

Mayse & Associates

Project number: 05055

TWC, Texarkana

10/3/2005

Minimum Specific Room Requirements (reference Lease Specifications)

department	unit	s.f. ea	s.f. total	cubes	millwork		# doors	lights		electrical		plumbing			finishes				# sink	remarks	
					ft. base	ft. wall		2x4 parabolic	4' strips	min. # outlet	voice / data	WC	lav	U	2x2 or 2x4 lay-in	gyp walls	wains-cot	12x12 CT floor			VCT
individual offices	2	196	392				2	4	8	1						x	x			x	
	12	192	2304				2	24	48	12						x	x			x	
open office	1		9000	81				180	96	82						x	x			x	cubes by tenant, power poles by contractor
copy/fax/printer	4								8	8						x	x			x	
front counter	1	200	200		20			2	4	4						x	x			x	
conference room 1	1	600	600		20	20	2	6	8	2						x	x			x	1 projection screen, coffee, microwave
conference room 2	1	600	600		20	20	2	6	8	2						x	x			x	1 projection screen, coffee, microwave
conference room 3	1	600	600		20	20	2	6	8	2						x	x			x	1 projection screen, coffee, microwave
conference storage rooms	3	100	300				3	3	12							x	x		x		
computer lab (15 stations)	1	400	400				1	4	20	16						x	x			x	marker board
resource center	1	200	200		15	15	1	2	6	2						x	x			x	bulletin board, marker board
storage/supply	1	280	280		15	15	1	3	4							x	x		x		
LAN room	1	100	100				1	1	4	2						x	x		x		bulletin board
public waiting	1	200	200				1	2	2							x	x			x	
waiting for childcare	1	120	120				1	1	2							x	x			x	
classroom	1	968	968				1	10	8	2						x	x			x	bulletin board, marker board
employer resource room	1	576	576		15	15	1	6	6	1						x	x			x	bulletin board
break room 1	1	200	200		15	15	1	2	8							x	x		x		1 bulletin board, coffee, microwave, refrigerator
break room 2	1	200	200		15	15	2	2	8							x	x		x		1 bulletin board, coffee, microwave, refrigerator
work room 1	1	250	250		15	15	1	2	6							x	x		x		
work room 2	1	250	250		15	15	2	2	6							x	x		x		
employee mens 1	1	250	250		6		1	2	2			1	2	1	x	x	x	x			
employee womens 1	1	250	250		6		1	2	2			2	2		x	x	x	x			
employee mens 2	1	250	250		6		1	2	2			1	2	1	x	x	x	x			
employee womens 2	1	250	250		6		1	2	2			2	2		x	x	x	x			
public mens	1	50	50				1	1	1			1	1		x	x	x	x			
public womens	1	50	50				1	1	1			1	1		x	x	x	x			
mech room / janitor	1	150	150				1			2							x	x		x	1 may be sealed conc, shelving
subtotal			18990																		
hallways & circulation 15%			2848.5						TBD	TBD					x	x				x	3 sets of drinking fountains
expansion 20%			3798						TBD	TBD	TBD				x	x				x	
exterior door							3														
pr storefront doors							2														
total			25637	81	209	165	39	278	2	290	136	8	10	2							6