**4.0 BUILDING REQUIREMENTS**

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NOTE: This is a hidden text note that will not print when the HIDDEN TEXT box on the Print tab under "Tools-Options" is unchecked.  
   
Include a summary listing of all the program spaces and relationships. Sections include Space Tabulation, Space Relationships, and Exterior Character. Also enter Project title, location, and contract number information for page headers under the Header and Footer view.  
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**4.1 Space Tabulation**

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NOTE: The space tabulation is an overall list of rooms with their areas and limitations including other pertinent dimensional data. If this is a Military Construction project, the area is based on the 1391 congressional funding document and cannot be exceeded. If less gross square footage is provided, it cannot be reduced by more than 25% of the 1391 space allowance. If reduction in programmed space is anticipated, it should be noted under this section.  
   
The Space Tabulation data may be presented in an MS Word table inserted under this heading or as an embedded EXCEL table under this heading. An EXCEL file that can be embedded here can be found on the NAVFAC Design-Build website at:** [**http://www.wbdg.org/ndbm/**](http://www.wbdg.org/ndbm/) **. The files are included in Part 4 for the Standard Template and each Model Facilities-Type Template when you choose to download the .zip file of the entire template.  
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**Space Tabulation**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Space Name** | **# of Spaces** | **Unit SF (Net)** | **Total SF (Net)** | **Total SM (Net)** | **# of Occupants** | **Remarks** |
| Vestibule | 1 | 60 | 60 | 5.57 |  |  |
| Lobby | 1 | 200 | 200 | 18.58 |  |  |
| Waiting Area | 1 | 120 | 120 | 11.15 |  |  |
| Administrative Office | 3 | 100 | 300 | 27.87 |  | One - 100sf cubicle per administrator |
| Mechanical Room | 1 | 400 | 400 | 37.16 |  |  |
| Electrical Room | 1 | 260 | 260 | 24.15 |  |  |
| Fire Pump / Sprinkler Room | 1 | 180 | 180 | 16.72 |  |  |
| Mail Room | 1 | 120 | 120 | 11.15 |  |  |
| Telecommunications | 1 | 80 | 80 | 7.43 |  |  |
| Custodial Space | 1 | 100 | 100 | 9.29 |  | Includes facility laundry |
| Trash / Recycling Room | 1 | 300 | 300 | 27.87 |  | Locate as close as possible to |
| Bulk Storage Room | 200 | 28 | 5600 | 520.26 |  | 1-16 square foot cage per permanent resident + circulation |
| Public (Unisex) Toilets | 2 | 140 | 280 | 26.01 |  |  |
| Telephone Alcove | 1 | 56 | 56 | 5.20 |  |  |
| Community / Game Room | 1 | 700 | 700 | 65.03 |  | 28 x 25 room approximately 40 people + games |
| Pool Toilet / Shower Utility Room | 1 | 120 | 120 | 11.15 |  |  |
| Vending Room | 1 | 150 | 150 | 13.94 |  | 4 vending machines - adjacent to Game Room |
| 2-Bedroom Apartment | 200 | 900 | 180000 | 16722.55 |  |  |
|  |  | Subtotal Net Area | 189026 | 17525.79 |  |  |
|  |  | Net to Gross Factor | 1.25 | 1.25 |  |  |
|  |  | Total Gross Area | 236283 | 21907.23 |  |  |

The Design-Building Contractor shall provide actual area in both square feet and square meters in proposals.

See attached document(s), '4\_DF\_SpaceTabMaster.xls,' in the 'attachments' directory.

**4.2 Space Relationships**

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NOTE: Include bubble diagrams, adjacency matrices, and/or block diagrams to explain functional relationships. Include narrative that explains adjacencies and organizational concepts. Identify if project or certain portions will require ABA Accessibility Standards compliance.  
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**4.3 Exterior Character**

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NOTE: Include text, graphics and photos that illustrate the desired requirements for exterior appearance. Section should address BEAP or IAP (whichever is applicable), aesthetics and historical elements (as applicable).  
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[The exterior appearance shall be compatible with building’s adjacent to the site.] [The design shall be in conformance with the Base Exterior Architecture Plan (BEAP).]

[The primary exterior material of the building shall be [brick] [ ].] [The roof shall be [metal] [ ].]