



**US Army Corps
of Engineers®**



Department of the Army
Facilities Standardization Program

TRANSIENT TRAINING OFFICERS QUARTERS

Standard Design

Revision 4.6

Feb 2013

Prepared by:

Center of Standardization (COS)
US Army Corps of Engineers, Honolulu District
Bldg 230, Fort Shafter, HI 96858

3.0 TRANSIENT TRAINING OFFICERS QUARTERS (OQ)

- 3.1 GENERAL REQUIREMENTS:** The standard design drawings graphically integrate Army Standard requirements, including net square footage, functional adjacencies, and control zones. The designer of record shall utilize regional and climatic criteria to influence the building design.

Functional floor plans and conceptual site plans are provided for this facility in the applicable attachments and appendices. Use of these plans for the interior functional arrangement is mandatory. However, the plans may be modified to accommodate local, regulatory, engineering, architectural, life safety, and/or construction requirements at time of proposal. Additional consideration will be given for innovative, creative, or cost-saving proposals which meet or exceed the minimum requirements as established in the RFP.

Minor variations in the basic design forms of the facility types are permissible to accommodate proposed construction processes and materials. Building durability shall not be diminished with the use of such systems as compared to the systems and finishes indicated in this package.

Floor and site plans may change after award with Installation and Center of Standardization (COS) approval to enhance design, comply with codes, or support constructability.

3.1.1 FACILITY DESCRIPTION:

- A. OQ: Each two-story transient training Officers' Quarters (Senior Leaders Quarters) has forty semi-private senior leader sleeping rooms with baths to accommodate E7-E8 grade personnel.

3.1.2 FACILITY RELATIONSHIPS: (NOT USED)

3.1.3 ACCESSIBILITY REQUIREMENTS:

Officers' Quarters (Senior Leaders Quarters) are intended to be occupied by able-bodied personnel only, therefore are not required to be accessible.

3.1.4 BUILDING AREAS

- A. GENERAL: Area requirements for circulation space and utility rooms are to the discretion of the designer of record in accordance with applicable codes and requirements, counted in the gross square footage for each facility type. Coordinate column spacing and layout with the building floor plans concealing columns within or aligning with walls. Plan column placement to not interfere with the functionality of the space, providing clear spans for the larger open areas shown in the standard design plans.
- B. GROSS AREA: Maximum building gross areas shall not be exceeded. A smaller overall gross area is allowed if all functional relationships in the floor plans and mandated net areas indicated in the building finish schedules are met. Contractor shall clearly indicate proposed overall building(s) gross area calculation, to include net areas, building gross area, and half scope areas.
- C. HALF SPACE: Half scope areas shall be included in the gross area for balconies and porches; overhangs greater than 3'-0" in width, exterior covered loading platforms or facilities, either depressed, ground level, or raised; covered but not enclosed passageways or walks; covered and uncovered but open stairs; and covered ramps.
- D. EXCLUDED SPACE: The following shall not be included in the gross building area: Crawl spaces; exterior uncovered loading platforms or facilities, either depressed, ground level, or raised; open paved terraces; roof overhangs and soffits for weather protection 3'-0" or less in width; uncovered ramps; uncovered stoops; and utility tunnels and raceways.

- E. **NET AREA:** The standard floor plans mandate authorized space allowances for the functional areas as indicated on the drawings in the building finish schedules. Net area is measured to the inside face of the room finish walls. Net area requirements for programmed spaces are sized to accommodate the functional requirements, overall gross area limitations, and other recognized design principles. If net area requirements are not indicated as mandated, the space shall be sized to accommodate the required function, comply with code requirements, and comply with overall gross area.

3.1.5 **ADAPT BUILD MODEL: (NOT USED)**

3.2 **FUNCTIONAL AND OPERATIONAL REQUIREMENTS**

3.2.1. **FUNCTIONAL SPACES – OFFICERS’ QUARTERS (SENIOR LEADERS QUARTERS)**

- A. **GENERAL:** Refer to the Standard Design drawings for minimum net floor areas, space adjacencies, doors, and windows.

The Officers’ Quarters (Senior Leaders Quarters) is a two-story building housing up to 80 senior leaders in 40 living/sleeping rooms. The Officers’ Quarters are sized to accommodate a heavy armor BCT to include the E7 and E8 personnel that cannot be housed in the semi-private Senior Leader Quarters in the Barracks.

Each living module consists of two semi-private rooms. Each room has a bathroom with shower, a sink outside the bathroom, two closets, and a space for two beds. The rooms can be assigned as double or single occupancy consistent with space authorized by grade. Laundry rooms, activity rooms, and vending are available on each floor.

If two Battalion complexes are required, and two Officers’ Quarters (Senior Leaders Quarters) are required, the two buildings may be combined into a single facility. Methods for combining the buildings, including adding stories (requiring an elevator for buildings over two stories), shall meet the design criteria set forth in this Standard Design as determined by the COS.

ATFP Building Occupancy Level: The Officers’ Quarters shall be considered “billeting” with respect to ATFP requirements.

- B. **PRIMARY SPACES:**

1) **Senior Leaders’ Quarters (SLQ):**

- (a) **Sleeping Rooms:** The two built-in closets in each SLQ shall include minimum 3’-0” wide doors and a wire shelf with hanger bar capable of supporting minimum 30 lb. per linear foot. Each sleeping room shall include at least one exterior window at 3’-0” above finish floor with blinds. Columns or pilasters along the walls shall not be used to allow for an efficient furniture layout.

- (b) **Bath and Sink Areas:** Provide a minimum 3’-0” wide solid polymer countertop in each SLQ with integrally molded 16”x12” lavatory and 6” high coved back and side splashes on base cabinet with hinged door(s). Provide a glass mirror, full width of countertops with wall mounted vanity light fixtures above. Provide floor mounted toilets with full seats and seat covers. Minimum 3’-0” x 3’-0” fiberglass shower units shall be provided with integral soap shelves, curtain, and curtain rod. Provide minimum 2’-4” wide bath doors. Towel pins and toilet tissue dispensers shall be provided in each bath and sink area.

- 2) **Laundry Rooms:** Each laundry room shall be provided 4 heavy duty clothes washers and 5 heavy duty clothes dryers as part of the FF&E Package which is not in this contract. Each laundry shall include one **solid polymer utility sink** with gooseneck faucet, one solid polymer built in clothes folding table, minimum 120”x24”x36” with clothes rod above, and one floor drain.

- 3) **Common Areas:** These spaces may be used for administration or conferencing. Provide spaces for casual seating to view a wall mounted television in each area. Assure adequate framing is provided

to support a large flat screen television for training/briefings as well as entertainment. The television and mounting bracket shall not be in the contract since it will be included in the government's FF&E Package. Provide power and data/internet ports along walls, and power/cable/data connection for television. Provide space for tables with seating.

Within the common area on the second floor, provide a kitchenette with space for a refrigerator/freezer as part of the FF&E (which is not part of this contract), stainless steel double basin sink, and space for a microwave oven which will be provided by others. Provide base and wall cabinets, 8'-0" minimum length.

C. COMMON AND UTILITY AREAS:

- 1) **Vestibule:** Provide an enclosed transition space between the exterior and lobby. Include a clearance between doors to accommodate a 10'-0" long walk-off grate to meet LEED credit requirements.
- 2) **Corridors:** Provide one electric water cooler on each floor near the common area. Minimum corridor width is 5'-0".
- 3) **Stairs:** Provide circulation to the second floor near the front entrance and at the end of the corridor. Both stairs shall be enclosed with windows included for light and view. The Installation may choose to use a covered, open stair at the end of the second floor corridor in lieu of an enclosed stair.
- 4) **Storage Rooms:** Provide a storage room on each floor, including full built-in adjustable shelving with capability of supporting minimum 30 lb. per linear foot.
- 5) **Janitor's Closets:** Provide floor mop sink on each floor with 4'-0" high stainless steel, tile, or solid polymer backsplash, service faucet with hose and bracket, mop rack for three mops, minimum 6'-0" of linear stainless steel shelving capable of supporting minimum 30 lb. per linear feet, and floor drain.
- 6) **Mechanical, Electrical, and Telecommunications Rooms:** Size and locate utility rooms to allow equipment removal and maintenance. The second floor mechanical room shall include an interior access door and double exterior doors (or removable louver) for equipment replacement. The main electrical room shall be located on the first floor. Provide a single out swinging interior door with panic hardware for the electrical rooms when required by code. Provide dedicated interior rooms for telecommunications equipment, minimum 8'x10' on the first floor and minimum 6'x8' on the second floor.
- 7) **Vending/Recycle Areas:** Include space for one full size soft drink and one full size snack vending machine on each floor, which will be provided by others. Provide adequate power for vending machines. Provide adequate power for vending machines. Provide appropriate utilities for a GFGI ice machine, provided by the Installation. Provide space for five recycle bins to meet LEED credit requirements.
- 8) **Bootwashes:** Provide bootwashes at the two exterior entries. Bootwashes shall accommodate boot washing, drainage, and grit/dirt removal. Each boot wash facility shall include minimum two freeze-proof hose bibs, removable bar grating for sediment clean-out, mounted boot brushes, and drying rack/handrail. Coordinate bootwash drainage requirements with the Installation.

3.3. SITE FUNCTIONAL REQUIREMENTS

A. PARKING:

- 1) **Privately Owned Vehicle (POV) Parking:** Provide paved and striped parking for privately owned vehicles (POV) as shown in the provided site layout per the Installation's requirements. Site layout includes handicap accessible parking spaces near buildings required to be handicap accessible 20 parking spaces to accommodate occupants for the Officers' Quarters (Senior Leaders Quarters)..

1) ACCESS DRIVES AND LANES:

- 1) **Services Drives:** Provide service drives to each building for access to the mechanical room location. Restrict access as required for ATFP and the Installation. Service drives shall be minimum 10 feet wide.
- 2) **Emergency Vehicle/Fire Access Lanes:** Provide fire access to each building as required by UFC 3-600-01 with access restricted as required for ATFP and the Installation. Required fire access lanes designed for emergency vehicle loads and widths shall also be used as sidewalks. When officers' quarters are included, assure that access for fire trucks complies with fire protection requirements with access on three sides, including both long sides, of Officers' Quarters (Senior Leaders Quarters) within 33 feet or as determined by the Installation Fire Chief.

3.4. **SITE AND LANDSCAPE REQUIREMENTS**

A. **SITE STRUCTURES:**

- 1) **Dumpster Enclosures:** Provide screened or enclosed dumpster areas, architecturally compatible with the buildings served and as required by the Installation. Enclosures shall be sized to the required number of dumpsters and recycle containers. Locate dumpsters in accordance with ATFP standoff distance requirements.
- 2) **Service Yards:** Provide mechanical equipment enclosures, sized to allow clearance for maintenance as required by the equipment manufacturer. Locate enclosures in accordance with ATFP standoff distance requirements. Where top protection is required per ATFP requirements, assure adequate height is provided for maintenance without removal of top protection. Design top screening for removal in easily handled sections.
- 3) **Utility Pads:** Provide concrete exterior utility pads for any mechanical or utility device needed for the building operation. Include all necessary piping, wiring, or utility extensions for the device to function as designed. Locate mechanical equipment near existing or proposed sidewalks, access drives, or parking areas to eliminate the need to construct additional accesses.
- 4) **Bollards:** Provide 5-foot high, concrete-filled, schedule 80 galvanized steel pipe bollards, painted safety yellow at overhead motorized coiling/roll-up or sectional doors and adjacent to the service yards and building corners where frequent nearby vehicle movement increases the risk of damage by vehicle impact. Provide bollards 5 feet from the edge of electrical and mechanical equipment. Bollards shall include concrete footings designed to withstand organizational vehicular impact. Minimum required bollards are shown in the floor plans. Provide 6-inch diameter bollards.

B. **LANDSCAPING/HARDSCAPING:**

- 1) **Pedestrian Sidewalks:** Provide minimum 6-foot wide sidewalks connecting each building entrance with parking areas, other buildings in the complex, and as needed for fire exiting and site circulation.
- 2) **Landscaping:** Minimal landscaping shall be provided as required by the Installation. All other areas shall be seeded in lawn grasses acceptable to the climate and Installation. Landscape with materials indigenous to the area, eliminating requirements for irrigation and minimizing maintenance. Reference Installation planting lists.

3.5. **ARCHITECTURAL REQUIREMENTS**

- A. **GENERAL:** Provide durable and easily maintainable materials. Do not use exterior materials that require periodic repainting or refinishing processes. Material exposed to weather shall be factory finished, integrally colored, or provided with intrinsic weathering finish.
- B. **ROOF ACCESS:** Provide lockable roof access hatches at the top of stairs as required by UFC 3-600-01 and Code for buildings over three stories. Include ladder, top ladder extension, and lockable ladder guard for each roof access.
- C. **EXTERIOR OPENINGS**

- 1) **Storefronts (Main Entrances):** Provide aluminum storefront doors and frames with Architectural Class 1 anodized finish, fully glazed with insulating glass units, having medium or wide stiles for entry into lobbies or corridors. Framing systems shall have thermal-break design. Storefront systems shall comply with wind load requirements of applicable codes and criteria including UFC 4-010-01.
- 2) **Windows:** Provide insulated glass units in high efficiency window systems with thermally broken frames complying with applicable codes and criteria including UFC4-010-01. Window sills shall be designed for drainage and discouraging bird nesting. Where operable windows are used, aluminum framed insect screens shall be provided. Window operability shall be determined by the Installation.
- 3) **Exterior Doors and Frames:** All exterior doors shall be minimum 3'-0" wide, including those used in double door openings.
 - a) **Exterior Insulated Hollow Metal Doors & Frames:** Provide insulated hollow metal exterior doors for entry to all spaces other than corridors or lobbies. Doors shall be minimum Level 3, physical performance Level A, Model 2 flush, seamless. Frames shall be Level 4, 12-gauge, with continuously welded mitered corners and seamless face joints. Doors and frames shall be A60 galvanized, in compliance with ASTM A653 and shall be factory primed for field paint.
 - b) **Exterior Overhead Doors:** Overhead doors, where required, shall be insulated, motorized, coiling/roll-up or sectional doors with factory finish..
- 4) **Hardware:**
 - a) **Door Hardware:** All door hardware shall be Grade 1 for heavy duty use. Keying shall be coordinated with the Installation. Cores shall have not less than seven pins; cylinders shall have key-removable type cores.
 - b) **Electronic Access System:** When the Installation requires electronic access, all main entry doors shall be included.

D. **INTERIOR REQUIREMENTS:**

- 1) **Interior Doors:** All interior doors shall be minimum 3'-0" wide, including those used in double door openings.
 - (a) **Interior Wood Doors:** All interior doors for all facility types shall be solid core wood unless otherwise indicated. Provide flush solid core wood doors conforming to WDMA I.S.-1A. Stile edges shall be non-finger jointed hardwood compatible with face veneer. Provide Architectural Woodwork Institute (AWI) Grade A hardwood face veneer for transparent finished doors.
 - (b) **Interior Insulated Hollow Metal Doors:** When indicated for use, hollow metal doors for interior use shall be factory primed and comply with ANSI A250.8/SDI 100. Doors shall be minimum Level 2, physical performance Level B, Model 2, flush, seamless.
 - (c) **Interior Hollow Metal Frames:** All interior door frames shall be hollow metal unless otherwise indicated. Interior hollow metal frames shall be factory primed and comply with ANSI A250.8/SDI 100. Frames shall be minimum Level 2, 16 gauge, with continuously welded mitered corners and seamless face joints.

E. **ACOUSTICAL REQUIREMENTS:**

- 1) **Sound Transmission Reduction:** Provide STC rated wall and door assemblies between spaces with minimums as shown on the drawings.
- 2) **Room Noise Criteria and Testing:** Building construction and installed equipment shall accommodate room noise criteria limits.

(a) Room Criteria (RC): Occupancy classification establishes acceptable background sound in rooms over the frequency range of 16 Hz to 4000 Hz, particularly measuring rumbling, rattling, buzzing, hissing, and humming from building mechanical and electrical systems. Rooms shall not exceed the RC indicated below. All RC ratings shall be neutral (N). Designers of Record shall determine adequate construction requirements to achieve the following RC limits:

- Open Offices: RC 35 (N)
- Private Offices: RC 30 (N)
- Conference Rooms: RC 25 (N)
- Sleeping Rooms/Bays: RC 25 (N)
- Common Rooms: RC 25 (N)

(b) RC Testing: Test all rooms with all building systems operating, including air compressors. Measure the sound pressure level in dB referenced to 20 micro Pascals. Report the results of the tests by plotting the sound pressure level in each octave band from 32-4000 Hertz on Room Criterion Curve sheets published by ASHRAE. Provide an individual plot for each room and a narrative discussion explaining the test results. Rooms exceeding the above RC shall have either systems or sound attenuation altered until the RC rating is met.

3.5.1. FINISHES AND INTERIOR SPECIALTIES

A. GENERAL: Minimum interior finishes shall be as indicated in the finish schedules for each facility type on the drawings. Higher grade finishes may be proposed, however, due to durability issues with these transient facilities, may not be acceptable.

B. INTERIOR FINISHES:

1) **Minimum Finish Requirements**: Where concrete masonry units (cmu) are required as the room finish in the drawings on the finish schedules for the Barracks and Officers Quarters, alternative high impact wall finishes may be used, including high impact gypsum board and high impact plaster coatings. Impact resistance shall be as approved by the Installation.

a) **Walls**: All gypsum board shall achieve a score of 10, the highest level of performance for mold resistance under the ASTM D 3273 test method. Gypsum board wall finish shall be minimum level 4 or 5 finish in accordance with GA 214.

b) **Counter Tops**: Provide solid polymer countertops/vanities and integral backsplashes. Include 4-inch solid polymer skirts for vanities and waterfall edges for countertops.

c) **Window Stools**: Provide solid polymer window sills.

C. INTERIOR SPECIALTIES:

1) **Signage & Directories**: Provide a comprehensive signage package for each facility including changeable directories, way-finding signage, and room signage with room numbers and changeable room names.

2) **Restroom, Bath, and Shower Accessories**: Provide commercial grade, heavy duty toilet accessories with metal finish. (Type 304 stainless steel when available.)

3) **Wall Protection**:

a) **Chair Rail**: Provide chair rails in areas prone to chair height impacts including conference rooms, waiting areas, and common use areas.

- b) **Corner Guards:** Provide surface mounted, high impact resistant, integral color, snap-on type resilient corner guards, extending from floor to ceiling for wall and column outside corners in high traffic areas such as corridors, waiting areas, lobbies, conference and common use rooms. Factory fabricated end closure caps shall be furnished for top and bottom of corner guards.

3.6. **STRUCTURAL REQUIREMENTS**

A. **GENERAL:** System design and construction shall meet all applicable criteria identified herein.

B. **BUILDING CATEGORY:** (based on 2009 criteria per UFC 1-200-01)

Officers Quarters: II

C. **SEISMIC IMPORTANCE FACTOR (IE):** (based on 2009 criteria per UFC 1-200-01)

Officers Quarters: 1.0

3.7. **NOT USED**

3.8. **PLUMBING REQUIREMENTS**

A. **GENERAL:** System design and construction shall meet all applicable criteria identified herein.

B. **DOMESTIC WATER:**

- 1) **Water Service:** The domestic water service to the building shall enter the building in the mechanical room. The water service shall be provided with a reduced pressure backflow preventer to isolate each building from the base water system. A main shut-off valve shall be provided inside each building; coordinate location with the Installation.
- 2) **Water Distribution:** A horizontal water distribution system shall serve the building, with isolation valves at each branch to common areas serving two or more fixtures, and at each wall hydrant or equipment connection. Water connections for mechanical equipment systems make-up will be isolated from the domestic water system with a reduced pressure backflow preventer.

C. **SANITARY SYSTEM:** A sanitary drain, waste and vent system will extend from the connection to the site utility system to all fixtures and equipment requiring service. Drainage and vent stacks shall extend vertically and be vented through the roof. Trap primers shall be provided for drains susceptible to loss of water seal by evaporation.

D. **FLOOR DRAINS:** Floor drains shall be provided in mechanical rooms, janitor rooms, vending machine areas, restrooms, laundries, and for equipment requiring drainage. All floor drains shall be automatically primed by single trap primers.

E. **WALL HYDRANTS:** Wall hydrants shall be provided at a maximum spacing interval of 150 feet around the perimeter of the building. Wall hydrants shall be box type, freeze-proof, with integral vacuum breaker/backflow preventer.

F. **WATER HAMMER ARRESTORS:** Water hammer arresters will be provided for shock suppression. The placement of water hammer arresters shall be as referenced in the IPC.

G. **GAS DISTRIBUTION:** The design and installation of interior natural gas distribution systems shall be in accordance with manufacturer's recommendations and the applicable sections of ASME B31.8 and NFPA 54.

3.9. **COMMUNICATIONS AND SECURITY SYSTEMS**

H. **GENERAL:** System design and construction shall meet all applicable criteria identified herein.

I. TELECOMMUNICATION SYSTEMS:

1) Connectivity:

- (a) **Officers Quarters, Senior Leader Quarters (SLQ):** Provide each SLQ sleeping room with a single 8P8C voice outlet.
- (b) **Officers Quarters, Common Areas:** Provide data/internet ports along walls and for television.
- (c) **Utility Rooms:** Provide each utility room with at least one wall phone outlet located near the entrance door including mechanical, electrical, and telecommunications rooms.

2) CATV:

- (a) **Officers Quarters, Senior Leader Quarters (SLQ):** Provide each SLQ sleeping room with one CATV outlet.
- (b) **Officers Quarters, Common Areas:** Provide CATV for television.

J. AUDIO/VISUAL SYSTEMS & INFRASTRUCTURE:

- 1) **Projectors:** Provide power where projectors will be installed. Projectors are GF&E by the Installation, not included in the FF&E Package.
- 2) **PA Systems:** Provide power and conduit with pull wire where public address (PA) systems will be installed. PA systems are GF&E by the Installation, not included in the FF&E Package.

K. SECURED COMMUNICATIONS: (NOT USED)

L. SECURITY INFRASTRUCTURE/SYSTEMS: (NOT USED)

3.10. ELECTRICAL REQUIREMENTS:

A. GENERAL: System design and construction shall meet all applicable criteria identified herein.

B. INTERIOR ELECTRICAL SYSTEM:

- 1) **Transient Voltage Surge Suppression (TVSS):** Transient voltage surge suppression (TVSS) shall be provided for all buildings. TVSS devices shall parallel the operating devices in providing a path to ground for an electrical surge and thereby limiting the magnitude of the transient voltage surges on the system. TVSS devices shall be mounted adjacent to or integral with the main distribution panel in accordance with the manufacturer's recommendation. TVSS devices shall be hard wired into the electrical distribution system utilizing a circuit breaker connection. TVSS units shall be tested in accordance with IEEE C62.45 using IEEE C62.41 Category B waveform. Units shall be UL 1449 listed and labeled. The modes of protection shall be the normal mode (L-N, L-L) and common mode (L-G, N-G). TVSS units shall include self-diagnostic and self-testing capabilities, a resettable transient event counter, and a local audible alarm with mute capability.
- 2) **Receptacles:** Receptacles shall be provided adjacent to all CATV and data jack locations.
- 3) **Spare Capacity:** All switchboards, panelboard, load centers, and feeders shall be designed with 15% spare capacity for future additions and changes.

C. EXTERIOR LIGHTING SYSTEM: Exterior lighting systems shall be provided for sidewalks, roadways, service yards, facility aprons, and parking areas. Poles located within the service yards, facility aprons,

and hardstand parking areas shall be located and protected to minimize damage from vehicles. Building mounted light fixtures may be used around the building perimeter to supplement pole mounted light fixtures. Coordinate the control of the exterior lighting with the Installation.

D. INTERIOR LIGHTING SYSTEM:

- 1) **Security Lighting:** Security lighting shall be provided at all exterior doors, including overhead doors and utility room doors. Wall mounted security lighting fixtures shall be shrouded to minimize glare.
- 2) **Exit and Emergency Lighting:** Illuminated exit signs and egress/emergency lighting shall be provided by self-contained emergency battery units for all emergency exits and passageways as required by NFPA 101. Exit signs shall be LED type, letter color per Installation. If installed on a switched circuit, emergency lighting shall be configured so that the emergency lamp is illuminated regardless of the position of the control switch.
- 3) **Sensors:** Occupancy sensors (auto on with movement and auto off with no movement) shall be utilized for lighting control in the public restrooms, latrine/showers in the Barracks, and all vertical/horizontal circulation spaces. All other spaces shall be provided with vacancy sensors (manual on or manual off and auto off with no movement).

- E. **GROUNDING:** Grounding points shall be provided on 40-foot centers (maximum) and coordinated with the parking layout. Provide a minimum of one grounding point for every eight vehicles parked in a double row, and one grounding point for every four vehicles parked in a single row configuration.

3.11. **HEATING VENTILATING AND AIR-CONDITIONING (HVAC) REQUIREMENTS:**

- A. **GENERAL:** System design and construction shall meet all applicable criteria identified herein.

B. **HVAC DESIGN CONDITIONS:**

- 1) **Outdoor Design Temperature, Cooling:** The outdoor design temperature for comfort cooling shall be the 1% dry bulb and the corresponding wet bulb temperature for the locale or the 1% dehumidification dewpoint temperature and the corresponding dry bulb temperature, whichever produces the greater cooling load.
- 2) **Outdoor Design Temperature, Heating:** The outdoor design temperature for heating shall be the 99% dry bulb temperature for the locale.
- 3) **Indoor Design Temperature, Cooling:** The indoor design temperature for comfort cooling shall be 15 degrees F less than the 1% outdoor air temperature, but will be no lower than 75 degrees F, nor any greater than 78 degrees F.
- 4) **Indoor Design Temperature, Heating:** The indoor design temperature for comfort heating shall be 68 degrees F. Winter humidification shall be required where the indoor relative humidity is expected to fall below 20%.
- 5) **Indoor Design, Humidity:** The indoor design relative humidity shall be 50%.

3.12. **ENERGY CONSERVATION REQUIREMENTS:**

- A. **ENERGY CONSERVATION REQUIREMENTS:** The building, including the building envelope, HVAC systems, service water heating, power, and lighting systems shall meet the mandatory provisions and the prescriptive path requirements of ASHRAE 90.1.

Design the building, including the building envelope, HVAC systems, service water heating, power, and lighting systems to achieve a non-plug load energy performance that is at least 40% below the consumption of a baseline building meeting the minimum requirements of ANSI/ASHRAE/IESNA 90.1-2007. Plug/Process loads shall be included in the building energy modeling but are subtracted in the final

calculation for Energy Performance (Examples of Plug or Process loads are computers, elevators, and food service equipment).

3.13. FIRE PROTECTION REQUIREMENTS:

- A. **GENERAL:** System design and construction shall meet all applicable criteria, using the most stringent in case of conflict. All facility types require full protection throughout by an automatic sprinkler system in accordance with NFPA and UFC documents. The loading dock for the dining facility also requires sprinkler protection. Suggested use and occupancy classifications are as follows:
- 1) **OFFICERS QUARTERS:** IBC, Group R-1 (Residential Transient). NFPA 101, New Hotels & Dormitories.
- B. **FIRE PUMP:** A fire pump or fire booster pump shall be provided if required, based on the available flow and pressure. (Prior to award, contractors shall use the flow test data provided. After award, designer of record shall be responsible for performing a hydrant flow test.) Data from this test shall be used as the basis for design as indicated above for automatic sprinkler protection. When a fire pump is required, an additional room shall be created, preferably within or near the mechanical room, changing the building floor plan without adding to the total floor area. These changes shall be made during design and will require COS approval.
- C. **FIRE DETECTION AND ALARM SYSTEMS:** In the following spaces, smoke detection devices shall be individually monitored and addressed. Tampering with a smoke detector shall transmit a trouble signal to the Fire Department. A smoke detector with sounder shall be provided. The fire alarm system shall be programmed so that the activation of the smoke detector shall activate the sounder in the sleeping room, but shall be connected to the FACP for supervision only and shall not activate the general alarm.
- Officers' Quarters, Senior Leaders Quarters and Sleeping Bays.

3.14. EQUIPMENT AND FURNITURE REQUIREMENTS:

3.14.1. FURNISHINGS: Reference the furniture layouts on the drawings and the specific requirements in this section.

3.14.2. EQUIPMENT: Reference the furniture layouts on the drawings and the specific requirements in this section.

3.15. FACILITY SPECIFIC REFERENCES: (NOT USED)

ATTACHMENT A: STANDARD DESIGN DRAWINGS

All Drawings are in compliance with Army Standard (AS) and the USACE A/E/C CADD Standards.

OFFICERS QUARTERS: TRANSIENT TRAINING

A-101 OFFICERS QUARTERS FIRST FLOOR PLANS

A-102 OFFICERS QUARTERS SECOND FLOOR PLANS

