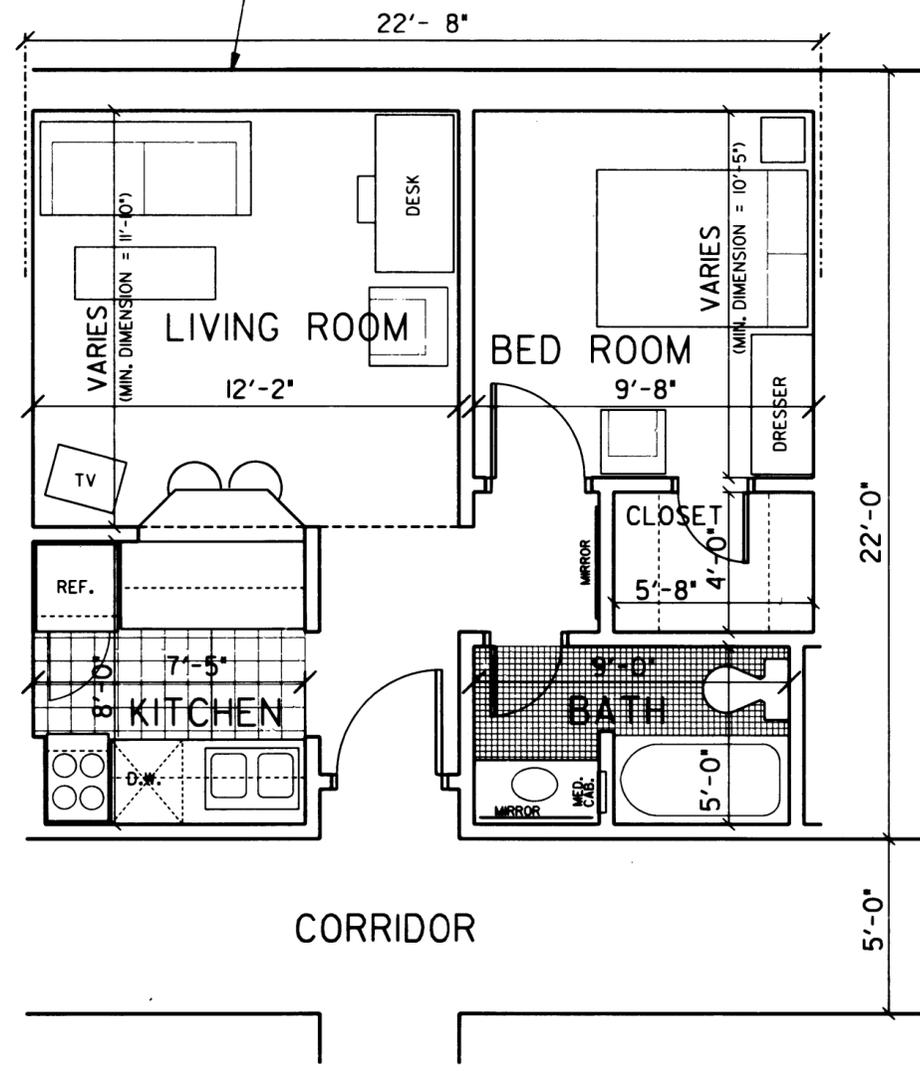


SHORT TERM VOQ



LONG TERM VOQ

LIVING UNIT LAYOUTS

LIVING UNIT MODULES

- Introduction:**
- Unit floor plans are mandatory as shown, and must be arranged in modules of four as described below.
 - Furnishings and their arrangement are illustrative only, and may be altered to address the needs of an installation.

- Concepts:**
- Residential units will be planned in modules of four units per floor. This is referred to as a four unit module. This module may not be altered.
 - Rooms shall be arranged with bathrooms and kitchens back-to-back (common plumbing), and bedrooms back-to-back (noise conflict reduction).
 - Corridors in the residential wings will be double-loaded for efficiency.
 - The number of each type of unit must be divisible by 4 per floor, i.e. 8 for a 2 story facility (4 X 2), 12 for a 3 story facility (4 X 3), etc.
 - Each floor of a residential wing will have an identical layout.
 - Short term VOQ units shall be planned for one wing of the building and long term VOQ units shall be planned for the other if both types of units are combined in one building.
 - The length of the residential wings is governed by exit distance limitations as prescribed by fire and building codes.
 - Total number of each type of unit will be determined by installation requirements.

- Types:**
- Short Term Living Unit Module**
 - The gross area of the four unit module, including the corridor, is 1,460 square feet.
 - A minimum of 270 square feet of net living area is provided per living unit.
 - The gross area of the living unit alone, including exterior and corridor walls and to the centerline of party walls, and the door recess, is 325 square feet.
 - Minimum corridor width is 5'-0". Recommended width is between 5'-4" and 6'-0".
 - Long Term Living Unit Module**
 - The gross area of the four unit module, including the corridor, is 2,250 square feet.
 - A minimum of 420 square feet of net living area is provided per living unit.
 - The gross area of the living unit alone, including exterior and corridor walls and to the centerline of party walls, and the door recess, is 500 square feet.
 - Minimum corridor width is 5'-0". Recommended width is between 5'-4" and 6'-0".
 - Stair Module**
 - The gross area for each stair module approximates 200 square feet per floor if the stair is enclosed, and 100 square feet per floor if the stair is open or unenclosed. Stairs must be provided at the ends of the residential wings and in the lobby as a minimum.

- Areas:**
- Living Room:**
 - Suggested furnishings are listed below:
 - Sofa with coffee table.
 - Easy chair(s).
 - Desk and chair.
 - Stools for breakfast bar in Long Term units.
 - Rolling TV stand.
 - Bed Room:**
 - Suggested furnishings are listed below:
 - Double bed.
 - Nightstand.
 - Dresser.

Finish Materials:

- Flooring:**
 - Recommended finish in the corridors and living suites is carpet.
 - Ceramic mosaic tile should be used in the baths.
 - Kitchen floor options include, but are not limited to, quarry tile, vinyl composition tile, vinyl sheet flooring, ceramic tile, etc.
 - Floor to ceiling STC value must be a minimum of 45.
 - The MC of the floor construction must be at least 50 dB.
- Walls:**
 - Standard wall construction in the living units is gypsum wall board on metal studs at 16" on center. Wall board thickness will meet the required fire rating.
 - Standard wall finish in the living units is paint. Options include vinyl wall covering, textured materials, and wainscots.
 - Heavy duty vinyl wall covering is recommended in the corridors.
 - Walls in the bathrooms should be full height ceramic tile in the tub/shower area. Remainder of the wall must be durable and may be enamel paint, vinyl wall covering, or a tile wainscot if desired.
 - Interior partitions may be patterned CMU (scored, split-face, waffle, ribbed, etc.), or CMU finished with plaster in lieu of gypsum wall-board. CMU partitions are discouraged due to their limited aesthetics and livability, difficulty of repair, non-tackable surface, and increase in gross building area consumed by walls.
 - The required STC rating of corridor walls and party walls is a minimum of 45.
 - The minimum STC rating of interior partitions within the living unit is 35.
- Ceilings:**
 - Suspended painted gypsum wall board, or painted pre-cast hollow-core concrete planks covered with sound proofing material are the recommended systems.
 - Minimum ceiling height in the living and sleeping areas is 8'-0". The recommended ceiling height for an added sense of spaciousness and livability is 8'-8".
 - Minimum ceiling height in the kitchen, bath, circulation and storage areas should be at least 7'-8". The recommended ceiling height is 8'-0".
- Doors and windows:**
 - Doors should be solid-core wood doors in hollow metal frames. Doors and frames that provide access to the corridor must be Class C.
 - Entry doors shall be provided with security "peep-hole".
- Locksets to living units shall be type F-13, ANSI Std A156.2 with removable cores.**
- Windows shall be double glazed with anodized aluminum frames as a minimum.**
- Window style shall be casement, double-hung, single-hung, sliding, or whatever best suits the architectural theme, and the desires, of the installation.**
- Windows in the living units must be operable. Insect screens shall be provided.**
- In addition to any architectural treatments on the facade of the building to reduce solar gain, sun control will be provided for by draperies or blinds.**

Symbol	Description	Date	Approved
THINK VALUE ENGINEERING - IT SAVES MONEY			
U. S. ARMY ENGINEER DISTRICT CORPS OF ENGINEERS TULSA, OKLAHOMA			
FACILITIES STANDARDIZATION PROGRAM VISITING OFFICER QUARTERS LIVING UNIT LAYOUTS			
Designed by: Jay Clark	Scale: AS SHOWN Date: NOVEMBER 1988 Dwg. code: DEF 724-15-01		
Drawn by: Jay Clark			
Checked by: T. H. Verdel			
Submitted by: T. H. Verdel			
Chief, Arch. Sec.	Sheet reference number: V-3	Jul 1988	Sheet 3 of 20