SPACE STANDARDS

1.) Retail Shops

6 shops at 6,000 net square feet each
20-25 employees

36,000 S.F.

2.) Storage Areas

Each store will be provided with an adequate non-showable goods storage area for incoming merchandise. The Spaces shall be individually lockable, and easily accessible to both the shops and a centrally located dock/distribution point.

6 storage at 1,000 square feet each

6,000 S.F.

3.) Maintenance Facilities

These shall consist of adequate storage and janitorial space for the cleaning and general upkeep of the retail portion of the facilities. They shall include such items as janitorial sinks and cleaning materials space.

2 employees (probably night only)

500 S.F.

4.) Restroom Facilities

assuming a base rate of 400 square foot per person

mens restroom - 3 waterclosets, 3 urinals, 3 lavatories

womens restroom - 5 waterclosets, 4 lavatories, make-up area

1000 S.F.

TOTAL NET ASSIGNABLE SQUARE FOOTAGE

43,000 S.F.
SPACE REQUIREMENTS

ACTIVITY PERFORMANCE REQUIREMENTS
The auditorium will serve a number of performance types and a large number of different activity groups, from a theatrical group performance down to concerts, lecture presentations, and occasionally movies. Although small in size, the auditorium should be able to accommodate a varying number of people without large distortions in acoustical properties. It should be at a strategically located point in the entire facility so that entry and exit can be from both private and public points. This enables the rest of the facility to be secured off during evening performances. The supporting spaces may share purposes with adjoining spaces, such as the lobby and restroom facilities.

ENVIRONMENTAL REQUIREMENTS
- Acoustic - Extremely high acoustic requirements must be maintained at all times, both interiorly and exteriorly. Special attention must be paid to mechanical system noises so that they do not interfere with performances. Due to the relatively small size of the seating area, it may be feasible to eliminate the need for an elaborate amplification system. Extreme care must be taken to acoustically separate the auditorium from rail service noises.

- Heating, Ventilating, and Air-conditioning - Adequate systems must be provided to compensate for large demands during performances. Individual controls shall exist for each of the major spaces, so that energy efficiency is maintainable during non-use periods. The large amount of space needed will draw major demands of the central heating and air-conditioning systems. However, since most performances will take place during the evening hours, the auditorium will not put great amounts of overload on the entire system.

- Lighting - The lighting system must be drastically changeable due to the varied activities that are to be present. All stage and auditorium lighting must be controllable from one specific point, mainly the control room. Daylighting should under no circumstances be permitted in the space. Mainly incandescent fixtures should be used rather than fluorescents due to the change in color rendition that takes place with fluorescents.

- Power and Signal - Adequate power outlets should exist in the stage floor and surrounding side stages to accommodate special lighting needs. The amplification system should be concealed and controlled from one central point in the control room. The control room itself should have a direct communication link to the stage area. Special power shall be provided for projection systems. The entire electrical system should be isolated from the rest of the facility in case of fire or overload conditions.
- Visual and Aesthetic - The auditorium need not be related to prominent views, although the lobby may require some views to the exterior. Aesthetically, the theatre should express its functional roles and be equipped with adequate materials for acoustic properties while still providing a maximum amount of audience comfort.

SPACE STANDARDS

1.) Seating - approximately 400 seats at 22" x 39" (includes legroom) 2363 S.F.

auditorium circulation 1000 S.F.

2.) Lobby/Foyer - assume approximately 6 square feet per auditorium seat maximum 1500 S.F.

3.) Box Office - contains space for storage of pre-printed tickets, and 2-3 sales windows 200 S.F.

4.) Coat room - minimum unless checkroom does not serve auditorium or unless patrons so not check overcoats

5.) Stage - assuming minimum 36 foot proscenium and depth of 30 feet 1080 S.F.

6.) Projection Booth - includes private toilet and lavatory 300 S.F.

7.) Prop Storage - approximately ½ of proscenium opening per side or minimum of 12 feet 2000 S.F.

8.) Costumes/Dressing Rooms (2) - each room requires access to two lavatories and toilets, and adequate area for 8 persons each 1000 S.F.

9.) Control Room - for lighting, sound, props, etc., should have easy access to stage area 200 S.F.

10.) Orchestra area - for small orchestral groups to play mainly during theatrical productions. Major orchestral productions will take place on the stage itself
11. Stage Managers office - should be in close proximity to stage
   Furniture - 1 desk, 1 chair, 1 filing cabinet, 2 visitors chairs
   200 S.F.

12. Side Stages - for waiting actors during performances, and prop change-ability, and storage during productions
   Approximately ½ proscenium width
   1000 S.F.

13. Restrooms - assuming that 70 square feet of auditorium seating area equals 1 person
   Men's restroom - 3 waterclosets, 3 urinals, 3 lavatories
   Women's restroom - 5 water closets, 5 lavatories
   400 S.F.

TOTAL NET ASSIGNABLE SQUARE FOOTAGE
12,063 S.F.
SPACE REQUIREMENTS

ACTIVITY PERFORMANCE REQUIREMENTS
The rail facilities will provide quick, efficient mass transportation for the large number of commuters in the area. The main areas of the facility will be the lobby and the waiting concourse for the loading of train cars and buses. The extreme length of the concourse will provide a definite major space for the entire facility thus making it an important focal point. The lobby area itself should be closely related especially to the retail spaces to provide activities for the waiting patrons.

ENVIRONMENTAL REQUIREMENTS
- Acoustics - Great care and detailing must be provided in order to sufficiently eliminate most airborne and vibration related noises from passing trains and buses to other interior building areas. For this reason, the greatest amount of acoustic privacy must exist between the tracks and the auditorium and office areas. This will probably be done basically with mass and acoustic absorbing materials. Acoustic properties will exert a great deal of force over major design decisions.

- Heating, Ventilating, and Air-conditioning - Care must be taken to adequately ventilate the enclosed space of the lobby and concourse due to the presence of diesel trains and buses. Exhaust fumes must not be allowed to enter other spaces of the complex. Adequate heating and air-conditioning must be provided to deal with heat loss due to the large volumes of people who enter and exit when trains and buses depart and arrive.

- Lighting - Daylight will be used to light the major concourse space during the daylight hours, however, adequate amounts of lighting must be present during nighttime hours. Exact levels of illumination are not necessarily crucial.

- Power and Signal - No special power devices are needed in this area. Adequate signaling devices must be provided to indicate arrival and departure times of trains and buses, and to transfer information from and to other stations along the lines.

- Visual and Aesthetic - A visual link should be established between the lobby/waiting area and the concourse. Also visual links from other activities in the facility may be desired down to the departure area.

SPACE STANDARDS

1.) Lobby/Waiting - seating area for 75-100 persons, includes vending area

2.) Tickets - ticket dispersal and storage facilities should be provided, plus 1 desk for employees

2000 S.F.
3.) Main Concourse - provides adequate loading area for 6 passenger cars at 85 foot each

7000 S.F.

4.) Bus Terminal - allows enough room for two buses at a time at 40 foot by 8 foot plus waiting area

1500 S.F.

5.) Baggage Room - includes scales and storage room for both train and bus luggage, plus office facilities for one employee

1000 S.F.

6.) Administrative Offices (2)
function - provides administrative services for both train and bus service, and for the transportation terminal in general, handles monies etc.

furniture - 1 desk, 1 chair, storage, 1 couch, 2 visitors chairs, per office

2 employees

500 S.F.

7.) Secretarial (2)
function - personal secretaries for the administrators in 6

furniture - 1 desk, 1 chair, 2 filing cabinets, 2 visitors chairs, per office

300 S.F.

8.) Trainmen's Lounge - provides temporary stop over rest points for train employees. Includes private restrooms, and shower facilities, plus sleeping facilities

500 S.F.

9.) Restrooms -

mens restroom to contain 4 urinals, 4 waterclosets, 5 lavatories

womens restroom to contain 7 waterclosets, 5 lavatories, make up area

400 S.F.

TOTAL NET ASSIGNABLE SQUARE FOOTAGE

13,700 S.F.
EXTERIOR CRITERIA

Parking - Should be provided for approximately 30-75 employees of the facility. These parking places may be separate from basic user parking which should be approximately another 50 places. Auditorium parking should equal approximately 1/3 of the total auditorium seating capacity. This would mean another 130 parking places. However, considering usage time of the auditorium, it may be vacated by employees of other functions. Therefore, it has been estimated that a 200-250 car parking facility should be provided with adequate lighting and surveillance to provide train and bus users with a 24 hour secure lot.

assume 300 S.F. per car
(includes circulation)

60,000 S.F.
SPACE SUMMARY

GOVERNMENT FACILITIES

Mayor's Office ------------- 300 S.F.
Assistant Mayor's Office ----- 300 S.F.
Secretaries Office ----------- 200 S.F.
Jackson County Assessors Office -- 200 S.F.
Secretary --------------------- 150 S.F.
County Advocate Coordinators Office ---
---------------------------------------- 200 S.F.
Secretary --------------------- 150 S.F.
County Court --------------- 500 S.F.
County Court Clerk -------- 200 S.F.
County Prosecuting Attorney ---- 200 S.F.
Secretary --------------------- 150 S.F.
Jackson County Food Stamp Office ----
---------------------------------------- 200 S.F.
Seymour Housing Authority ----- 300 S.F.
Building, Commissioners Office -- 300 S.F.
Secretary --------------------- 150 S.F.
City Engineer ------------ 500 S.F.
Secretary --------------------- 150 S.F.
Clerk Treasurer ------------ 800 S.F.
Jackson Township Trustee ------ 200 S.F.
Sanitation & Utility Office ---- 800 S.F.
Seymour City Employment Office - 400 S.F.
Seymour Recreation Department -- 400 S.F.
City of Seymour Zoning Board -- 500 S.F.
United Fund Office -------- 400 S.F.
Indiana Green Thumb Office --- 400 S.F.
County Extension Agent ------ 300 S.F.
Regional Planning Office ------- 400 S.F.
Council Meeting Room -------- 1500 S.F.
Seymour Community Center ------ 2000 S.F.
Restrooms ----------------- 400 S.F.

RETAIL FACILITIES

6 Shops at 6000 sq. ft. ------- 36000 S.F.
Storage Areas - 6 at 1000 sq. ft. ------
---------------------------------------- 6000 S.F.
Maintenance ----------------- 500 S.F.
Restrooms --------------------- 400 S.F.

AUDITORIUM

Seating/Circulation ---------- 3383 S.F.
Lobby/Foyer ------------- 1500 S.F.
Box Office --------------- 200 S.F.
Coatroom ------------------- 300 S.F.
Stage ------------------------ 1080 S.F.
Projection Booth --------------- 300 S.F.
Prop Storage ------------- 2000 S.F.
Costumes/Dressing Room ------ 1000 S.F.
Control Room --------------- 200 S.F.
Orchestra Area ----------- 500 S.F.
Stage Manager's Office ------ 200 S.F.
Side Stages --------------- 1000 S.F.
Restrooms ------------------- 400 S.F.

Concourse --------------------- 7000 S.F.

Bus Terminal ------------------ 1500 S.F.
Baggage Room ------------------ 1000 S.F.
Administrative Offices -------- 500 S.F.
Secretary --------------------- 300 S.F.
Trainmen's Lounge ----------- 500 S.F.
Restrooms ------------------- 400 S.F.

Note: All square footages are minimums and actual design square footages may and should exceed these.
TOTAL NET ASSIGNABLE SQ. FOOTAGES

Government Facility -------- 12300 S.F.
Retail Facilities -------- 43000 S.F.
Auditorium ---------------- 12063 S.F.
Transit Terminal -------- 13700 S.F.

FACTOR: ASSIGNABLE/UNASSIGNABLE PERCENTAGES

Government Facilities
55%/45% ----------------- 22363 S.F.

Retail Facilities
70%/30% ----------------- 61428 S.F.

Auditorium
60%/40% ----------------- 20105 S.F.

Transit Terminal
80%/20% ----------------- 17125 S.F.

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Total Gross Square Footage = 121021 S.F.
CONCLUSIONS

Taking into consideration the size of the site, and the amount of square footage of building space required. It can be concluded that if a 3-4 story structure was built, there would still be adequate space for a park-type atmosphere to exist within and around the structure. Although no exact programming has taken place for these outdoor landscaped plazas, at this time none can effectively be made, since these areas will be determined more fully by the actual design process.

Although as previously noted at the end of the space summary, exact square footages of the final design may vary greatly, usually in an upward direction, from these original programmatic requirements. This is due to design decision, such as the structural grid, which allow greater amounts of open spaces for office enclosures. Also, square footages acquired were from existing tower office space, many of which are sorely in need of expanded space facilities.
SCHEMATICS
FINAL
DESIGN
CONCLUSIONS
In general, I feel that the project came together quite well, especially since it seemed to grow into a larger scale project than was originally intended. Obviously, the Final Design drawings are by no means "final" in the sense of being actual construction documents for the project. This was not the intended purpose of the thesis. Its purpose was to be somewhat in a final schematics state in that detailing with regard to the design of actual structural and mechanical systems are not included. This is not to say that these points are not an important part of any building. On the contrary, they must be included in rough form from the beginning of the project.

I feel that this project is a fitting end to my architectural schooling, and a fitting beginning to my hopeful career as an architect. It has been the first project in which I have had total site, programmatic, and design input, and I feel pleased with my results. Although sometimes I became quite frustrated and at times ready to "hang it up", so to speak, I knew that I always had a basic grasp as to what I intended the project to become.

Obviously, this project may seem offensive to some people, but then I don't think any piece of architecture ever built has gone totally without some criticism by someone. To these people who are offended or feel threatened by this project, I can only say read and study the past and present, and try to predict the future of architecture, and then try it for yourself. Its not as easy as it appears to be.