

UNIVERSITY OF
CALIFORNIA,
BERKELEY

Anna Head
Apartment Building
& Residence Hall

PROGRAM STATEMENT

July 1, 2008 **(Draft)**

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INTRODUCTION

New student housing is driven by undergraduate student enrollment growth, recruitment, retention, and the educational experience. The housing must reflect an understanding of student culture, market preference, and financial capacity. The living environments must be designed to facilitate social, physical, and emotional health by providing day lighting, excellent indoor air quality, ergonomic furniture, and programmed living/learning space. These buildings should be a delight to live in and maintain. The design should attain LEED Silver Certification, maximize energy efficiency and water use, as well as have high performance finishes that facilitate low maintenance costs. The University will perform its own basic and enhanced commissioning with commissioning agents who are not involved in the design of the project, and who are thus considered "third party".

SITE PLAN & SAFETY

The high density student residential buildings will be located on the parking lot west of the Anna Head School. The success of the project will be dependent on the inventive design skills of the architect when considering the projects proximity to the Anna Head building. The project will provide an opportunity to create an interesting street pattern. The apartment building will be located on Haste Street and the Residence Hall building will be located on Channing Way. Residents of the apartment building should be able to gain access to their building via Channing without entering and exiting the residence hall building. The site plan will provide for the security and safety needs of the students. A private and secure domain will be created at the entrances through the use of key entry at fenced inward interior courts, entry doors, stair-well doors with lites, and the elevators. Stairs should be designed to promote social engagement. Outdoor lighting will be provided, and be incorporated into the overall area lighting plan. Plantings along pathways will be planned with concern for security. Bicycle circulation and the location of bicycle storage facilities will be convenient and safe. People in the courtyards should have a glimpse of the street, and a view of the front door as well as the path to the front door. The building site plan should contribute to the safety of the neighborhood. Community rooms will be placed in high-visibility locations that enhance subtle security. Windows will provide community spaces with the opportunity for visual engagement from non programmed spaces.

The architect will need to work closely with the Campus Landscape Architect and an arborist to assess how to approach each of the numerous trees on the site.

BUILDINGS

The elegant, modern building design should create a unique identity while fitting into the neighborhood context without attempting to mimic it. We would like to avoid a numbingly repetitive façade as well as cliché's of historicism or pastiche. The five story buildings should blend in with the scale of the neighborhood, be a lively counterpoint, visually appropriate, and not perceived to be disruptive. Design a housing environment that promotes community and safety. Create a sense of place and belonging. The buildings should be designed to promote serendipitous as well as planned meetings in the public spaces.

The buildings should be studied with and without parking a half floor below grade. It would be ideal if providing parking were to provide a higher degree of student safety, maintain the same number of beds, and cost less than the University parking replacement fee.

The study should look at 65 to 70% of the total bed count in an apartment building and 30 to 35% in a residence hall style building. It should also provide bed counts and costs for a building or buildings that are all apartments. The Pyatok Architects study resulted in 345 apartment beds and 134 residence hall beds.

The apartments will consist of four single occupancy bedrooms, a living room/dining/kitchen great room, and a compartmentalized bathroom. The residence hall will focus on clustering of rooms on each floor to create a group identity. The program spaces consist of double occupancy rooms separated from compartmentalized bathrooms, and shared areas for meeting and studying. The number of doors between corridors and bedrooms in the residence hall should be limited to allow easy access to Freshmen by the RA.

The buildings will take full advantage of the site's views, sun exposure, and ventilation. Natural light will be treated as an essential feature of the indoor space. The building will be fully sprinkled.

The social center for the residents will be created by a circulation pattern which will include exterior mailboxes (at apartments) and an interior mailroom at the residence hall, an entry lobby, two elevators, main lounge, laundry, vending machine area, and a study room on each floor. The public areas shall be designed to interconnect in a gracious residential manner. Corridors will be designed as an opportunity space to create community. They will feature wide and generous spaces that allow students to step out of the path of travel, pause, and have social interaction.

For the building to contribute to community (social discourse), the design should allow the students to find privacy as well as spaces that promote social interaction.

Design features that work to destroy community are:

- long and narrow corridors
- lack of windows
- visual intrusion
- noise
- no space for small and large groups to meet
- non-defensible space

The Residence Hall should have 1 private RA room per 30 to 35 residents with a minimum of 1 located on each floor. There should be 1 RD for every 10 RAs. Both RDs may be housed in the apartment building, but will require an approximately 100 sf office in the building they oversee.

The apartment building should have 1 private RA room per 60 residents and 1 RD apartment for every 400 residents. Ideally RAs will be assigned to serve one population or the other, not both.

The project will provide full accessibility for physically disabled students. In addition, 5% of the units will be fully usable by the physically handicapped. Rooms (percentages to comply with state regulations) will be equipped to be livable by the visually impaired and the hearing impaired (strobe light).

A magnetic card system will be provided for vending machines, laundry machines, entry doors, and elevators. A proximity reader will be provided for DSP at all entry and common area doors. The contractor will provide the hardware and conduits prepped for these, but not install readers or reader control hardware.

RESIDENCE HALL ACADEMIC SUPPORT SPACE

1. Computer work stations for 6% of the building residents.
2. 10 large group study tables to accommodate clustering and tutoring.
3. A front desk area and space to accommodate office equipment for usage by student: Fax, laminator, copy machine.
4. An APC office
5. An L&S advising office
6. A Residential Faculty office
7. At least one classroom and one small quiet study room depending on the number of residents.
8. Exercise room with 10 aerobic machines.

LANDSCAPE

1. Irrigation system
2. Photocell outdoor lighting with bypass switches
3. Enclosed bicycle racks for residents and visitors
4. Existing tree strategy

FURNISHINGS

All apartments and public areas will be furnished. Furniture specifications and purchasing services will be outside the scope of this project.

DSP

1. Provide two DSP UFA accessible units with automatic proximity door openers at all necessary unit doors. Provide automatic proximity door openers at all common area doors as well. Contractor will provide hardware and conduits prepped for these, but not install readers or reader control hardware.

ENTRY LOBBY

1. Security Monitor Station: Residents entering the buildings should be required to bypass the SM prior to reaching any access points further into the building. The SM should have direct sight lines to the entry door and elevator doors. Data and phone for ID swipe machine and telephone. Adequate space for storage of the swipe machine and telephone should be contained within the desk area.
2. Storage for items such as 3'x4' push carts should be provided in a lobby closet.
3. Unisex bathroom
4. Bench seating
5. The wall opposite the elevator will have 4' high wainscoting with a tackable surface above.
6. Locked stair entry (constant locks)
7. Encased lockable large bulletin board
8. Steel corner guards
9. 10 foot deep recessed entry mat
10. Secondary locked passage separating the public area if living areas are located on the ground level.
9. Two pay telephones (one that is accessible)

EXTERIOR ENTRY

1. Intercom entry system. Residents will come down to the entry and let guests into the building.
2. Program for card reader system.
3. Message board next to the intercom.
4. Mailboxes located outside the entry door on porch, keyed to room doors.

RECREATION LOUNGE

1. Will accommodate 25 students.
2. Suitable for watching television, visiting, playing cards, etc.
3. Multiple network connections including appropriately placed connections for wireless.
4. Connection for cable TV
5. Door lites for security and safety
6. Secured built-in entertainment center with 60" TV screen and VCR.
7. Provide space for a piano and one pool table.
8. Other potential furniture/equipment include high mounted televisions.

KITCHENETTE

1. Should be near laundry
2. Include a single sink, electric range w/ vented hood, refrigerator, microwave and ice machine on a counter.
3. Provide two vending machines

LAUNDRY/VENDING

1. Acoustic protection
2. One commercial washer and one gas dryer for every 40 residents (one washer/dryer will be extra large)
3. Easy access for shut-off valves
4. One washer and dryer at accessible height
5. Machines will be on a solid concrete pad and well drained for overflows
6. Seating
7. Counter top space for folding clothes
8. Conduit/connectivity for laundry access system
9. Two vending machines

BEDROOMS

1. Six lin. ft. of built-in closet space with bi-passing solid core doors and a shelf above the rod for each occupant. Closets should create acoustic insulation. Closet doors should be wide enough to provide access to bureau if placed in the closet.
2. Separately switched dimmers for sconces on each side of the room.
3. Size of room to accommodate the following furniture: Extra long twin beds, 4'-6" wide desks, desk chairs, 5-drawer bureaus, underbed bookcase units, underbed drawer units, partial closet wardrobes, and mobile desk pedestals.
4. Space for TV, computer, VCR, telephone and a small refrigerator for each occupant.
5. Eight duplex electrical outlets per person.
6. One telephone cable for each bedroom.
7. Data network connections for each student with faceplate conveniently located near student workstations/desks. Conduits for voice, video, and data should be provide a fully re-usable pathway to the communications closet.
8. Each desk needs to have easy access to an outlet with voice, data, and cable. If desks are located near each other in the same room, the outlet can be shared.
8. CATV to each bedroom and living room. Provide "finish" jack.
9. Operable ground floor windows will receive stainless steel security screens.
10. Carpet and base
11. Tackable wall panels the length of the long bedroom walls.
12. Single full length mirror on entry door.

COMPARTMENTALIZED BATHROOM

1. Shower compartment ratio to be 4:1.
2. Toilet compartment ratio to be 4:1.
3. Toilet and shower compartment partitions and doors to be from +6" AFF up to 7'-
4. 0" AFF.
5. Double lavatories with mirror full length of the long counter at a 2:1 ratio.

6. All fixtures will be of the water conserving type.
7. Engineered ventilation tied to light switch w/ extended time switch.
8. Stainless steel access panels
9. Plumbing shut-off capability for each shower, toilet, sink, etc.
10. Toiletry cubbies and clothes hooks
11. Floor drain
12. Wall space to hold 4 towel bars (stacked 2 high).

KITCHEN/DINING

At apartment units only, provide a kitchen/dining space including garbage disposal, range, refrigerator, microwave, cabinets, drawers, and lighting, round 42" table and four chairs.

LIVING ROOMS

At apartment units only, provide living a living area including three seat couch, coffee table, two club chairs, two side tables, and an entertainment unit.

RESIDENT ADVISOR

Resident hall assistants and apartment assistants to have a single room with area for small conference table and chairs. RA to share bathroom with other residents.

RESIDENT DIRECTOR APARTMENTS

Each building will have a Resident Director Apartment. The RD is responsible for conducting meetings, crisis intervention, and staff consultation. The apartment should be easily accessible to the student population while also providing a private entry.

1. Exterior entry and interior entry
2. Master bedroom that accommodates a queen size bed
3. Second bedroom that accommodates a child
4. Full kitchen with dishwasher
5. One bathroom
6. Lavatory with wide mirror, cabinet, towel bars, and hooks
7. Data, telephone and CATV receptacles in the living room and both bedrooms.
8. Clothes washer and dryer

RESIDENT FACULTY APARTMENT

Same as RD apartment

STUDY LOUNGES

1. One study lounge per floor, capacity to be determined.
2. Size and furniture requirements to be established during schematic design.
3. Wired for power, data network, and task lighting. Power and data outlets will be located at /on desk surfaces. Built-in task lighting

4. Chalk and white boards
5. Long narrow window to the side of the entry door

CORRIDORS

1. Public W.C. on each floor.
2. Provide maximum daylighting.
3. Passages will be kept as short as is possible, and express a variety of widths and heights where possible.
4. Artificial lighting will have motion sensors.
5. Provide general lighting at ceilings with additional light above each unit entry.
6. Utilize Smoke Guard roll down smoke curtain (not swing doors) at elevators.

STAIRWELLS

Maximize daylighting.

CUSTODIAL STORAGE

1. One custodial closet on each floor
2. Shelves for cleaning supplies, room for a housekeeping cart and vacuum sweeper. Accommodate (2) wall hung brooms.
4. The ground floor custodial closet should have all of the above plus a mop sink and accommodations for (2) wall hung mops. (This will be true for all floors if the corridors are concrete)

BDF CLOSET (Communication Systems Wiring Closet)

1. 9.5' x 4'
2. Situated within the building so that the distance between the closet and the furthest network drop (end-point) does not exceed 150 feet.
3. Will serve data, voice, CATV, and the access control system. Provide home-run conduits from this room to each end-point (not exceeding 150 feet). Include four 4" conduits from the building entry (street) to this closet for communication systems service entry.
4. Closet will not be shared with other non-communication systems services.

SIGNAGE

The signage package will be an integral part of the project. A signage program will need to be developed with RSSP. We will not accept signage design designed by the architect's office. A graphic design consultant will be required.

TRASH COLLECTION

1. Provide 1 chute for trash, 1 chute for recycling, and 1 chute for optional use as a laundry chute during conference sessions. Trash chutes are to be kept closed until trash is unloaded into totes.
2. Space for sorting recyclables.
3. Easily accessible for collection
4. No odors or noises to the living areas
5. Wash-down hose
6. Trash room must have ample space for cleaning and the sorting of recyclables

ENCLOSED BICYCLE STORAGE

1. For 20% of resident population
2. Bicycle storage to be covered by a roof and enclosed by galvanized grate side walls.

RECYCLING ROOM (ground floor)

1. Compactor (consult with Lisa Bauer)
2. Wash down hose
3. No odors to the interior of the building

FACILITIES STORAGE ROOMS

1. Linen, Maintenance parts and supplies, Custodial supplies, Furniture Storage
 - 900 sq. ft. at Anna Head
 - 750 sq. ft. at Channing Ellsworth

SECURITY

1. Pedestrian entry will be through a controlled security door by means of a magnetic card access device which leads to the apartments via an elevator or stairs. The access system will also be used at the vending machines and laundry.
2. Campus Emergency Telephone located near the building entries and in the elevator.
3. Exterior Knox-box for the fire department.
4. Stainless steel security screens at all windows located within 10 feet of the ground.
7. The Suites Building will have a security monitor station in the lobby that will have clear site lines to the entry and elevator doors. The station will accommodate data for an I.D. swipe machine, telephone line, and a panic button tied into UCPD.