

**BUILDING SUMMARY
FUNCTION**

**MARCH 31, 2017
PRESCRIBED**

**APRIL 18, 2017
PROPOSED**

URGENT CARE	5,000	10,000
PRIMARY CARE	8,000	8,000
DIABETES	4,000	6,000
PULMONOLOGY	4,000	5,300
NEUROLOGY	3,500	5,000
GASTROENTEROLOGY	3,500	5,000
AMBULATORY SURGERY CENTER	5,000	11,000
ORTHOPEDICS	15,000	15,000
PLASTIC SURGERY	4,000	5,000
CARDIOLOGY	3,000	5,000

USEABLE AREA TOTALS	55,000	75,300
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COMMON AREAS	12,264	12,264
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USEABLE + COMMON AREAS	67,264	87,564
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CIRCULATION FACTOR	1.10	1.10
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TOTAL GROSS BUILDING AREA	73,990	96,320
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URGENT CARE						
Space	Metric	NSF	Qty.	Subtot	Notes	
Waiting Room		300	1	300		
Reception		360	1	360		
Alcove, Copier		40	1	40		
Consult Room		120	1	120		
Security Station?		-	-	-		
Toilet		-	-	-		
Vending?		-	-	-		
Alcove, Water Fountain?		20	1	20		
Alcove, Wheel Chair		60	1	60		
Patient Room, Triage		120	1	120		
Exam Room		120	2	240		
Exam Room, Bariatric		225	1	225		
Exam/Treatment Room		140	2	280		
Procedure Room		180	1	180		
Patient Toilet		60	2	120		
Sub-waiting, Imaging		80	1	80		
Imaging dressing		80	1	80		
Radiology Procedure Rm.		400	1	400		
Radiology Alcove		40	1	40		
Team work room		120	1	120		
Medication Room		80	1	80		
Laboratory		120	1	120		
Clean Utility		120	1	120		
Soiled Utility		80	1	80		
Alcove, clean linen		60	1	60		
Alcove, wheel chair		60	1	60		
Equipment storage		120	1	120		
Janitorial		60	1	60		
Office, Director		100	1	100		
Office, Nurse Mgr.		100	1	100		
Staff Lounge		120	1	120		
staff locker room		120	1	120		
Staff toilet		-	-	-		
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Total Net Area				3,925		
Grossing Factor				1.40		
Gross Area				5,495		
Proposed Area				10,000		

PRIMARY CARE						
Space	Metric	NSF	Qty.	Subtot	Notes	
Waiting Room		500	1	500		
Reception		400	1	400		
Consult Room		120	1	120		
Office Mgr Office		120	1	120		
Nurse Mgr Office		120	1	120		
		-	-	-		
Provider Work Room		400	1	400		
		-	-	-		
		-	-	-		
Physician Offices		100	6	600		
Exam Rooms		120	18	2,160		
Conference Room		200	1	200		
		-	-	-		
Patient Toilet Rooms		60	4	240		
Procedure Room		200	1	200		
Staff Break Room		300	1	300		
Soiled Utility		100	1	100		
Clean Utility		100	1	100		
IT Closet		50	1	50		
Storage Room		120	1	120		
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Total Net Area				5,730		
Grossing Factor				1.35		
Gross Area				7,736		
Proposed Area				8,000		

DIABETES						
Space	Metric	NSF	Qty.	Subtot	Notes	
Waiting Room		300	1	300		
Reception		360	1	360		
Consult Room		120	1	120		
Managers Office		120	1	120		
Educators Office		120	1	120		
Dietician Office		120	1	120		
Provider Work Room		400	1	400		
Counselor		120	1	120		
Patient Education Room		300	1	300		
Demonstration Kitchen		400	1	400		
Exam Rooms		120	6	720		
Conference Room		200	1	200		
Vision Room		200	1	200		
Patient Toilet Rooms		60	2	120		
Procedure Room		200	1	200		
Staff Break Room		200	1	200		
Soiled Utility		100	1	100		
Clean Utility		100	1	100		
IT Closet		50	1	50		
Storage Room		120	-	-		
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Total Net Area				4,250		
Grossing Factor				1.35		
Gross Area				5,738		
Proposed Area				6,000		

PULMONOLOGY						
Space	Metric	NSF	Qty.	Subtot	Notes	
Waiting room		-	1	-		
Reception/Check-in		-	1	-		
Testing Lab, Pulmonary Function		120	1	120		
Extended pulmonary function		120	1	120		
Physiology Lab		240	1	240		
Consult Room		120	1	120		
Patient Toilet		60	2	120		
Bronchoscopy Room		300	1	300		
Equipment Cleaning		80	1	80		
Prep/Recovery Cubicles		120	3	360		
Prep/Recovery Toilet		60	1	60		
Nurse Station		60	1	60		
Medication Area		80	1	80		
Refreshment Center		60	1	60		
Clean linen storage		40	1	40		
Clean Utility Room		80	1	80		
Soile Utility Room		80	1	80		
Crash Cart Alcove		20	1	20		
Wheelchair Alcove		60	1	60		
Housekeeping closet		60	1	60		
Respiratory Therapy Room		120	1	120		
Medical Gas Storage		80	1	80		
Ventilator Storage		100	1	100		
Clean Utility Room		80	1	80		
Soile Utility Room		80	1	80		
Equipment Storage		160	1	160		
Office		100	2	200		
Work Stations		56	7	392		
Copier/Printer		80	1	80		
Staff Lounge		80	1	80		
Staff Locker Room		80	1	80		
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Total Net Area				3,512		
Grossing Factor				1.50		
Gross Area				5,268		
Proposed Area				5,300		

NEUROLOGY						
Space	Metric	NSF	Qty.	Subtot	Notes	
Waiting Room		200	1	200		
Reception		200	1	200		
Consult Room		120	1	120		
Office Mgr Office		120	1	120		
Nurse Mgr Office		120	1	120		
		-	-	-		
Provider Work Room		400	1	400		
		-	-	-		
		-	-	-		
Physician Offices		100	3	300		
Exam Rooms		120	9	1,080		
Conference Room		200	-	-		
		-	-	-		
Patient Toilet Rooms		60	2	120		
Procedure Room		200	1	200		
Staff Break Room		200	1	200		
Soiled Utility		100	1	100		
Clean Utility		100	1	100		
IT Closet		50	1	50		
Storage Room		120	1	120		
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Total Net Area				3,430		
Grossing Factor				1.40		
Gross Area				4,802		
Proposed Area				5,000		

GASTROENTEROLOGY

Space	Metric	NSF	Qty.	Subtot	Notes
Waiting Room		300	1	300	
Reception		300	1	300	
Consult Room		120	1	120	
Office Mgr Office		120	1	120	
Nurse Mgr Office		120	1	120	
		-	-	-	
Provider Work Room		400	1	400	
		-	-	-	
		-	-	-	
Physician Offices		100	3	300	
Exam Rooms		120	9	1,080	
Conference Room		200	-	-	
		-	-	-	
Patient Toilet Rooms		60	2	120	
Procedure Room		200	1	200	
Staff Break Room		200	1	200	
Soiled Utility		100	1	100	
Clean Utility		100	1	100	
IT Closet		50	1	50	
Storage Room		120	1	120	
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Total Net Area				3,630	
Grossing Factor				1.35	
Gross Area				4,901	
Proposed Area				5,000	

AMBULATORY SURGERY CENTER						
Space	Metric	NSF	Qty.	Subtot	Notes	
		-	-	-		
Waiting Room		600	1	600		
Reception		150	1	150		
Consult		120	1	120		
Nurse Manager Office		120	1	120		
Physician Work Room		300	1	300		
Administrative Office		300	1	300		
Locker Rooms		200	2	400		
Equipment Storage		200	1	200		
Procedure Rooms		300	3	900		
Sterile Storage		150	1	150		
Decontamination		200	1	200		
OR		600	1	600		
Reprocessing		200	1	200		
Electrical Room		200	1	200		
Med Gas Room		100	1	100		
Vacuum Machine Room		100	1	100		
Janitorial (OR)		30	1	30		
Janitorial		30	1	30		
Work Room		100	1	100		
Nurse Station		400	1	400		
		-	-	-		
Prep/Recovery Bays		100	8	800		
Prep/Recovery Room		120	1	120		
		-	-	-		
Soiled Utility		100	1	100		
Clean Utility		100	1	100		
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Total Net Area				6,320		
Grossing Factor				1.60		
Gross Area				10,112		
Proposed Area				11,000		

ORTHOPEDICS						
Space	Metric	NSF	Qty.	Subtot	Notes	
		-	-	-		
Prescribed		15,000	1	15,000		
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Xray		600	-	-		
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Total Net Area				15,000		
Grossing Factor				1.00		
Gross Area				15,000		

PLASTIC SURGERY

Space	Metric	NSF	Qty.	Subtot	Notes
Waiting Room		200	1	200	
Reception		200	1	200	
Consult Room		120	1	120	
Office Mgr Office		120	1	120	
Nurse Mgr Office		120	1	120	
		-	-	-	
Provider Work Room		400	1	400	
		-	-	-	
		-	-	-	
Physician Offices		100	3	300	
Exam Rooms		120	9	1,080	
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		-	-	-	
Patient Toilet Rooms		60	2	120	
Procedure Room		200	1	200	
Staff Break Room		200	1	200	
Soiled Utility		100	1	100	
Clean Utility		100	1	100	
IT Closet		50	1	50	
Storage Room		120	1	120	
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Total Net Area				3,430	
Grossing Factor				1.35	
Gross Area				4,631	
Proposed Area				5,000	

CARDIOLOGY						
Space	Metric	NSF	Qty.	Subtot	Notes	
Waiting Room		200	1	200		
Reception		200	1	200		
Consult Room		120	1	120		
Office Mgr Office		120	1	120		
Nurse Mgr Office		120	1	120		
		-	-	-		
Provider Work Room		400	1	400		
		-	-	-		
		-	-	-		
Physician Offices		100	3	300		
Exam Rooms		120	9	1,080		
		-	-	-		
		-	-	-		
Patient Toilet Rooms		60	2	120		
Procedure Room		200	1	200		
Staff Break Room		200	1	200		
Soiled Utility		100	1	100		
Clean Utility		100	1	100		
IT Closet		50	1	50		
Storage Room		120	1	120		
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Total Net Area				3,430		
Grossing Factor				1.35		
Gross Area				4,631		
Proposed Area				5,000		

COMMON AREAS						
Space	Metric	NSF	Qty.	Subtot	Notes	
		-	-	-		
Information Desk		400	1	400		
Lounge, Family Waiting, Atrium		5,000	1	5,000		
Café (front of house)		400	1	400		
Café (back of house)		200	1	200		
Common Toilet Rooms		340	4	1,360		
		-	-	-		
Maintenance Office		120	1	120		
Maintenance Shop/Storage		300	1	300		
		-	-	-		
Receiving/Loading		400	1	400		
Waste Mgmt.		400	1	400		
Bulk Storage		400	1	400		
		-	-	-		
Sprinkler Room		120	1	120		
Main Electrical Room		200	1	200		
Telecom Demarc		120	1	120		
Med Gas		150	1	150		
E. Generator		400	1	400		
Fire Pump Room		250	1	250		
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Total Net Area				10,220		
Grossing Factor				1.20		
Gross Area				12,264		

75,000 Building Area
 B Use Group
 100 Area per occupant
 750 Total Number of Occupants

375 Male Occupants
 375 Female Occupants

Water Closets		Lavatories		Drinking Fountains
Male	Female	Male	Female	
1 per 25 for first 50 + 1 per 50 for remainder		1 per 40 for first 80 + 1 per 80 for remainder		1 per 100
8.5	8.5	5.69	5.69	7.5
9	9	6	6	8