



Schwartz Hall

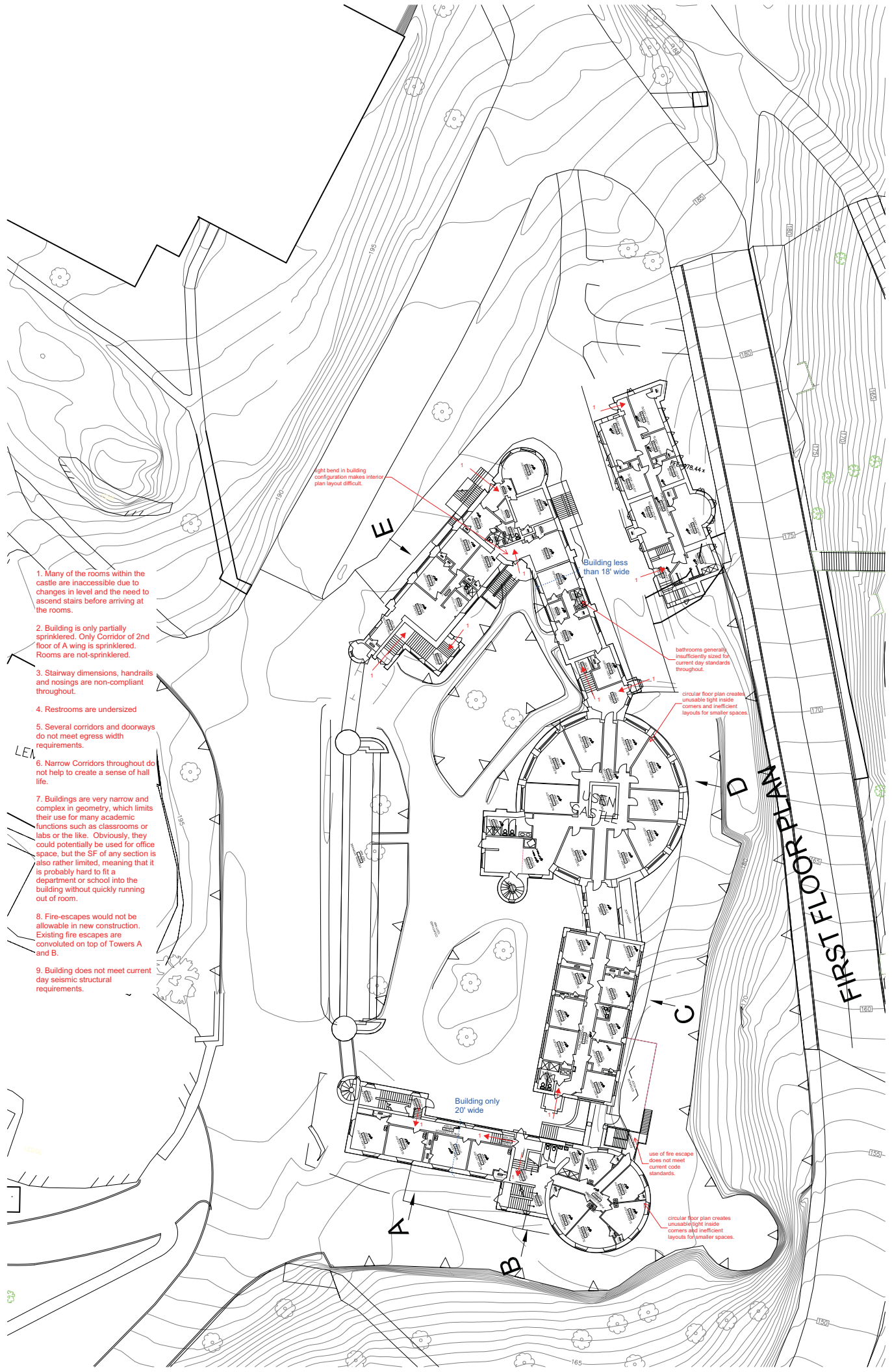
Usen Castle
Tower E

Usen Castle
Tower D

Usen Castle
Tower C

Usen Castle
Tower A

Usen Castle
Tower B



1. Many of the rooms within the castle are inaccessible due to changes in level and the need to ascend stairs before arriving at the rooms.
2. Building is only partially sprinklered. Only Corridor of 2nd floor of A wing is sprinklered. Rooms are not-sprinklered.
3. Stairway dimensions, handrails and nosings are non-compliant throughout.
4. Restrooms are undersized
5. Several corridors and doorways do not meet egress width requirements.
6. Narrow Corridors throughout do not help to create a sense of hall life.
7. Buildings are very narrow and complex in geometry, which limits their use for many academic functions such as classrooms or labs or the like. Obviously, they could potentially be used for office space, but the SF of any section is also rather limited, meaning that it is probably hard to fit a department or school into the building without quickly running out of room.
8. Fire-escapes would not be allowable in new construction. Existing fire escapes are convoluted on top of Towers A and B.
9. Building does not meet current day seismic structural requirements.

right bend in building configuration makes interior plan layout difficult.

Building less than 18' wide

bathrooms generally insufficiently sized for current day standards throughout.

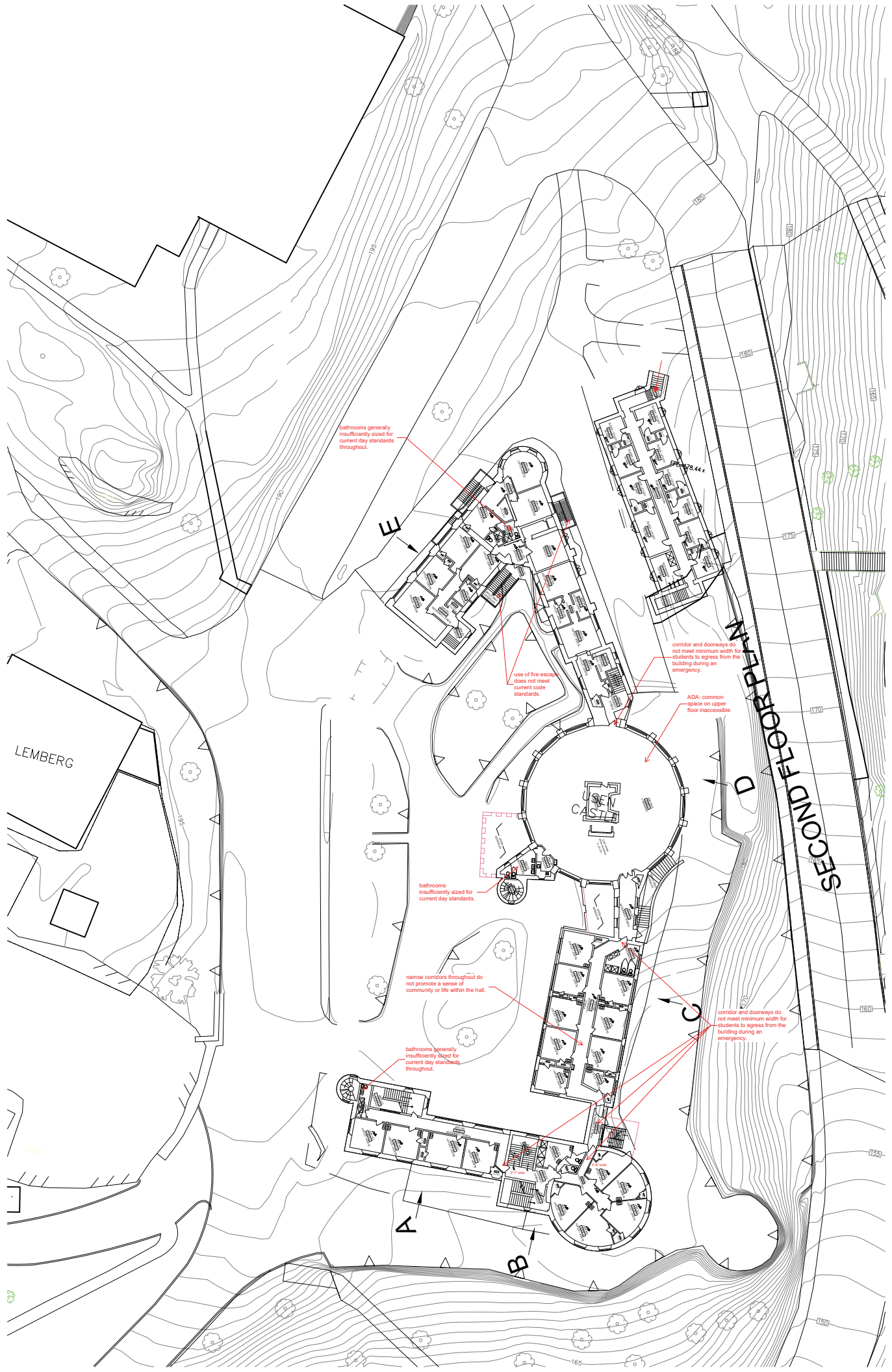
circular floor plan creates unusable light inside corners and inefficient layouts for smaller spaces.

Building only 20' wide

use of fire escape does not meet current code standards.

circular floor plan creates unusable light inside corners and inefficient layouts for smaller spaces.

FIRST FLOOR PLAN



bathrooms generally insufficiently sized for current day standards throughout.

E

use of fire escapes does not meet current code standards.

corridor and doorways do not meet minimum width for students to egress from the building during an emergency.

ADA common space on upper floor inaccessible

D

bathrooms insufficiently sized for current day standards.

narrow corridors throughout do not promote a sense of community or life within the hall.

bathrooms generally insufficiently sized for current day standards throughout.

A

B

corridor and doorways do not meet minimum width for students to egress from the building during an emergency.

C

SECOND FLOOR PLAN

LEMBERG



LEMBERG

USEN CASTLE

THIRD FLOOR PLAN

FFE=178.44x

E

D

C

A

B

bathroom generally
insufficiently sized for
current day standards
throughout.

bathroom off of stair
decks will meet current
day code. Two steps
down to get into the
bathroom.

low headroom - 6'-3"

many stair landings do not
meet code in depth
—requirements and room
needed for doors to swing
into the stairwell.



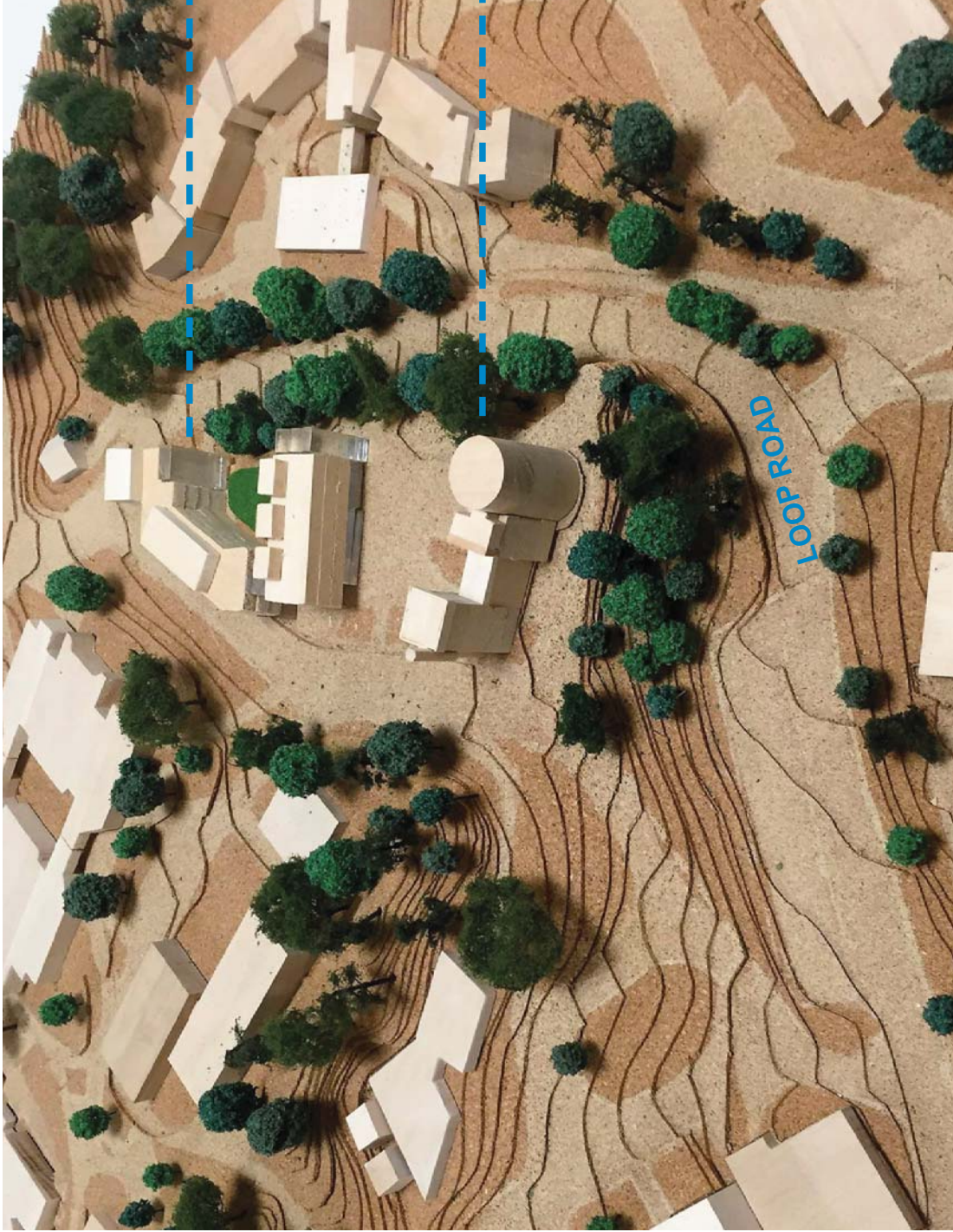
convoluted egress requires climbing up to a 26" sill, traveling down onto a lower roof, going up another fire stair and then climbing down another tall sill into another building before egressing down an interior stair.

bathrooms generally insufficiently sized for current day standards throughout.

bathroom off of stair does not meet current day code.



fire escapes used to provide egress between Towers A and B. Use of fire escape does not meet current code standards.



NEW RES HALL

CASTLE A & B

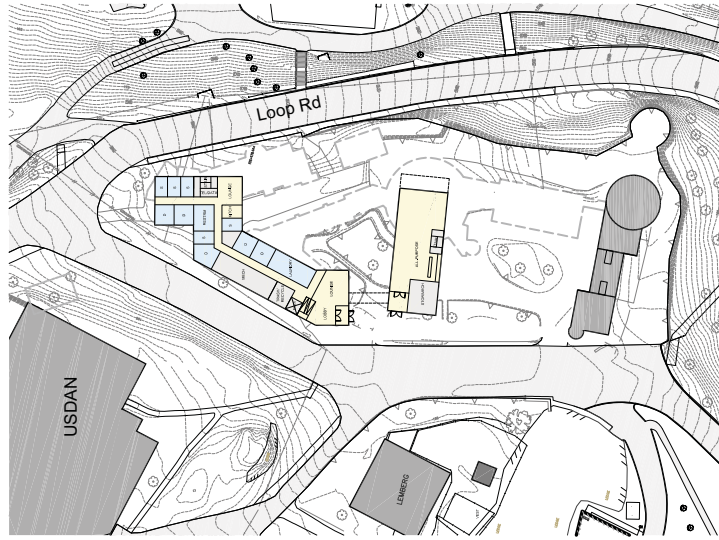


BRANDEIS UNIVERSITY
CASTLE SITE RESIDENCE HALL

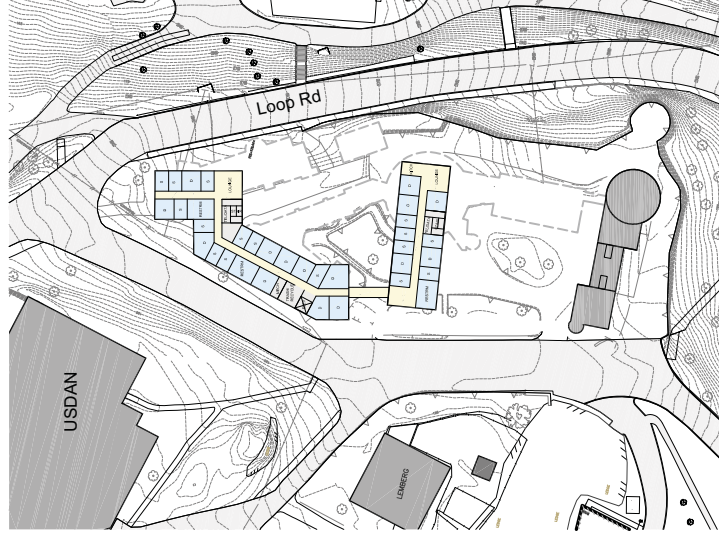


January 14, 2015
WILLIAM RAWN ASSOCIATES, Architects, Inc.

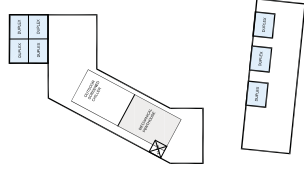
160 Beds at North End of Site



Level 1



Level 2-4



Roof / Duplex



BRANDEIS UNIVERSITY
CASTLE SITE RESIDENCE HALL



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**Brandeis University
Usen Castle Project Team**

<u>Team Member</u>	<u>Role/Responsibility</u>
Leggat McCall Properties	Project Management
William Rawn Associates	Architect
Simpson Gumpertz & Heger	Castle Structural / Facade Assessment
VHB – Maureen Cavanaugh	Historic Preservation
Bond Brothers, Inc.	Construction Estimating / Due Diligence
RFS Engineering	MEP/Fire Protection
LeMessurier Consultants	New Building Structural
R.W. Sullivan	Code Consultant
Nitsch Engineering	Civil Engineer
Axiom Partners	Hazardous Materials Consultant
Connors & Connors LLP	Local Legal Counsel