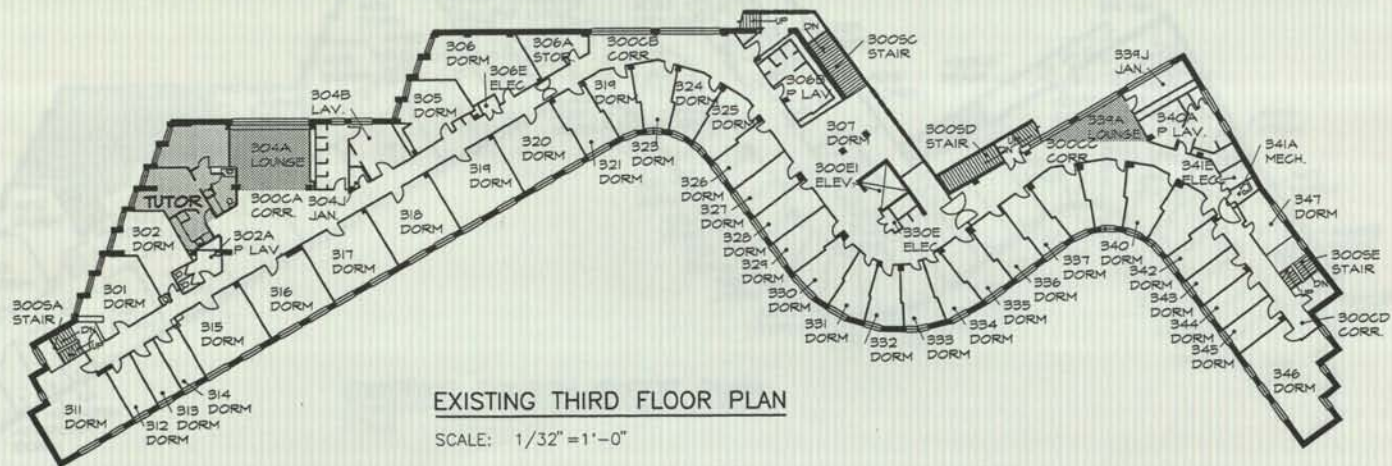
11 W.C.'S

8 LAV.'S

12 SHOWERS

1 BED LOST / FLOOR

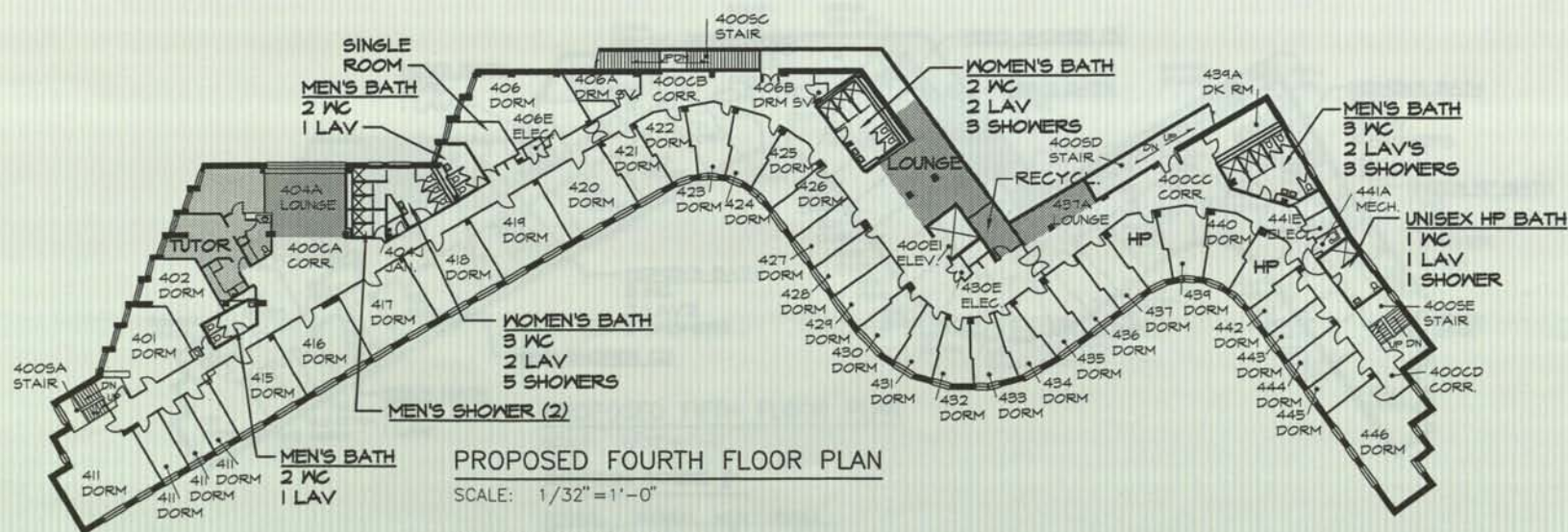
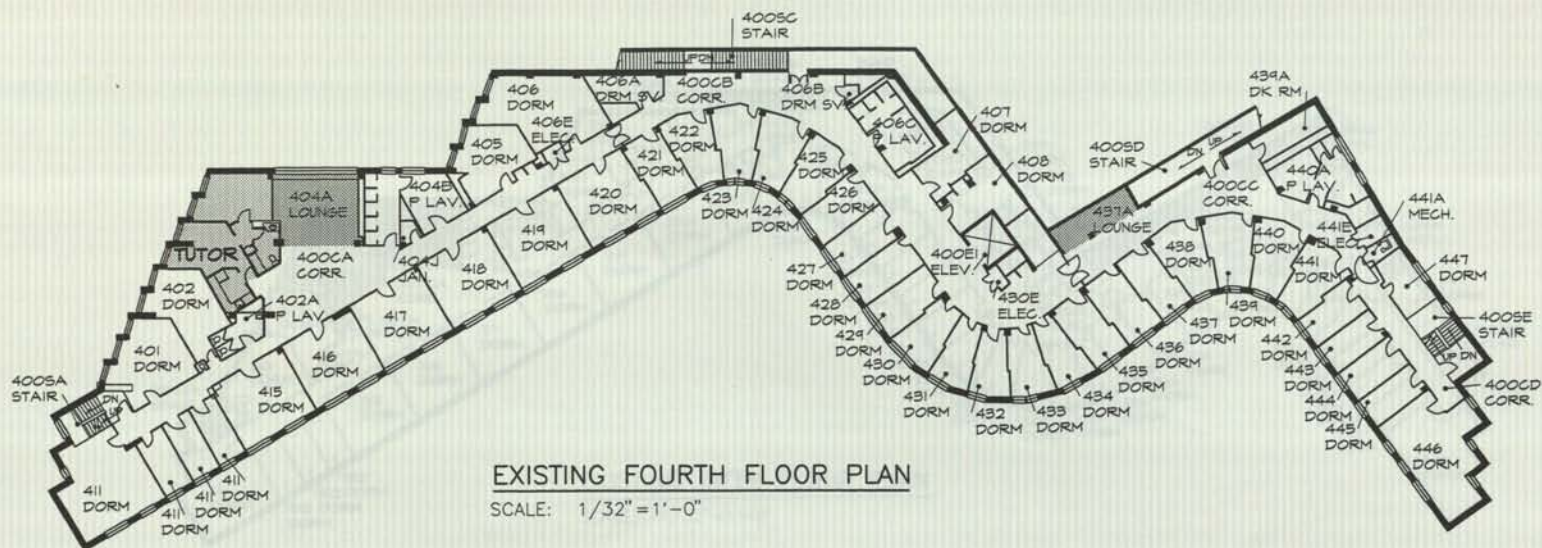
SK4



BATHROOM SCHEME #2

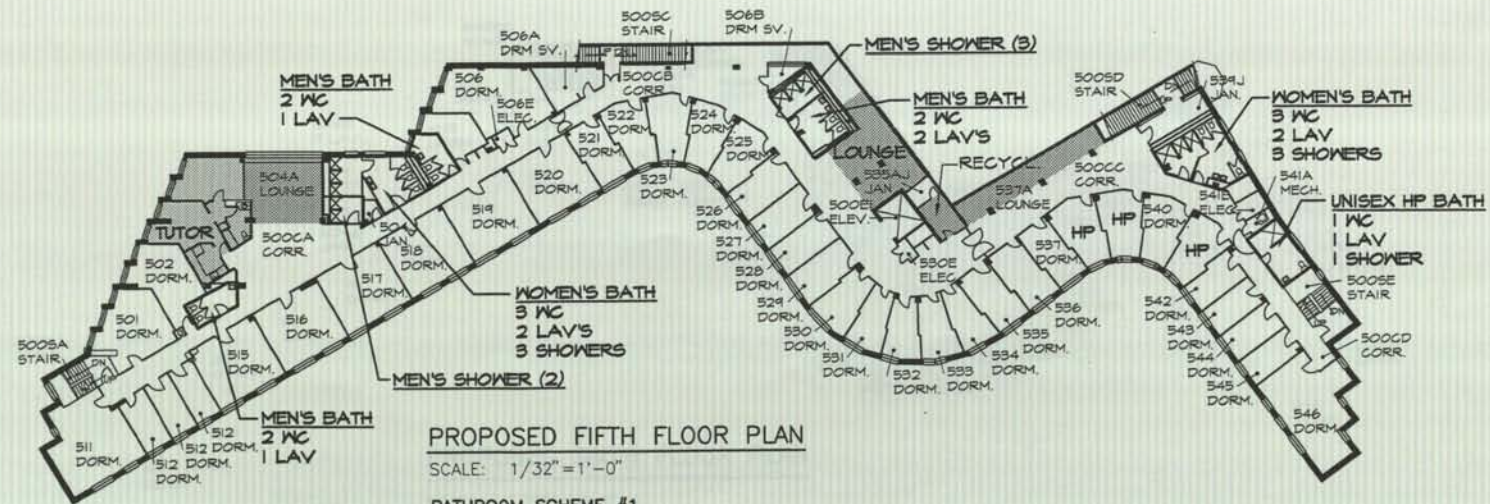
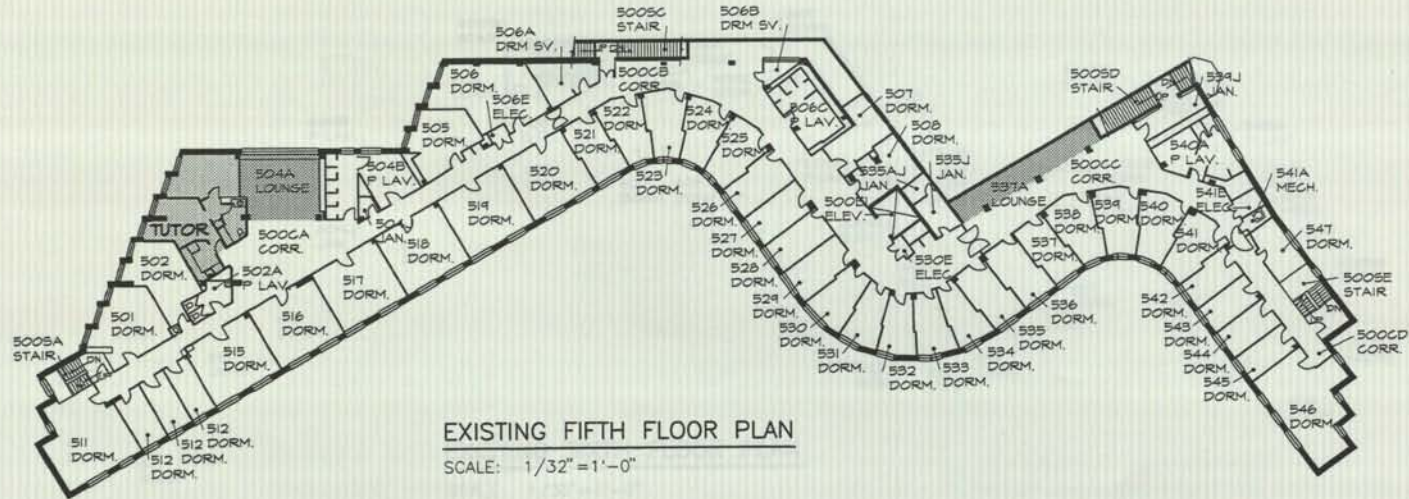
TOTALS:	WOMEN	MEN	UNISEX
WC	7	7	1
LAV	3	5	1
SHOWERS	6	6	1

3 BEDS LOST / FLOOR

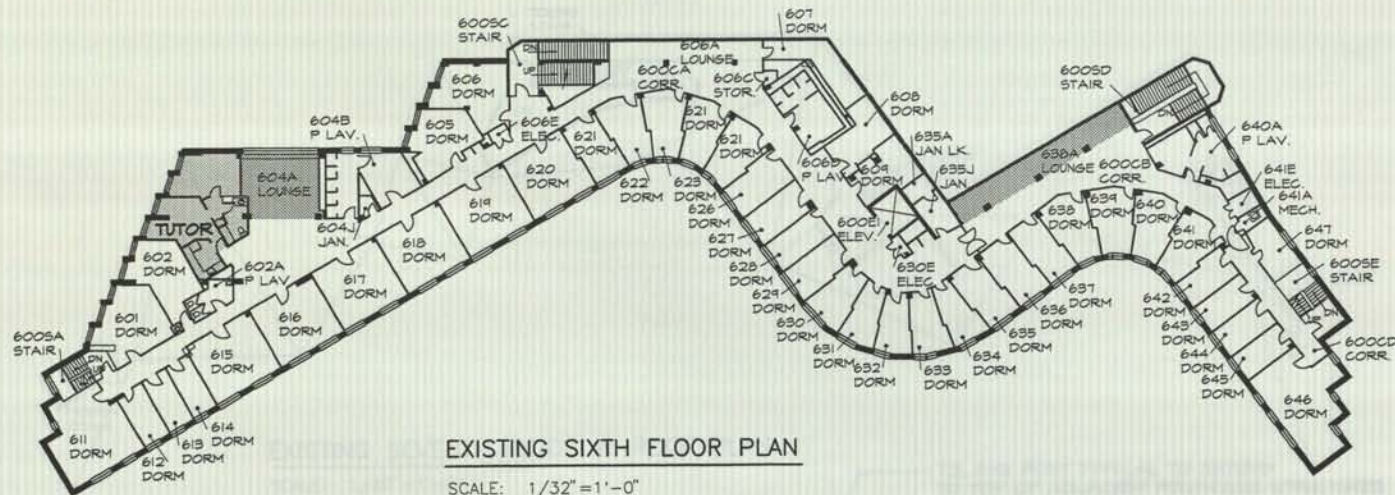


BATHROOM SCHEME #1A

TOTALS:	WOMEN	MEN	UNISEX
WC	5	7	1
LAV	3	4	1
SHOWERS	6	6	1

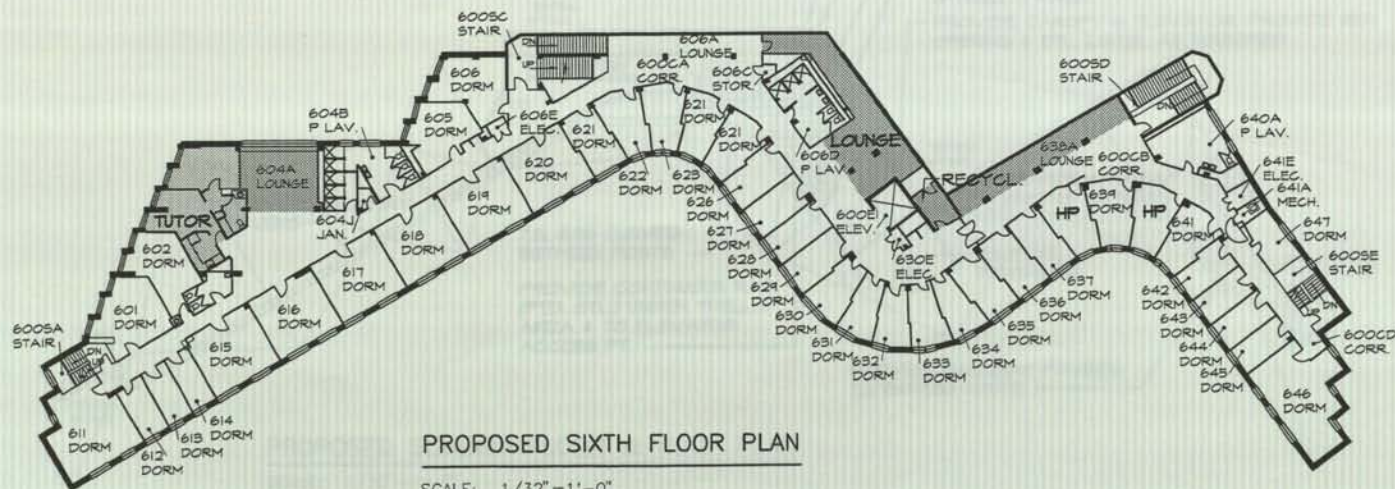


SK7



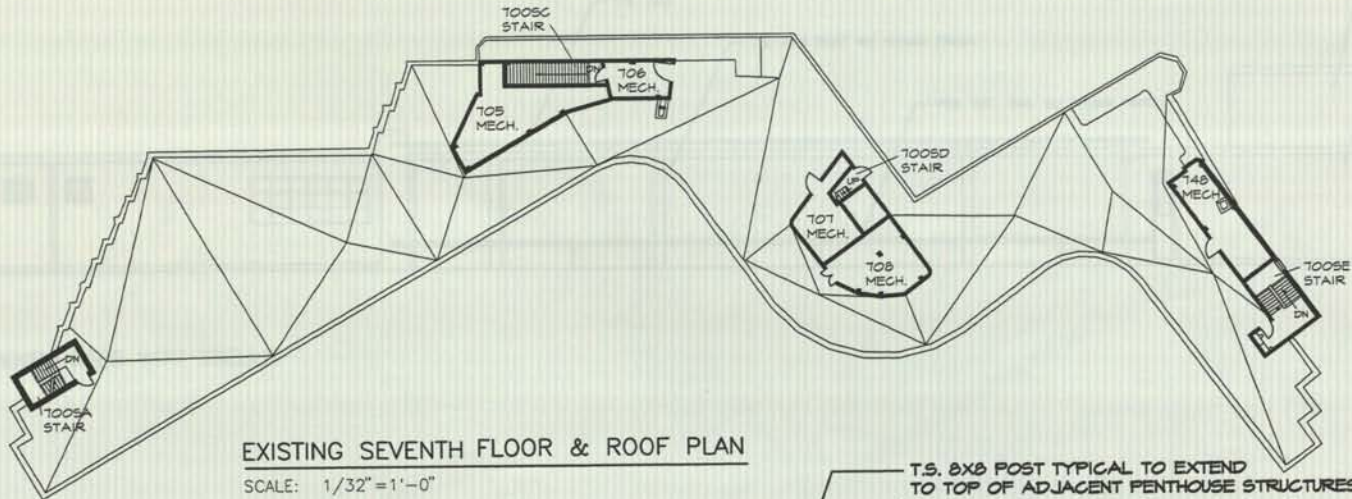
EXISTING SIXTH FLOOR PLAN

SCALE: 1/32" = 1'-0"



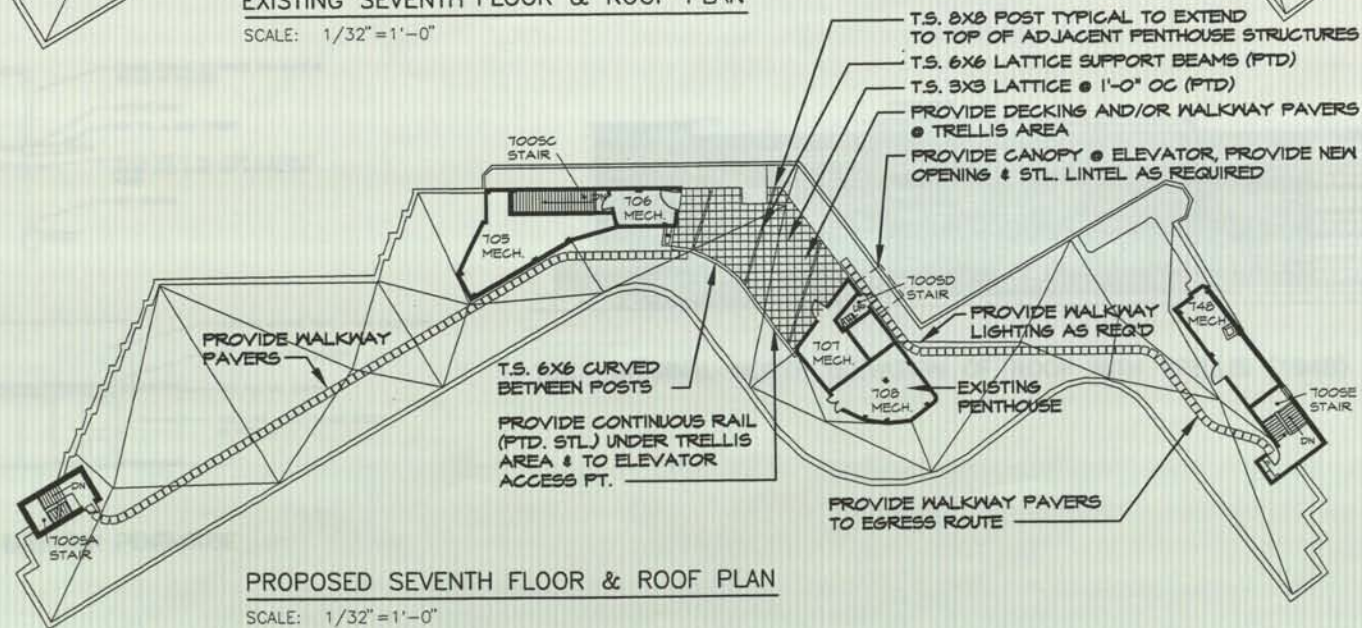
PROPOSED SIXTH FLOOR PLAN

SCALE: 1/32" = 1'-0"



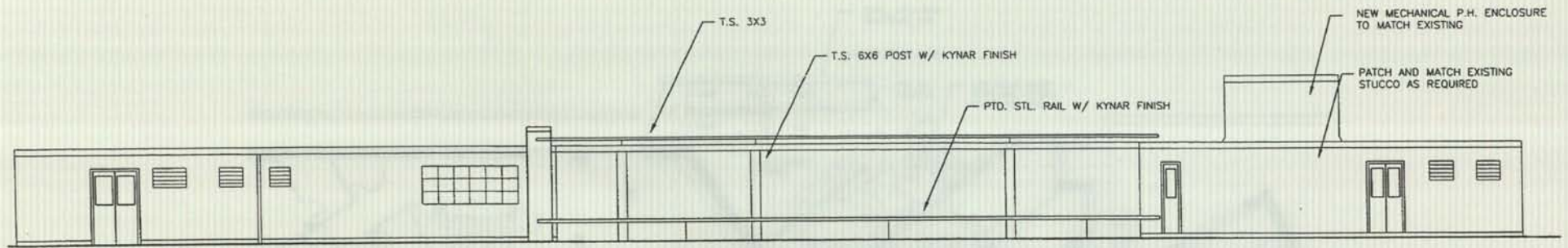
EXISTING SEVENTH FLOOR & ROOF PLAN

SCALE: 1/32" = 1'-0"

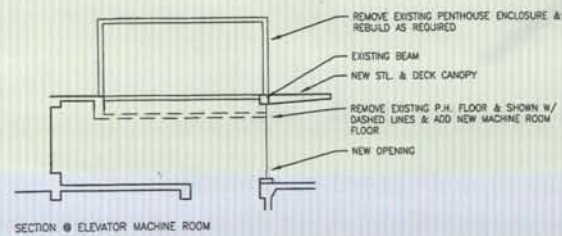


PROPOSED SEVENTH FLOOR & ROOF PLAN

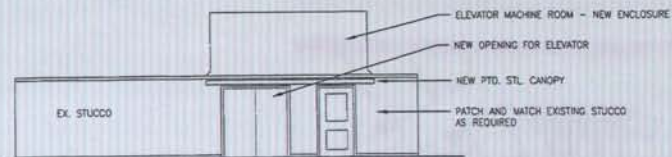
SCALE: 1/32" = 1'-0"



10A ELEVATION OF PENTHOUSES WITH TRELLIS

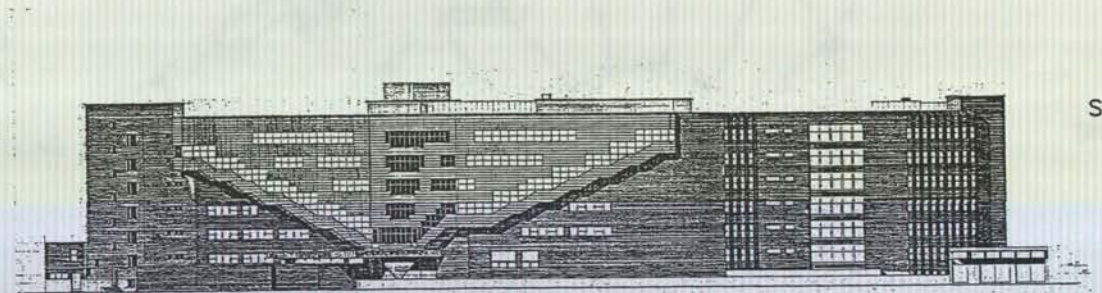


SECTION @ ELEVATOR MACHINE ROOM



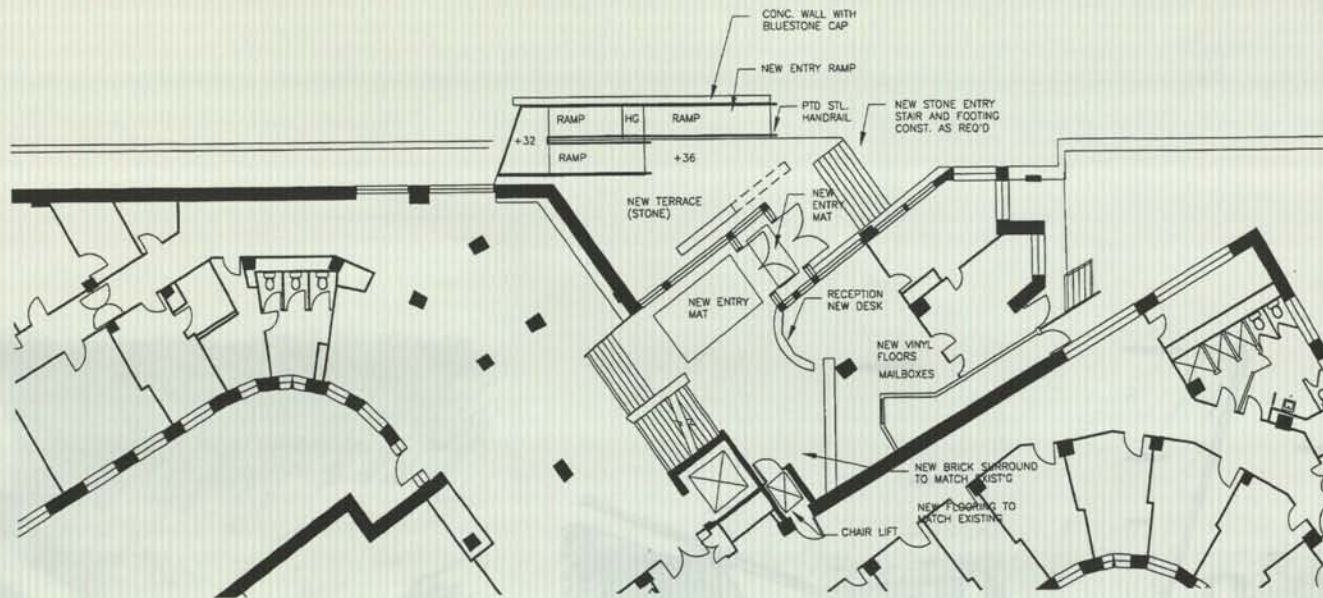
ELEVATION @ ELEVATOR MACHINE ROOM

10B ELEVATION OF ELEVATOR PENTHOUSE



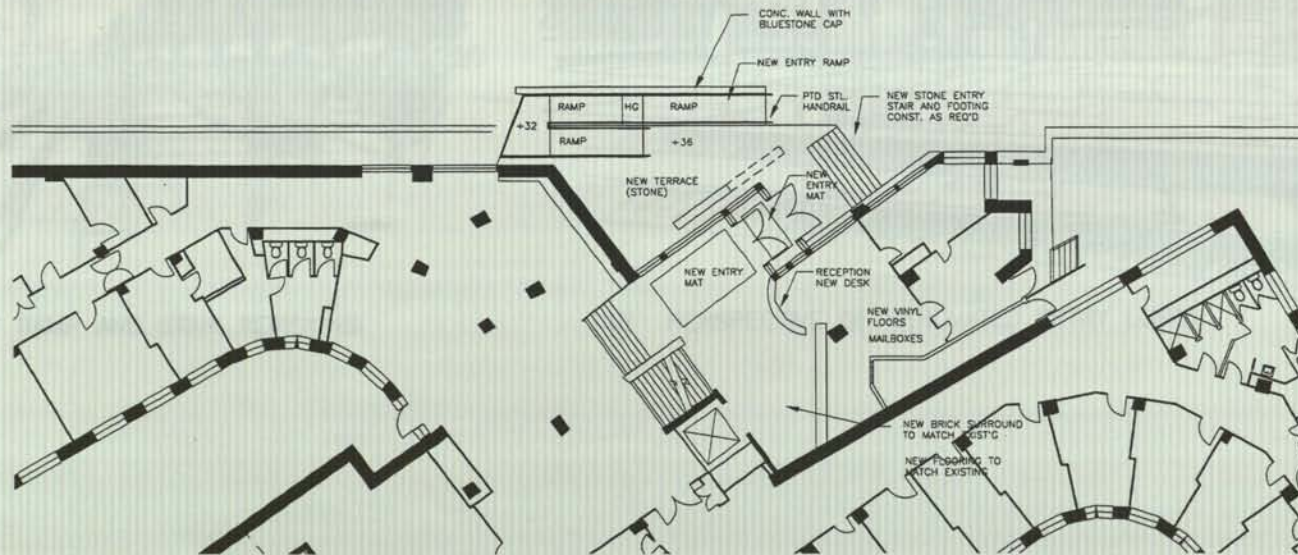
SK10

10C ORIGINAL NORTH ELEVATION OF ROOF WITH TRELLIS (1948)

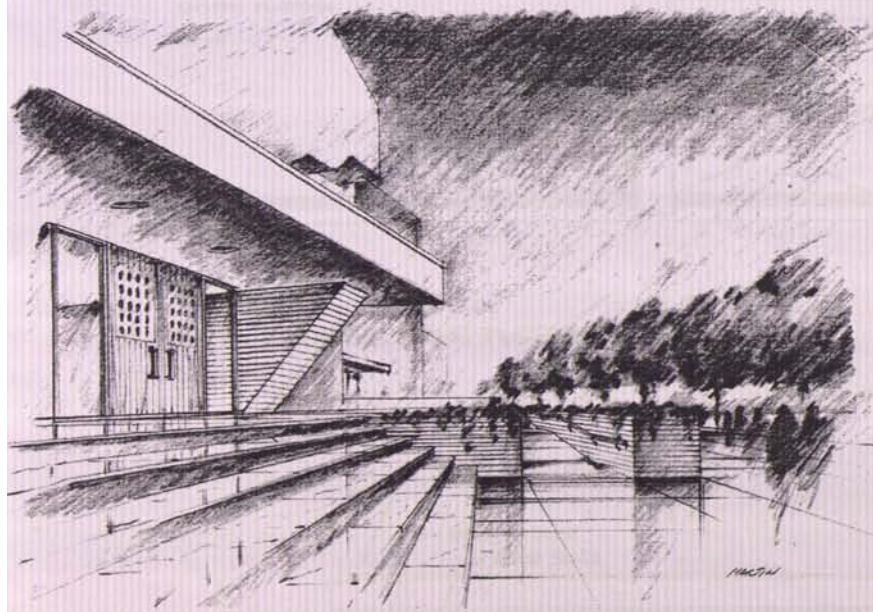


11A ENTRY RAMP AND LOBBY RENOVATIONS WITH HP LIFT

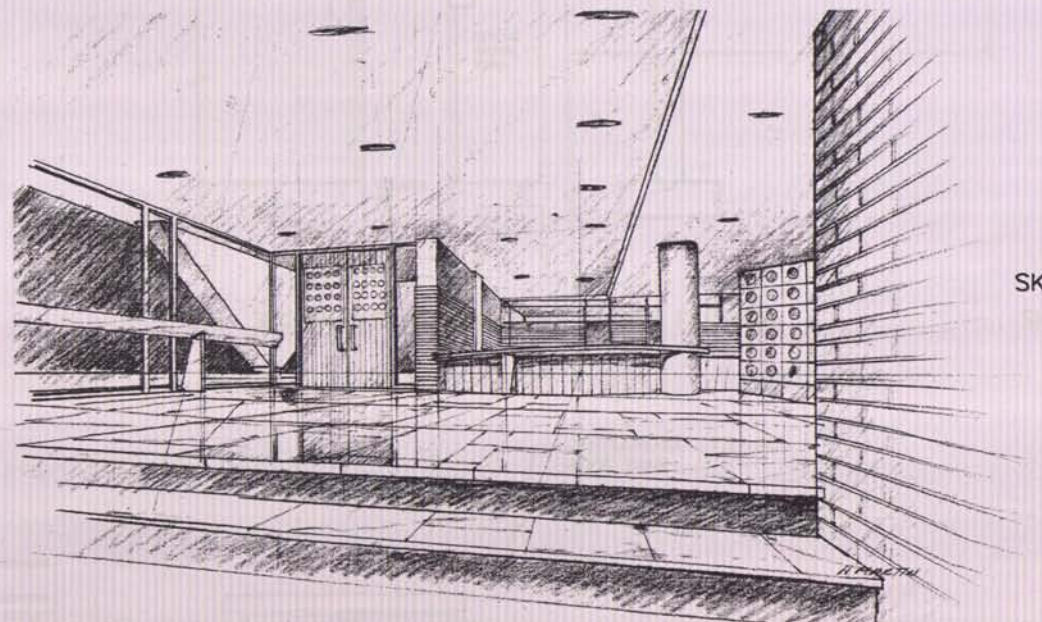
SK11



11B ENTRY RAMP AND LOBBY RENOVATIONS WITH 2 SIDED ELEVATOR

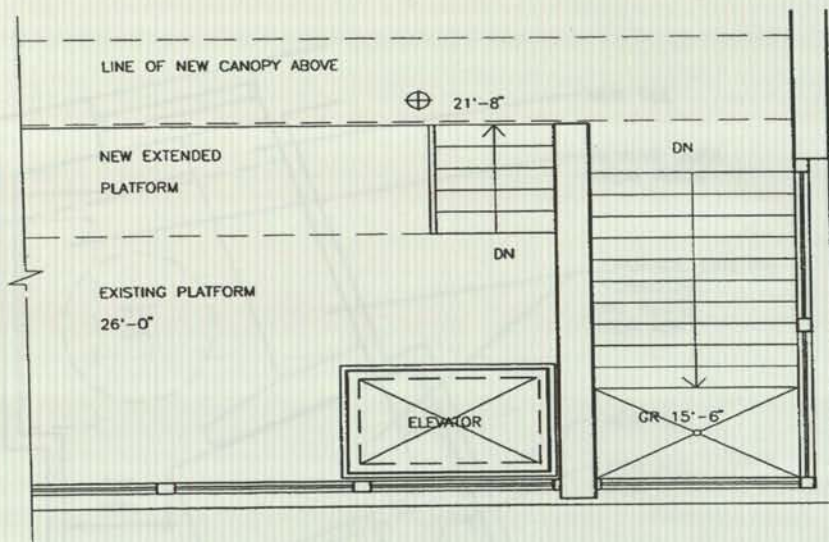


12A PERSPECTIVE OF ENTRY RAMP AND STAIR REVISIONS

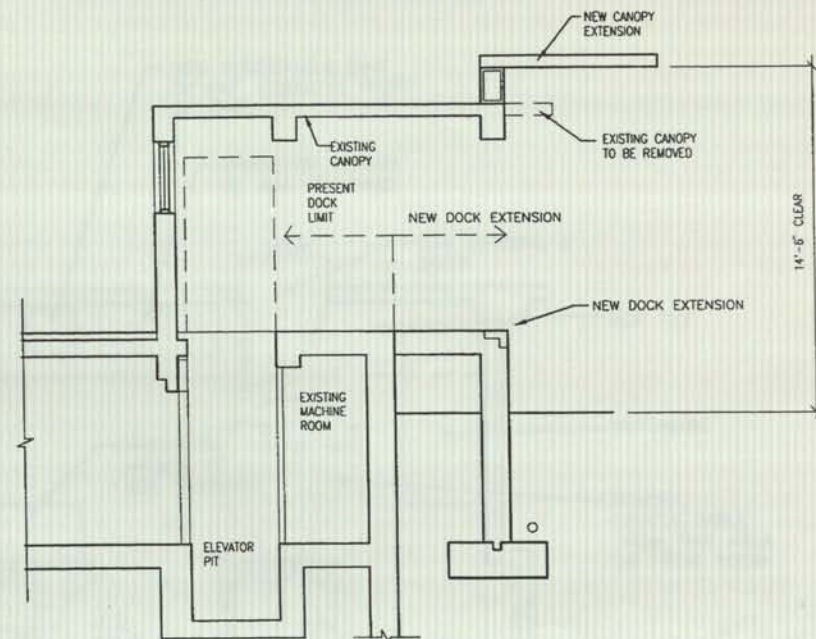


12B PERSPECTIVE OF RENOVATED ENTRY LOBBY

SK12

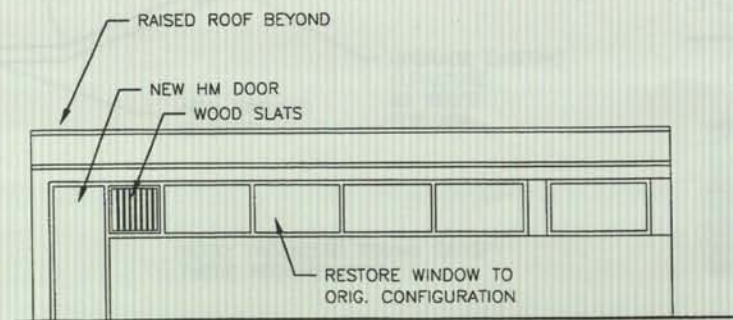


13A PLAN OF EXTENDED LOADING PLATFORM

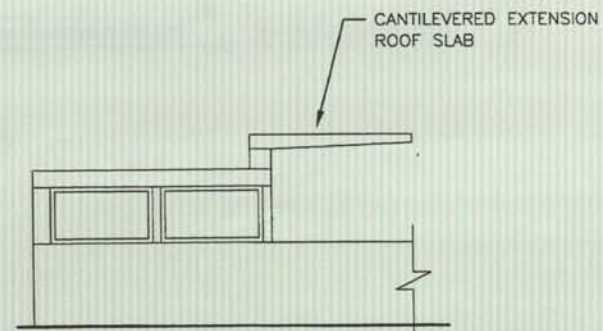


13B SECTION THROUGH EXTENDED LOADING PLATFORM

SK13

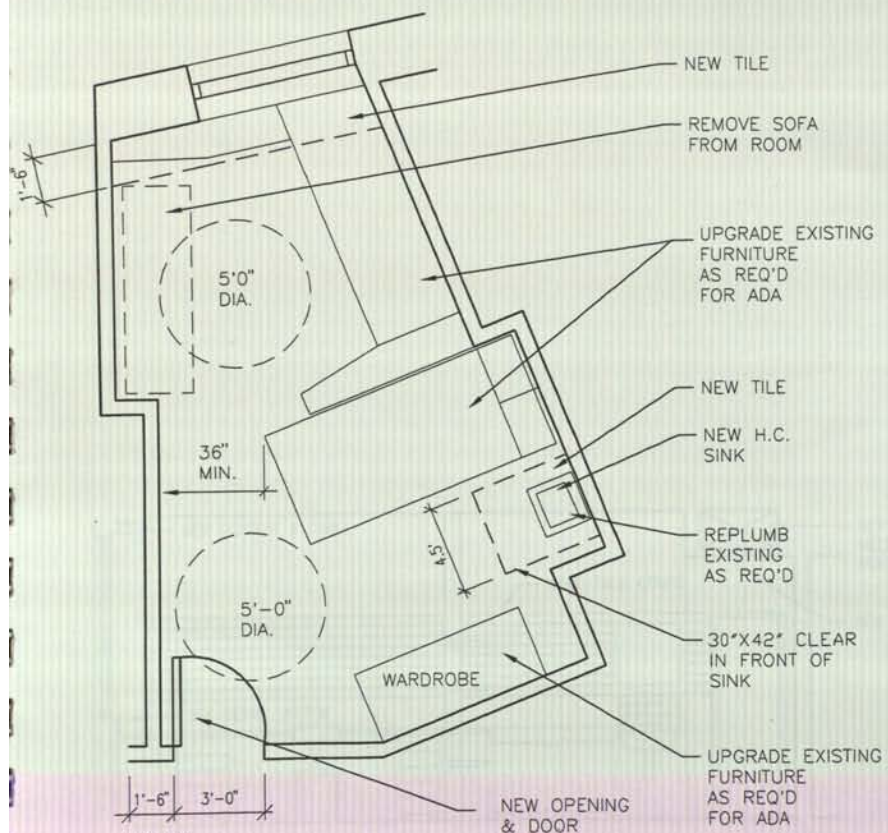


LOADING DOCK SOUTH



LOADING DOCK EAST

13C ELEVATION OF LOADING PLATFORM

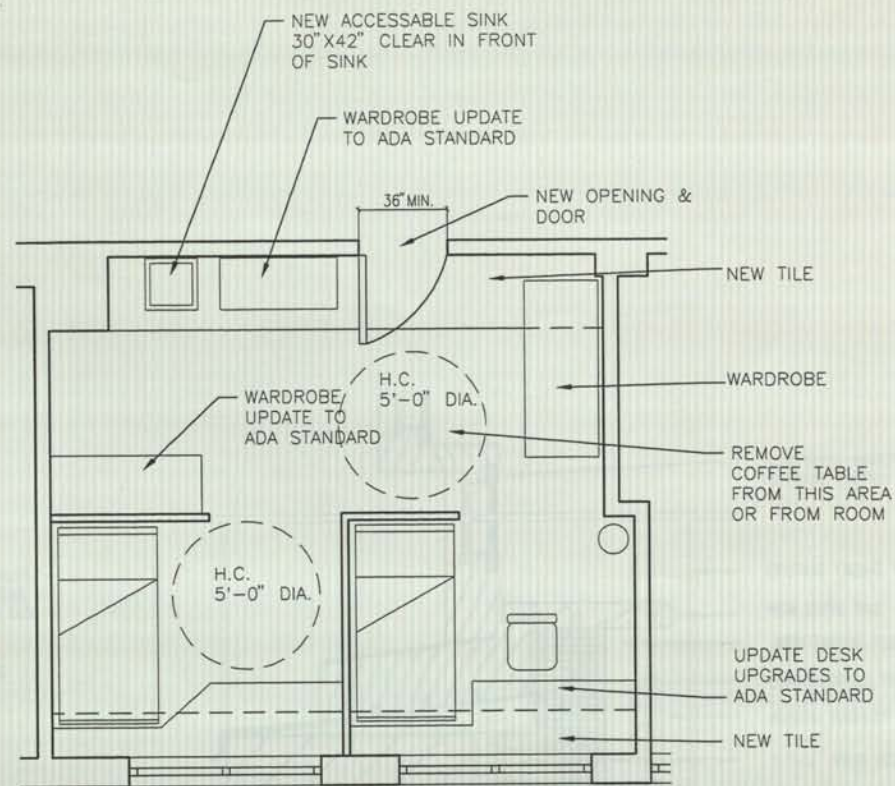


ROOMS

632	631	630
532	531	530
432	431	430
332	331	330
232	231	230
132	131	130

NOTE: ADJACENT ROOMS SATISFY THESE REQUIREMENTS

14A TYPICAL ACCESSIBLE ROOM, ALL FLOORS
SINGLE ROOM

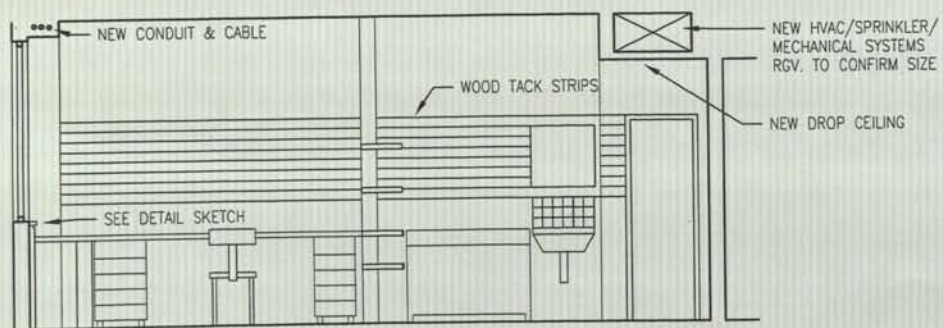


ROOM NO.'S

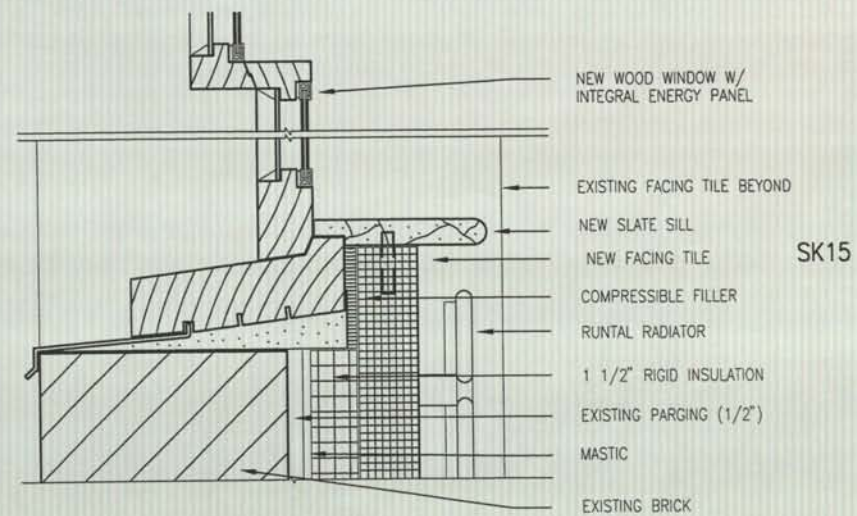
120
220
320
420
520
620

14B TYPICAL ACCESSIBLE ROOM, ALL FLOORS
DOUBLE ROOM

SK14



15A SECTION THROUGH TYPICAL STUDENT ROOM SHOWING MECHANICAL SOFFITS AND TACK STRIPS



15B DETAIL OF INSULATED RADIATION POCKET AT TYPICAL STUDENT ROOM