NOTES FROM BRANDONPASS (w/ corrections)

http://www.areforum.org/forums/showthread.php?t=166659&highlight=brandonpass
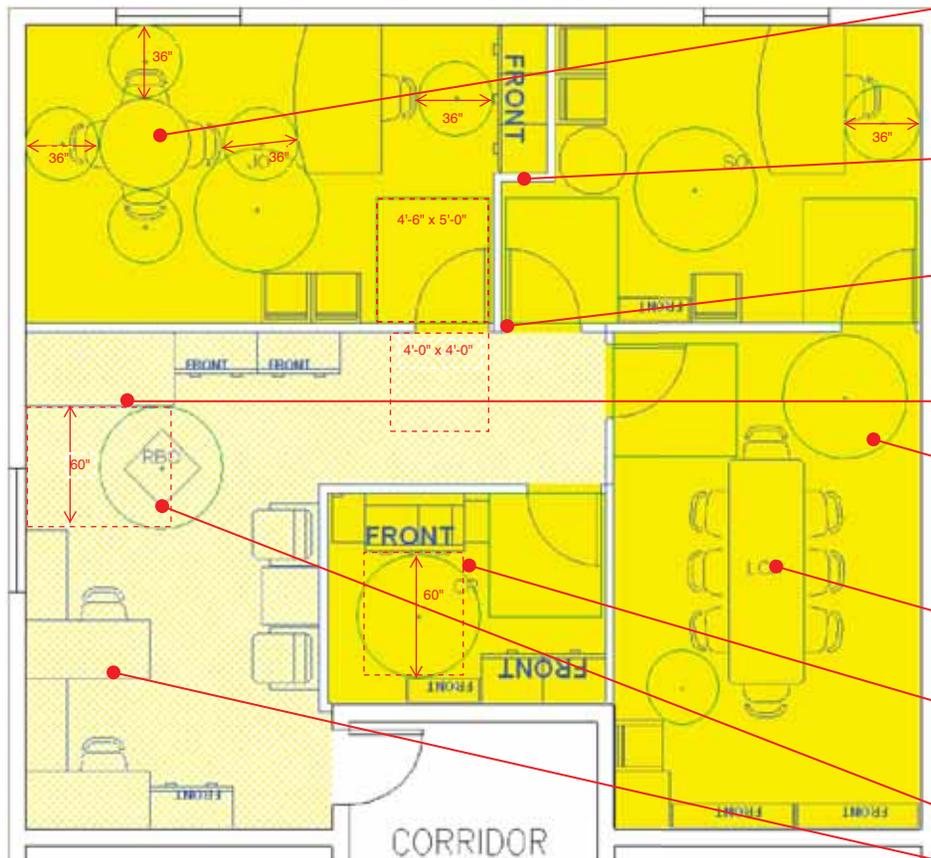
36: clear path: 36'' clear between wall and 44'' table. 36'' clear between two furniture elements. N chair has clear access due to 36'' provided between edge of chair and desk. W chair has access via southern route and 36'' clear between table chair and arm chair. W edge of table can be 36'' to wall since passage around chair is not necessary.

'L' shaped room: nice trick to reduce space in one room for the benefit of the other

All walls are aligning. Simplicity of construction

Doors: place one snap off wall. This will avoid bone headed placement of goods behind the door. Just remove the possibility from even happening. Don't be stupid.
Pull: 4'-6'' × 5'-0''
Push: 4'-0'' × 4'-0''

only 36" needed

Work Table: 60'' clear space at front of the work table. (Ballast p.31)

Clear floor space: since the swing direction of the 2nd door from Smith's office does not matter, place it in his office. Bastard has too much space anyway. This will avoid the overlap of the door swing/clear floor space and the 60''dia turn radius. Although some codes vary on the issue, this will nullify the discrepancy by separating the two.

Conference Room: Maintain 36'' clear behind all chairs. However end chairs, one may have a 36'' clear between wall and table edge as long as all chairs are accessible via 36'' clear path.

only 36" needed

Copier room: Placement of the copier allows for the 60'' clear in front of copier (Ballast p.31) while preserving the clear floor space for the door and swing. Although some codes vary on the issue, this will nullify the discrepancy by separating the two.

Reception Icon: don't fuck this up by forgetting to place this.

Secretary desk layout: Most efficient & compact layout for the secretarial desks. It is narrower and shorter in length. This example allows direct access to the desk seating from a common circulation space whereas the second example (below) creates a separate 'aisle' which consumes more space. This example also provides for the 60'' in front of the work table.

WRONG: inadequate clearance to SW corner chair. There must be 36'' clear between the SE char and the wall to gain access to the SW chair.....OR the same can be done for the NW chair to gain access to the SW chair although this would push the NE chair too close to the desk. As a result you would have to move the desk, credenza wall partition, SO seating and desk. there is room behind the SO desk so this would probably work although time consuming.
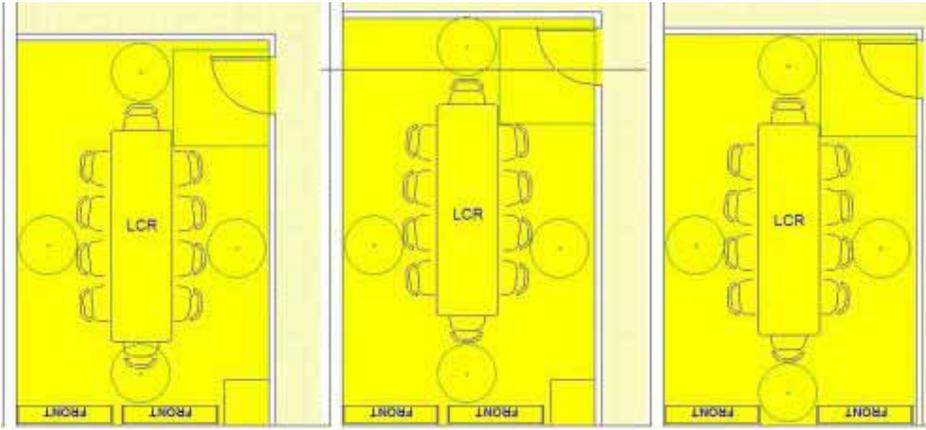
NOTE: I'm finding the 45deg rotation of the table to be super problematic. seems like it makes more space but it makes clearances a bit confused.

PUSHING IT: discrepancies exist between study materials and forum dwellers on this issue. 36'' vs 60'' at front of work table. This particular example is a result of an inefficient secretary desk layout.]]
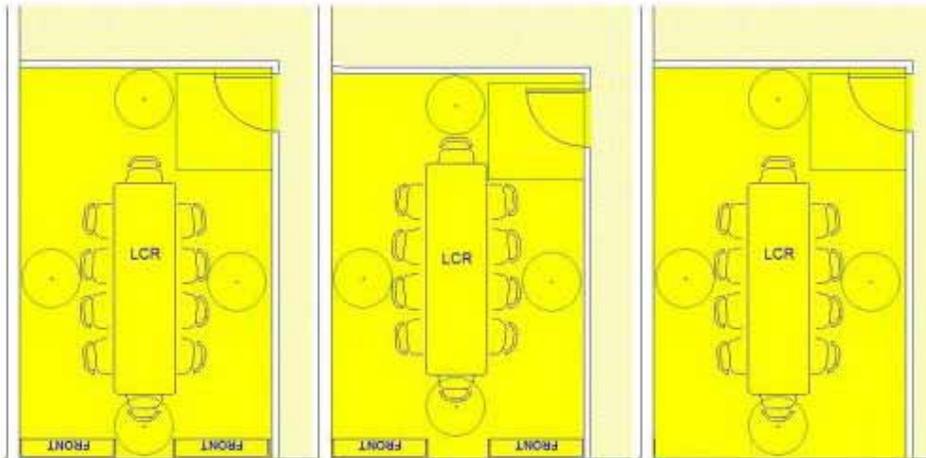
Secretary Desk: this layout although acceptable, takes up way too much space compared to the above example. A separate space is created, the width and length are substantially larger and as a result, create a tight path relative to the lounge seating and does not allow for 60'' in front of the work table. Also, look at that stray file cabinet? What a dog! Again, it works but damn that's shitty design.

'L' Shaped Room: A nice trick to recess the bookshelves. Be aware of the door clearance space. Such a move could result in a serious time consuming trickle effect if you don't know what the hell your doing. I.E.: *place shelved, move door up, move 'SO' office wall up, have to move arm chairs, 'SO' door clearance is compromised, move West wall, pinch 'JO' office etc, etc.. Next thing you know, there's five minutes left and you completely botched a passing solution for the sake of built-ins.* Moral of the story...do it early or not at all and practice it. Sweet move when you know where it has to be.

PUSHING IT: Although acceptable, the arm chair relative to the end conference table seat does not allow for 36'' passage. 36'' clear does exist between the arm and the table edge and the seat is accessible from a clear path via the East of the table but still.... not very smart or efficient.

1: **Wrong** because there is not a clear 36" path between two furniture elements. If there were no bookshelves in this scenario (edge of shelves were where wall would be) then it would be acceptable. See example below
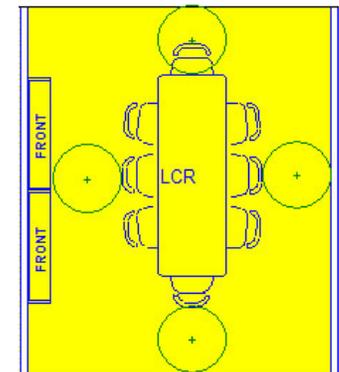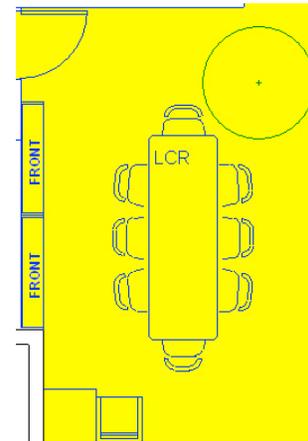
2: **Correct** because clear 36" path all around.

3: **Correct** because there is a clear 36" path around table and directly to the Southern most chair. See flow diagram on next page.

4: **Wrong** because there is not a continuous 36" path to the Southern most chair.

5. **Correct** because there is a clear 36" path around table and directly to the Southern most chair. See flow diagram on next page.

6: **Correct** because there is a clear 36" path around table and directly to the Southern most chair. See flow diagram on next page.

1: **NO** 2: **YES** 3: **YES**

4: **NO** 5: **YES** 6: **YES**

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LEFT: Acceptable since there is a clear path around the table of 36" and the southern table is accessible via 36" path unobstructed. See flow diagram next page

RIGHT: See comments for #6 above

Brandonpass's BL Notes
(http://www.areforum.org/forums/showthread.php?t=166659&highlight=brandonpass)
corrections in blue

Step 1: Layout spaces based on prescribed pro-grammatic areas using logical dimensions that will be common to similar size spaces. These similar dimensions will tie these spaces together as a whole for a particular 'wing, area or bar. As a result, when you get to step 5 & 6 you may find that everything aligns nicely and fits within border. Use your head. Don't be stupid. If its 2,500sf then you know its 50' x 50' so draw it that way....at least for starters. Coming up with nifty proportions will only create a visual predisposition to orientation that may ultimately lead you a stray. Be square and be there. I start with the spaces with the obvious sizes such as the 10' x 20' dimension of the stairs (ST), the obvious 10' x 15' for the toilets (T) and the obvious 10' x 10' for the elevator shaft (E), elevator machine room (EE) and custodian (C). After I drew these first, I laid out the other spaces to match the appropriate dimension. For instance; using the long side of the stair (ST) of 20', I used this as the short side of the mechanical (EM), special collections (SC), workspace (W) and the lending desk (LD).

Step 2: Group small "dark" utilitarian functions that you know will be nested at the double height space. Based on the smaller square footages, you can see a commonality. Group them based on their puny size.

Step 3: Layout what you know based on pro-grammatic directive and code restrictions.
- Lobby (L) is to be at the East therefore place it at the East property line.
- Main Reading (MR) and Children Reading (CR) are to have 'views' which the program AND the plan indicate is to the North therefore place these spaces at the north property line
- Stacks (S) are to be adjacent to the MR therefore you know it needs to be with the North spaces. Place it at the North property line

Step 4: Nest those 'dark' utilitarian spaces. Move them functions just below the North spaces as you planed (or I do at least) nest them in the big box spaces. (Dorf master strategy!!! it works!!!)

Step 5: Move all the remaining medium size spaces, to the bottom. The corridor becomes obvious.
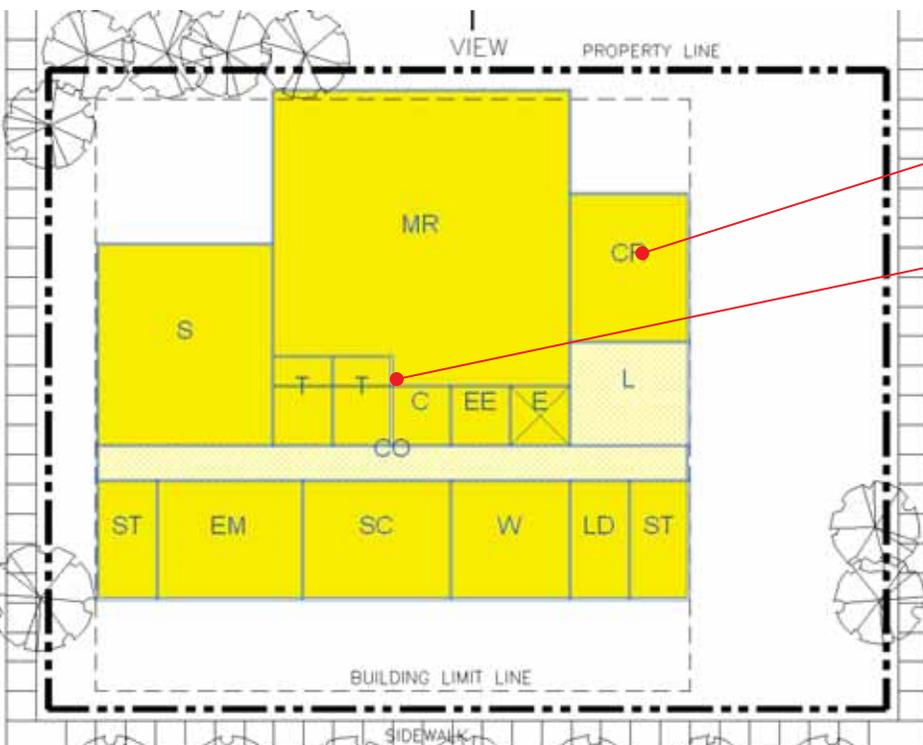
Step 7: Before you start panicking and fucking with every spaces dimension that you so carefully laid out to the inch, adjust all the spaces into a coherent assemblage that will resemble your final layout. Again, don't mess with the dimensions yet. See what happens when you lay them out.

Step 8: The only adjustment I needed to do to get everything to fit within the building setback lines was rotate the children's reading (CR). My assumption of dimensions...all based on the obvious seemed to work out (at least this time)

Step 9: Gut check....as it is, it works depending on how you feel about 'L' shaped spaces. However, I like the clean lines and felt I could get into a squeeze on the second level. So when you hit the next page you will see the adjustments made in the final solution.
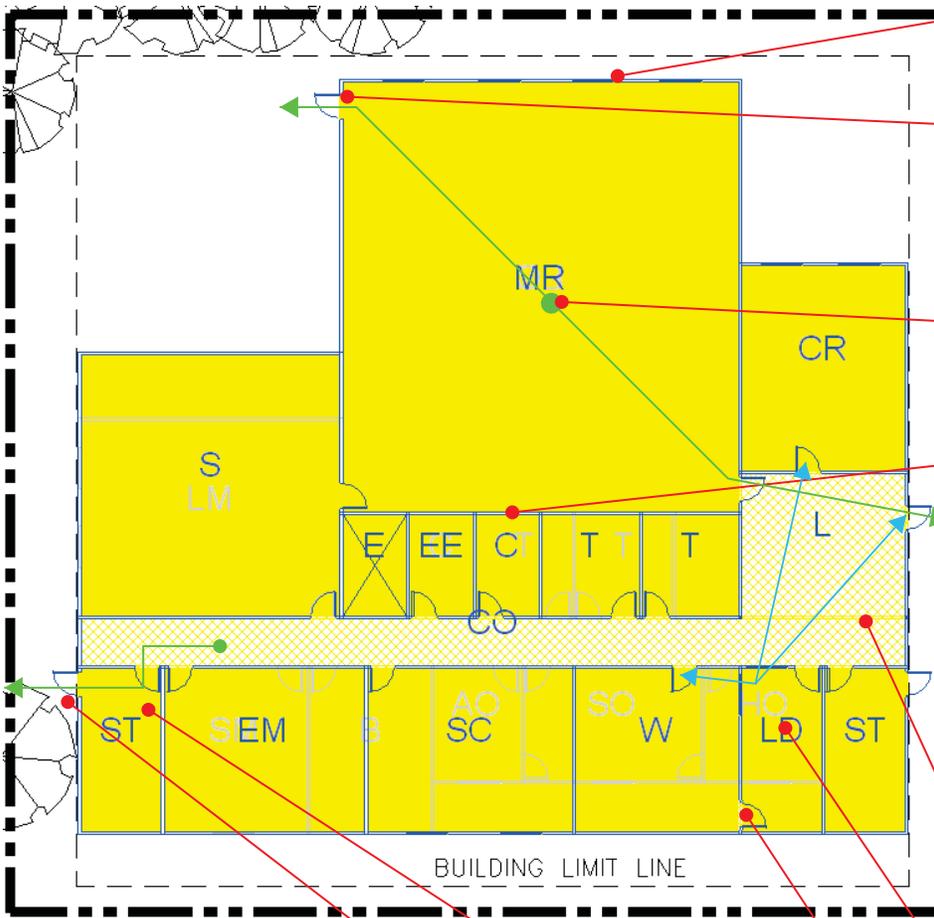
Windows: use sizes between 4'-0'' to 10'-0'' and make a judgement call on quantity for the space being served. No window is required at the 'Open to Below (OB) volume at the second level.

Egress: Be careful to swing all doors in the direction of travel that are to be used as exits.

There is **no square footage trigger** to add an additional egress door for larger spaces. It will be dictated in the program requirements or inherent to particular spaces. I.E. Lobby/entry (L) and stairs (ST). Double doors only if required by program. We have not been asked to calculate egress factors.

Two means of exiting the larger space, be sure that the exit doors are **no closer than 1/2 of the diagonal distance of that space**. In other words, if you have them at opposite corners as shown here you are twice the minimum and thus, golden.

Nesting: Similar type functions of smaller size work well together. When compared to the previous page 'process', I have elongated all the spaces in the N-S direction. This is because when I rotated the toilet spaces to match the 10' dimension of the elevator and custodian spaces, it extended beyond the West edge of the Main Reading (MR). I didn't like the prospect of an 'L' shaped stack (S) room nor the effects it may have on the second level. Therefore I decided to tweak every space to be congruent with that nice square(ish) reading room and result in an nice square(ish) stack space. Also, I flipped the Elevator to the West as well. Since this is only a two story space and the elevator is not a primary means of circulation but rather an accessibility concern, I relocated it to the corridor for similar 'L' concerns and also when the elevator machine room is removed from that ban of spaces on the second level, there was nothing that could fill the void. It all could still work, but I like to keep my toilet locations relative to each other although not a concern on the exam. Just makes sense. See the next page example to see all this crap in action.

Wall openings: NOT for visual control or direct access. It is only to delete the common wall between lobby & corridor or corridor & corridor. It is meant to adjoin circulation spaces.

No wall opening is required at the elevator shafts

Visual Control: Achieved only with windows...even at the interior partitions. The 'visual control' is to watch door access to the space required in the program. NOT just a view of that box. It may provide control of either side of the door operation as shown between the work space and the lending desk. Here, the LD is watching the door from the W's inside.

Direct access: achieved only with doors... NOT wall openings

Exiting: No door is required at the end of the corridor. Existing is allowed THRU the stairwell from the corridor from the ground level. However, be sure not to pull a Sunny Bono on that tree there. Could probably move the whole building North a bit to take care of this. Also be careful of the **dead-end corridor**. 20'-0'' max.

Door swings may extend over building setback lines but not over property lines.

No windows are required at the 'Open to below' space

Windows are allowed at trees but only if deciduous. As with Site Planning, conifers will block the view.

Near: If a door is programed to be 'near' another space, make sure it is within 1/2 that floors length. NOT 5' - 10' as proposed within the forum, nor 20% as with Site Planning.

Direct access: although not a program requirement, I decided to swing the doors into the bigger space so as to leave the smaller spaces free of obstacles.

Dead end corridors: although not dead ends here, could probably tighten up a bit by pulling back to just outside the door at both ends of the 2nd floor corridor and the West end of the 1st floor corridor.

Stair towers: place in exact same location as those on the ground level.

Other than view direction specified in program, trees do not impact window location in this exam.
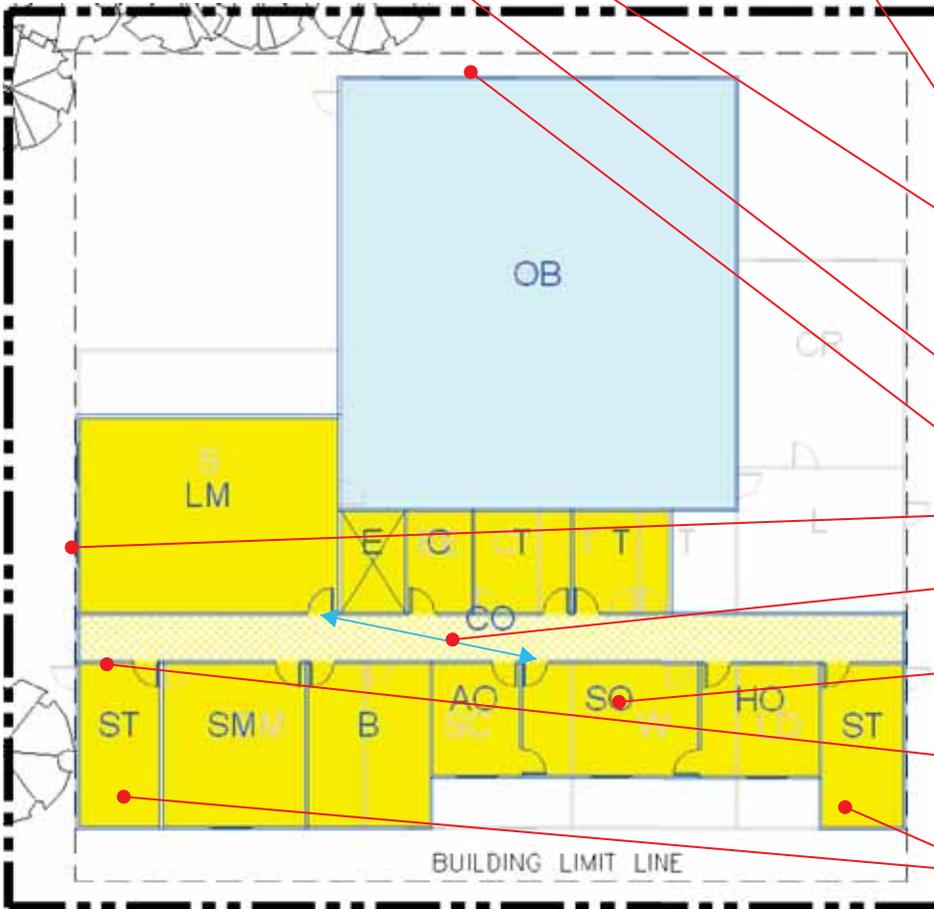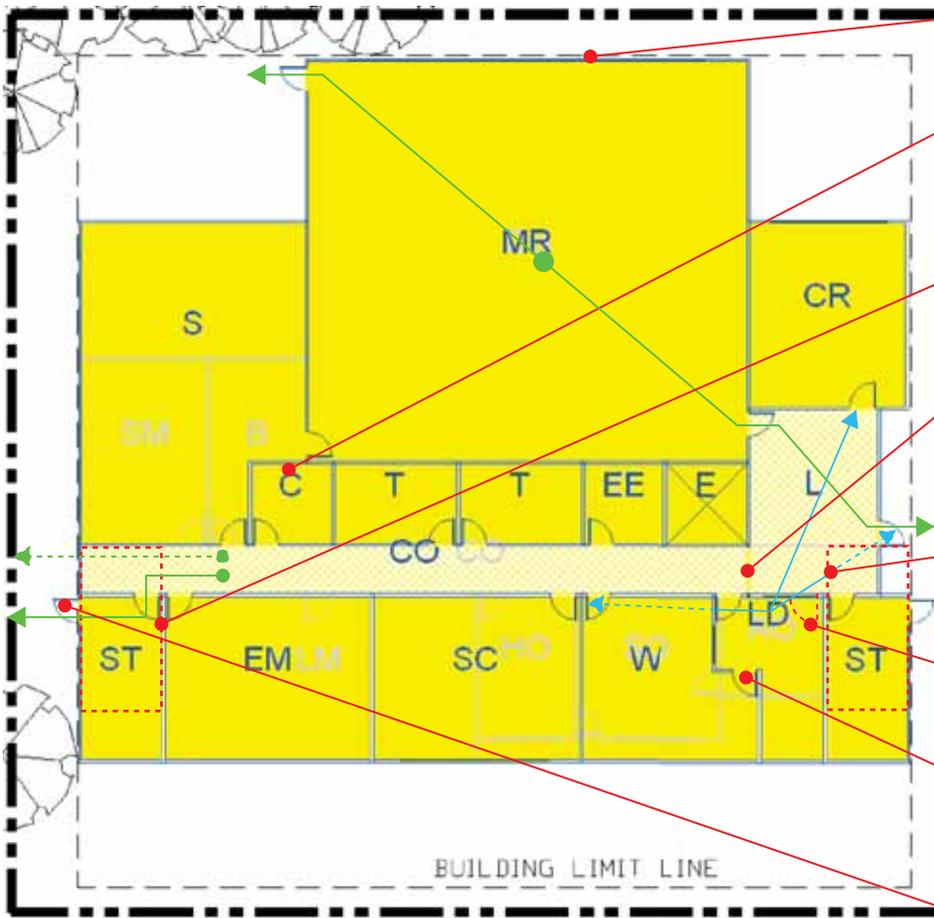
Windows: One gigantic window as shown here may not cut it. Computer grading may only take into account one window as opposed to linear feet of window.

As a result of the comments on the previous sheet, you can see what happens if you just leave the spaces per your perfect 'obvious' dimensions. Some tweaking may be in order to make this baby sing. As is, you get a nasty 'L' shaped stack room (S) which may be acceptable since a larger space, but look at that break room (B) on the second level. Not good.

Stair: As dashed, the stair tower at this end could probably be moved to get rid of that nugget of unused corridor. Remember, exiting can be thru a stairwell. However, not advisable for the East stair for comments below.

In this example, the corridor stops at the lobby. The previous example shows the corridor extending the full length with the lobby (L) set above it. By doing this you gain a bit more length to the lobby for whatever purpose you may need....may make access to some other doors easier. And as far as both of these examples are concerned we are no where near the 25" of the total square footage cutoff point.

Visual Control: For view of doors, not boxes. As shown, the main entry door may be getting to an oblique angle and not as 'visible from the loan desk (LD). Also, if the stair is nudged North as suggested for the West stair, it may block views of the entry entirely.

Would be better to move LD door to East to gain better **'visual' angle** of the doors needing control. Also, if you refer to the previous example, by doing so, the door into LD does not block the window for 'visual' of the workspace door.

'L' shaped rooms at this small size is a BAD idea.

There is **no square footage trigger** to add an additional egress door for larger spaces. It will be dictated in the program requirements or inherent to particular spaces. I.E. Lobby/entry (L) and stairs (ST).

Exiting: No door is required at the end of the corridor. Existing is allowed THRU the stairwell from the corridor from the ground level. However, be sure not to pull a Sunny Bono on that tree there. Also be careful of the **dead-end corridor**. 20'-0" max.

Door swings may extend over building setback lines but not over property lines.
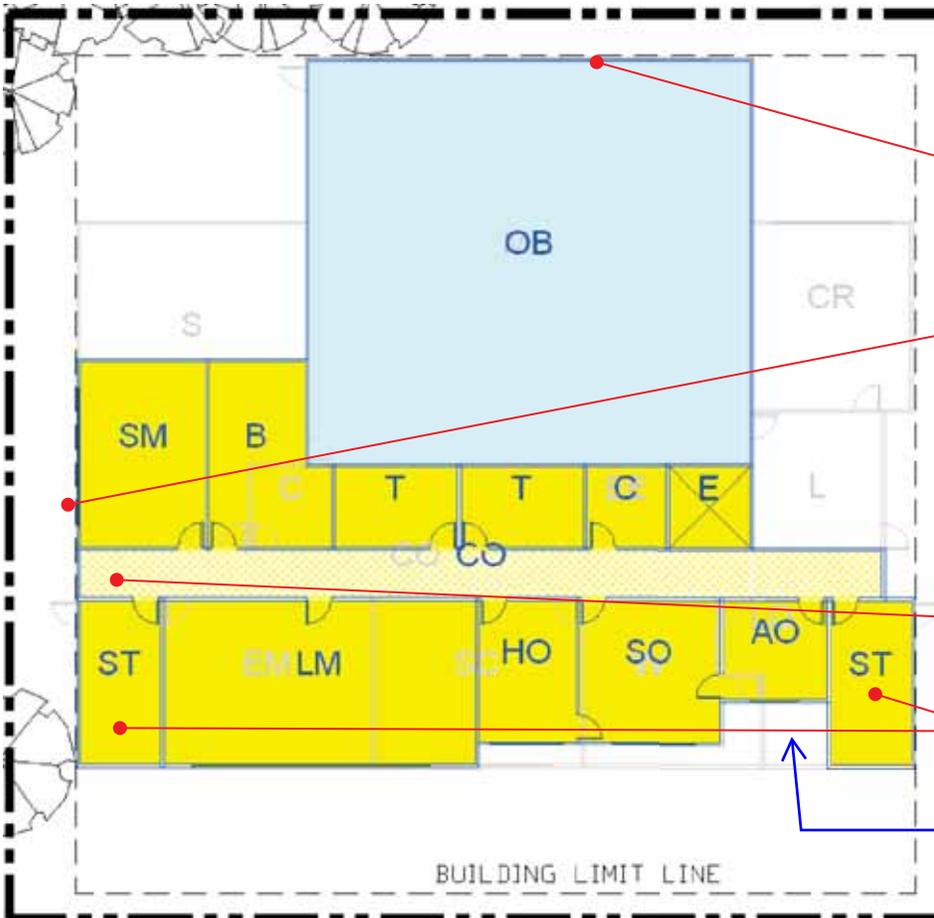
No windows are required at the 'Open to below' space

Other than view direction specified in program, trees do not impact window location in this exam.

Windows are allowed at trees but only if deciduous. As with Site Planning, conifers will block the view.

Near = on the "same half of the same floor"

Near: If a door is programed to be 'near' another space, make sure it is within 1/2 that floors length. NOT 5' - 10' as proposed within the forum, nor 20% as with Site Planning.

Dead end corridors: although not dead ends here, could probably tighten up a bit by pulling back to just outside the door at both ends of the 2nd floor corridor and the West end of the 1st floor corridor.

Stair towers: place in exact same location as those on the ground level.

Keep exterior recesses (niches) w/in 2:1 ratio. This falls under the "sound design logic" category

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Floor plan labels (upper plan): MR, S, CR, SM, B, C, T, T, EE, E, L, CO, ST, EM, LM, SC, HO, W, LD, ST — BUILDING LIMIT LINE

Floor plan labels (lower plan): OB, S, CR, SM, B, C, T, T, C, E, L, CO, ST, EM, LM, HO, SO, AO, ST — BUILDING LIMIT LINE