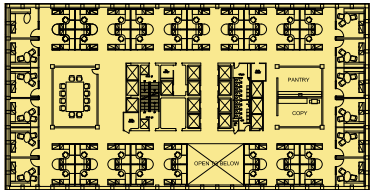


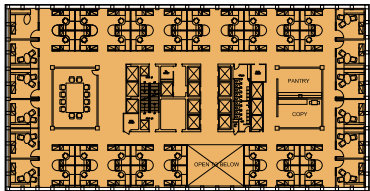
CARNEGIE MELLON UNIVERSITY

(FICM) REAL ESTATE MEASUREMENT STANDARDS



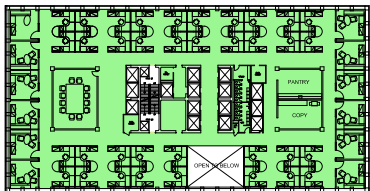
GROSS AREA
(Assignable Area + Non-Assignable Area + Structural Area)
26,500 S.F. (Gross Area)

26,500 S.F.
The floor area of a structure within the outside faces of the exterior walls.

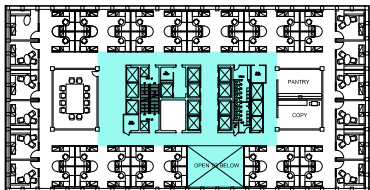


NET USABLE AREA
(Assignable Area + Non-Assignable Area)
26,500 S.F. (Gross Area)
-1,500 S.F. (Structural Area)

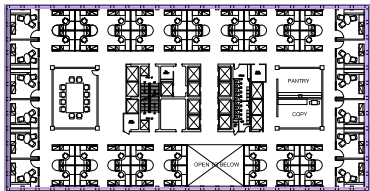
25,000 S.F.
The aggregate interior area of a building.



NET ASSIGNABLE AREA
(Sum of the 10 Major Space Use Categories of Assignable Space)
26,500 S.F. (Gross Area)
-1,500 S.F. (Structural Area)
-3,000 S.F. (Non-Assignable Area)
22,000 S.F.
The amount of space that can be used for people or programs.



NON-ASSIGNABLE AREA
(Sum of the 3 Major Space Use Categories of Non-Assignable Space)
26,500 S.F. (Gross Area)
-1,500 S.F. (Structural Area)
-22,000 S.F. (Assignable Area)
3,000 S.F.
The amount of space within a building that is essential to the operation of the building but not assigned directly to people or programs.



STRUCTURAL
(Gross Area - Net Usable Area)
26,500 S.F. (Gross Area)
-25,000 S.F. (Net Usable Area)
1,500 S.F.
The floor area upon which the exterior and interior walls sit and the unusable areas in attics and excavated basements.

GROSS AREA

NET USABLE AREA

ASSIGNABLE

STRUCTURAL & NON-ASSIGNABLE

GROSS AREA	NET USABLE AREA	NET ASSIGNABLE AREA	NON-ASSIGNABLE AREA	STRUCTURAL AREA
EXTERIOR WALL	EXTERIOR WALL	EXTERIOR WALL	EXTERIOR WALL	EXTERIOR WALL
CLASSROOMS (100)	CLASSROOMS (100)	CLASSROOMS (100)	CLASSROOMS (100)	CLASSROOMS (100)
LABORATORIES (200)	LABORATORIES (200)	LABORATORIES (200)	LABORATORIES (200)	LABORATORIES (200)
OFFICES (300)	OFFICES (300)	OFFICES (300)	OFFICES (300)	OFFICES (300)
STUDY AREAS (400)	STUDY AREAS (400)	STUDY AREAS (400)	STUDY AREAS (400)	STUDY AREAS (400)
SPECIAL USE SPACE (500)	SPECIAL USE SPACE (500)	SPECIAL USE SPACE (500)	SPECIAL USE SPACE (500)	SPECIAL USE SPACE (500)
GENERAL USE SPACE (600)	GENERAL USE SPACE (600)	GENERAL USE SPACE (600)	GENERAL USE SPACE (600)	GENERAL USE SPACE (600)
SUPPORT ROOMS (700)	SUPPORT ROOMS (700)	SUPPORT ROOMS (700)	SUPPORT ROOMS (700)	SUPPORT ROOMS (700)
HEALTH CARE (800)	HEALTH CARE (800)	HEALTH CARE (800)	HEALTH CARE (800)	HEALTH CARE (800)
RESIDENTIAL (900)	RESIDENTIAL (900)	RESIDENTIAL (900)	RESIDENTIAL (900)	RESIDENTIAL (900)
UNCLASSIFIED (000)	UNCLASSIFIED (000)	UNCLASSIFIED (000)	UNCLASSIFIED (000)	UNCLASSIFIED (000)
BUILDING SERVICE AREA (XXX)	BUILDING SERVICE AREA (XXX)	BUILDING SERVICE AREA (XXX)	BUILDING SERVICE AREA (XXX)	BUILDING SERVICE AREA (XXX)
CIRCULATION AREA (WWW)	CIRCULATION AREA (WWW)	CIRCULATION AREA (WWW)	CIRCULATION AREA (WWW)	CIRCULATION AREA (WWW)
MECHANICAL AREA (YYY)	MECHANICAL AREA (YYY)	MECHANICAL AREA (YYY)	MECHANICAL AREA (YYY)	MECHANICAL AREA (YYY)
STRUCTURAL (ZZZ)	STRUCTURAL (ZZZ)	STRUCTURAL (ZZZ)	STRUCTURAL (ZZZ)	STRUCTURAL (ZZZ)