



DALLAS/FT. WORTH
INTERNATIONAL AIRPORT

Measurement Standards for Structures



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Planning & Real Estate Department

Standards for Measurements of Constructed Areas Page

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DFW Airport has established the following standards for defining and measuring area in constructed facilities. Designers and engineers shall use these standards to refer to and calculate the square footage of constructed areas when producing information for airport use.

Part I: Terms

Common building support areas: are rooms or spaces that support the overall operations of the building including public areas shared by the tenants of the building. These areas include janitorial, maintenance functions, mechanical, electrical, fire protection, public restrooms, building lobbies, multi-tenant corridors, and building storage. These spaces are enclosed with core walls.

Core walls: are the walls surrounding common building support areas. Due to their permanent nature they are typically constructed of concrete masonry block, concrete, and/or dry-wall. These walls may be sound-proofed or fire-rated, therefore future tenant leasehold improvements should not penetrate, alter, or disturb their construction assembly. The total thickness of these walls is included in the area of the support area. Tenant Lease Areas are typically calculated to the face of these walls.

Demising walls: are the walls that separate one tenant lease area from another. The thickness of this wall (regardless of actual dimension) is shared between the two spaces; therefore each tenant lease is measured to the centerline of this wall.

Dominant portion of exterior wall: refers to the inside surface of a building's exterior wall construction. When this surface is not constant due to windows or varying wall types, the condition that occurs most will determine the dominant portion.

Gross Building Area: refers to the total "constructed area" of a building measured to the outside face of the exterior walls. Atriums openings in the floor plates are NOT included. Since this area calculation is typically used to determine occupancy capacity, exterior occupied spaces such as balconies, decks, or terraces located above the ground floor are included in the calculation as floor area. Gross

building area encompasses all other space definitions and is always greater than the total sum of sub areas due to the inclusion of the exterior wall and exterior occupied areas.

Lease line: the boundaries of a Tenant Lease Area are defined by the lease lines. Due to recessed entries, irregular wall configurations, furred-outs elements, and/or setback requirements the lease lines may not necessarily be the same as the constructed perimeter walls.

Major vertical penetrations: are penetrations in the floor plate required to support the general building functions such as fire stairs, elevators, mechanical shafts. Minor chases or floor penetrations for plumbing, communications, electrical routing are NOT included in this definition.

Rentable Area: refers to the Total Interior Area excluding any major vertical penetrations (fire stairs, elevators, shafts). No deductions shall be made for columns, or minor floor penetrations or mechanical/electrical/plumbing chases. The area of these penetrations shall include the thickness of the wall encompassing them since these are typically core walls.

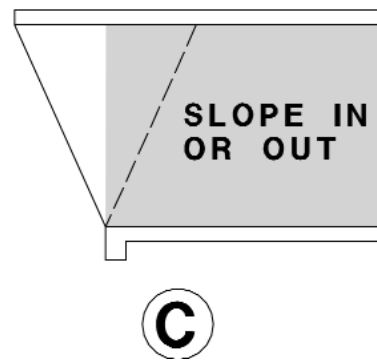
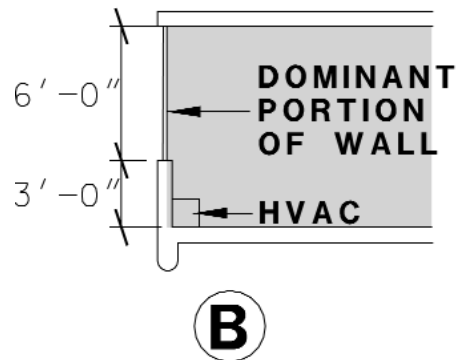
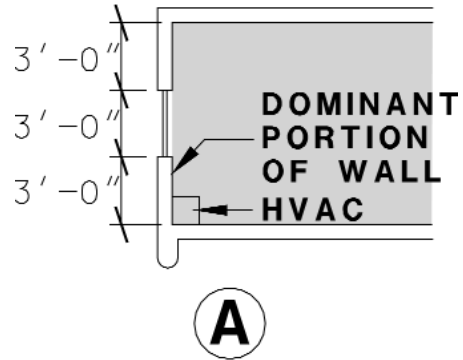
Tenant Lease Area: this area is a specific portion of the Usable Area assigned to a Tenant. The wall separating one Tenant Lease from another is a demising wall. The space shall be measured to the centerline of these demising walls. In some cases the Tenant's Leasehold Improvements may not cover the total available area, however, the Tenant Lease Area is NOT reduced. This may occur due to recessed entries, irregular wall configurations, furred-outs elements, and/or setback requirements.

Total Interior Area: refers to the total area enclosed within the building's exterior walls excluding atriums openings and is measured to the inside face of the dominant portion of the exterior building walls. When the exterior wall slopes inward or outward the measurement shall be taken at the floor surface.

Usable Area: refers to the Rentable Area with common building support areas excluded. The area of these elements shall include the thickness of the wall encompassing them since these are typically core walls.

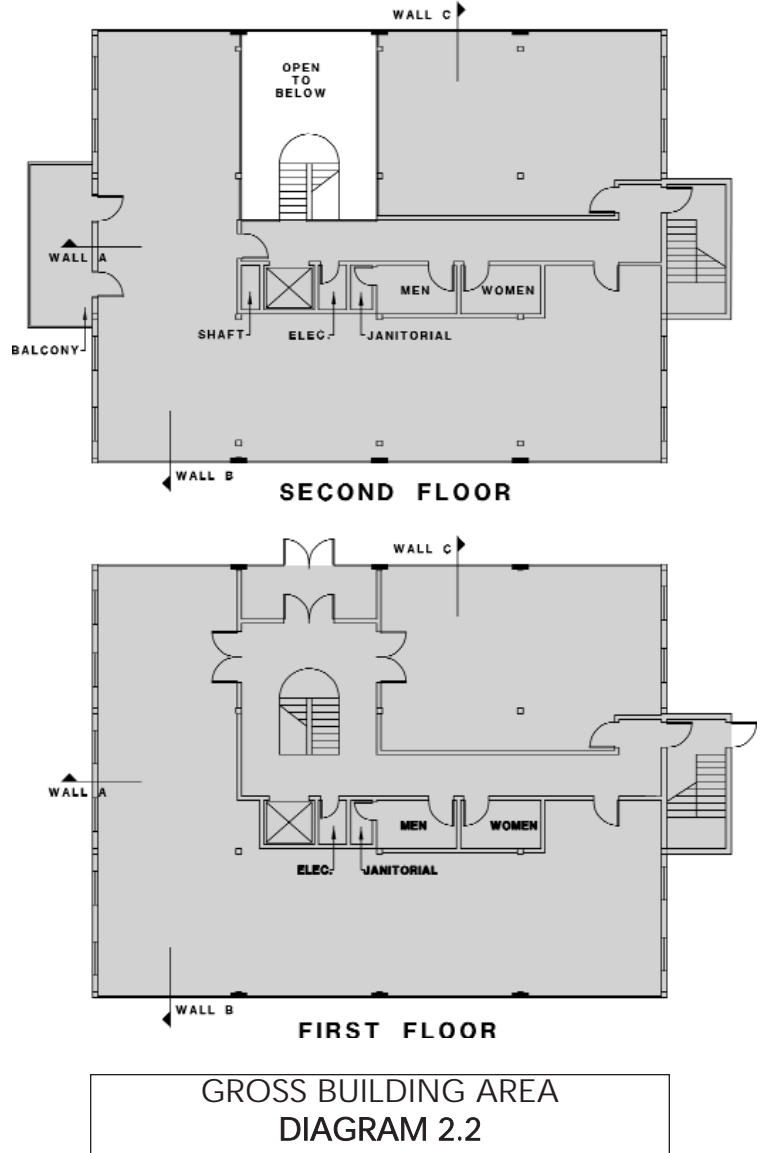
Part II: Measuring Areas

Except for the Gross Building Area, all areas are measured to the inside face of the dominant portion of the exterior wall. Dominant portion of exterior wall refers to the inside surface of a building's exterior wall construction. When this surface is not constant due to windows or varying wall types, the condition that occurs most will determine the dominant portion and if the exterior wall slopes inward or outward the measurement is taken at the floor surface. Refer to Diagram 2.1 for an illustrated examples.

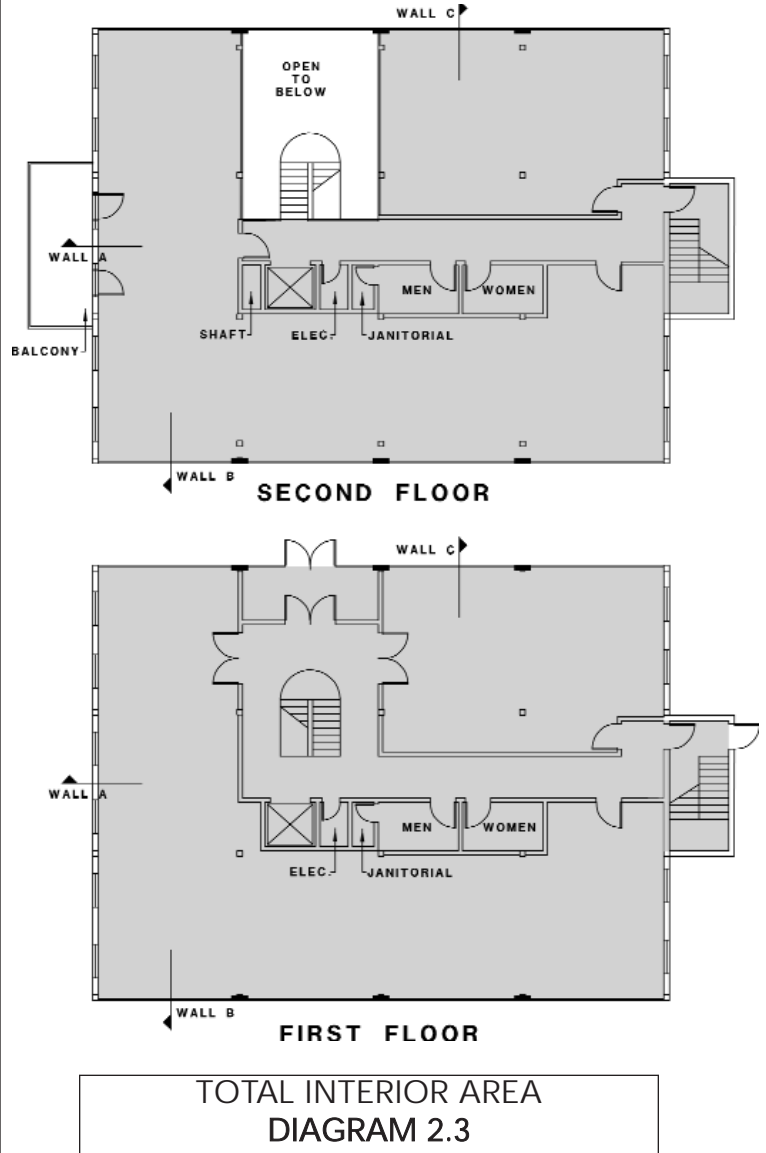


WALLS
DIAGRAM 2.1

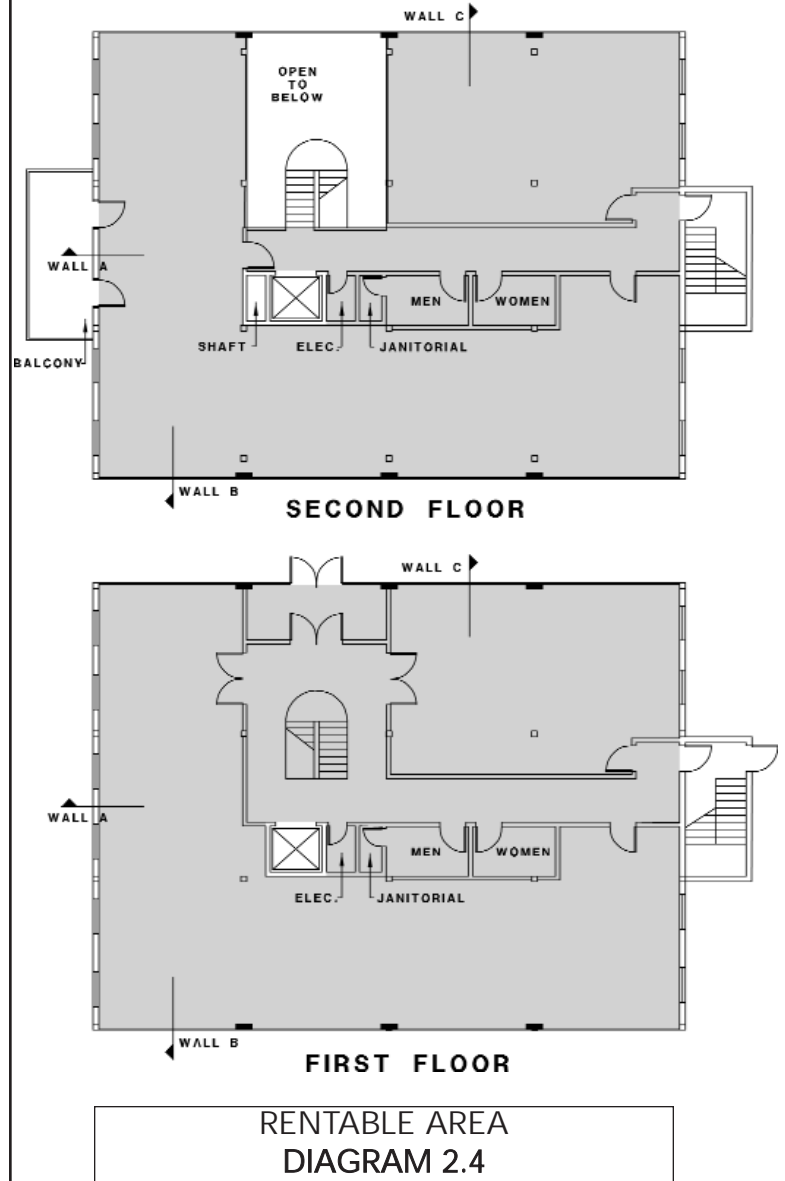
Gross Building Area: refers to the total "constructed area" of a building measured to the outside face of the exterior walls. Atrium openings in the floor plates are NOT included. Since this area calculation is typically used to determine occupancy capacity, exterior occupied spaces such as balconies, decks, or terraces located above the ground floor are included in the calculation as floor area. Gross building area encompasses all other space definitions and is always greater than the total sum of sub areas due to the inclusion of the exterior wall and exterior occupied areas. Refer to Diagram 2.2 for an illustrated example of Gross Building Area.



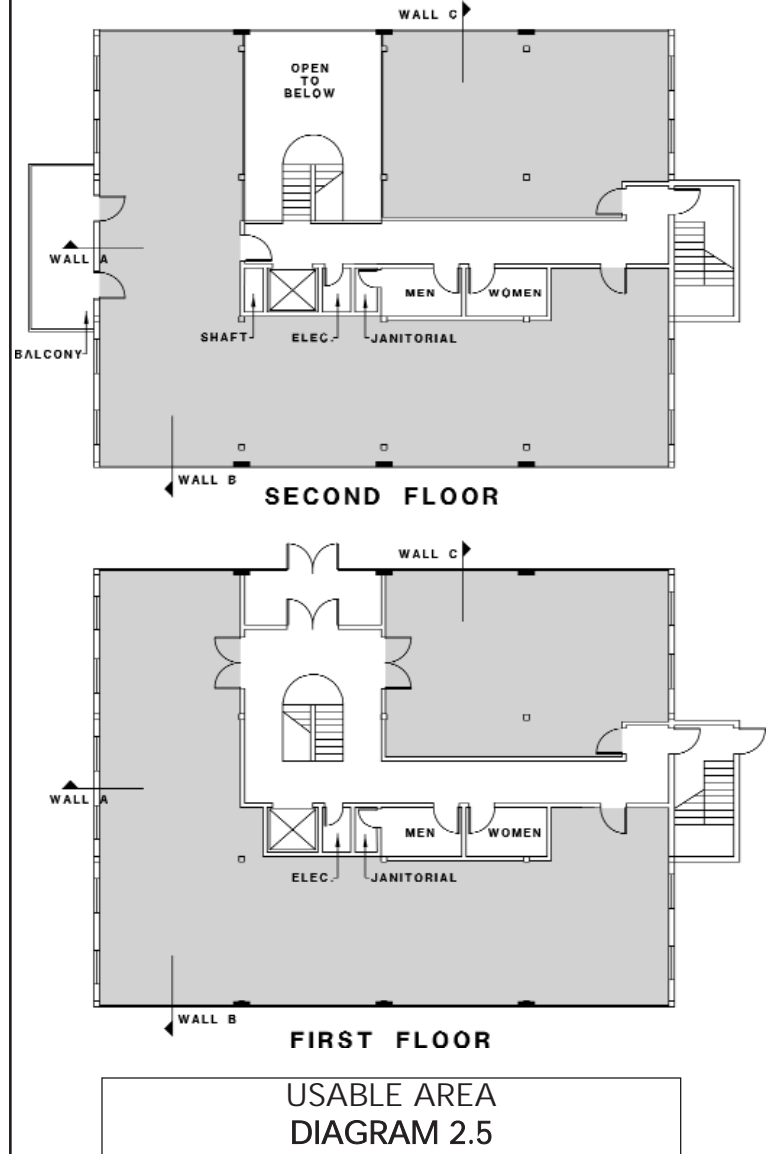
Total Interior Area: refers to the total area enclosed within the building's exterior walls excluding atrium openings and is measured to the inside face of the dominant portion of the exterior building walls (refer Diagram 2.1 for illustrated examples). When the exterior wall slopes inward or outward the measurement shall be taken at the floor surface. Refer to Diagram 2.3 for an illustrated example of Total Interior Area.



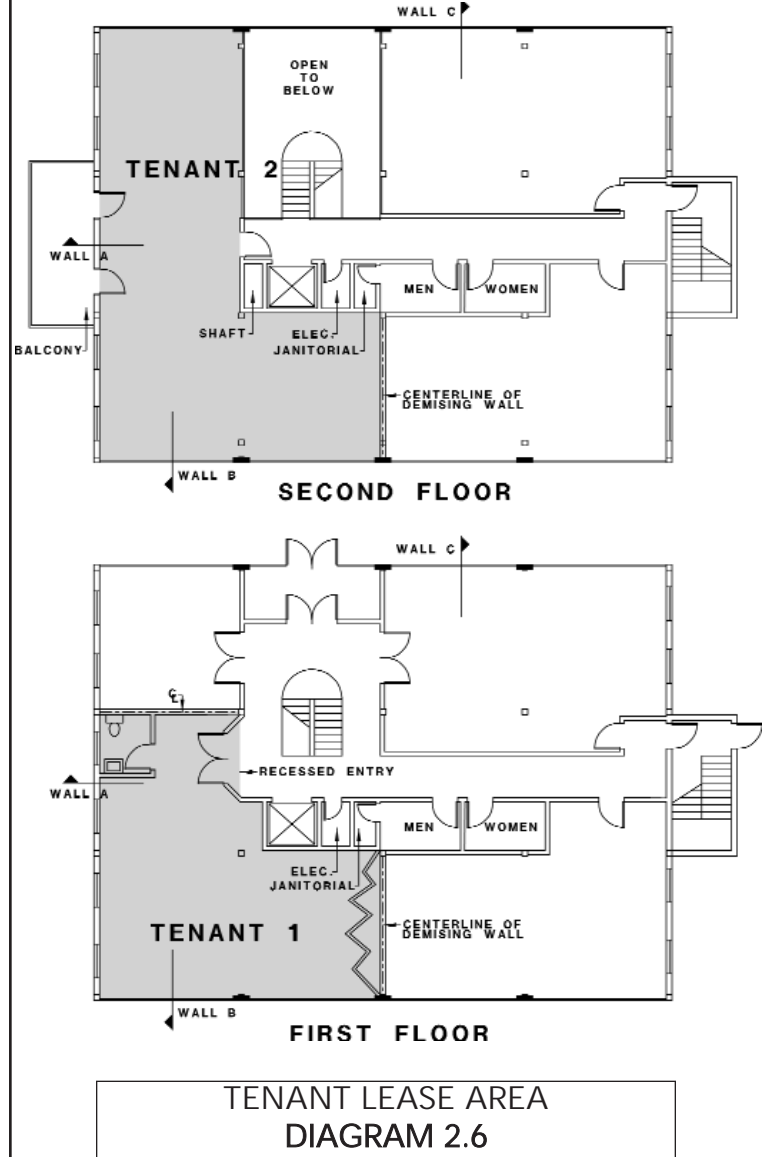
Rentable Area: refers to the Total Interior Area excluding any major vertical penetrations (fire stairs, elevators, shafts). No deductions shall be made for columns, or minor floor penetrations or mechanical/electrical/plumbing chases. The area of these penetrations shall include the thickness of the wall encompassing them since these are typically core walls. Refer to Diagram 2.4 for an illustrated example of Rentable Area.



Usable Area: refers to the Rentable Area with common building support areas excluded. The area of these elements shall include the thickness of the wall encompassing them since these are typically core walls. Common building support areas are rooms or spaces that support the overall operations of the building including public areas shared by the tenants of the building. These areas include janitorial, maintenance functions, mechanical, electrical, fire protection, public restrooms, building lobbies, multi-tenant corridors, and building storage. Refer to Diagram 2.5 for an illustrated example of Usable Area.



Tenant Lease Area: this area is a specific portion of the Usable Area assigned to a Tenant. The wall separating one Tenant Lease from another is a demising wall. The space shall be measured to the centerline of these demising walls. In some cases the Tenant's Leasehold Improvements may not cover the total available area; however, the Tenant Lease Area is NOT reduced. This may occur due to recessed entries, irregular wall configurations, furred-outs elements, and/or setback requirements. The boundaries of the Tenant Lease Area are defined by lease lines. Refer to Diagram 2.6 for an illustrated example of a Tenant Lease Area.



Part III: Specific Conditions in the Airline Terminals

Within the Airline Terminal buildings there are a number of unique areas that shall be addressed as follows:

Concessions: The area leased as a concession space shall be Tenant Lease Area (as defined within this document) or as established by the Concessions Program. Area leased for free-standing kiosks, wall huggers, carts, etc. shall be defined by the Concessions Program. The following rules have been established to locate the "Front" of the lease line that faces the concourse area. Refer to the Concession Program's Tenant Design Handbook, Section 1.6 for detailed information and diagrams.

Terminal A:

The front lease line shall be located 4" back from the face of the column positioned on column line "C".

Terminal B:

The front lease line shall be located 4" back from the face of the column positioned on column line "C". The front lease line for concessions located on the opposite side of the concourse shall be located 4" back from the face of the column positioned on column line "D".

Terminal C:

The front lease line shall be located 4" back from the face of the column positioned on column line "C".

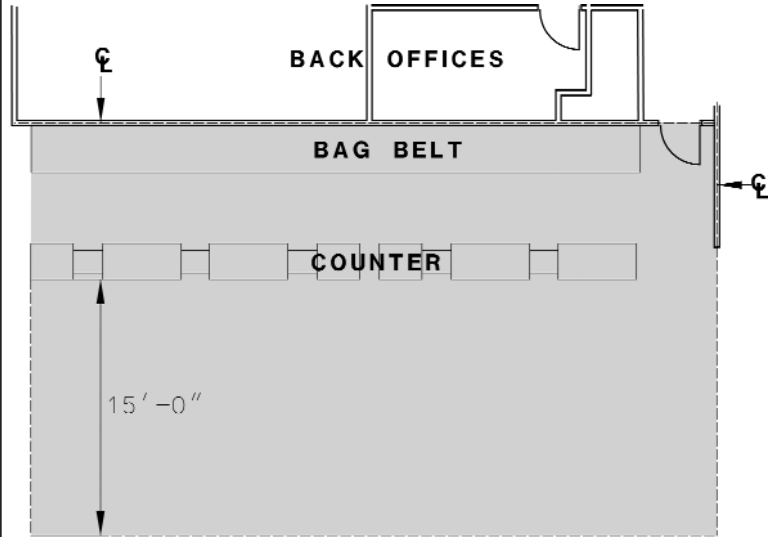
Terminal E:

The front lease line shall be located 4" back from the face of the column positioned on column line "C". The front lease line for concession on the opposite side of the concourse shall be located 4" back from the face of the column positioned on column line "D".

Special conditions that exist in the above terminals, Satellite A-1, Terminal B expansion, and the Terminal E Satellite shall be defined by the Concessions Program.

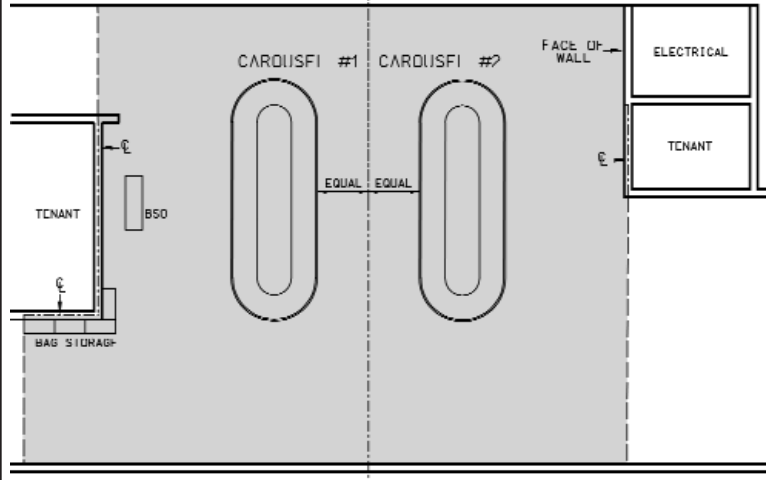
Refer to the Concession Program's Tenant Design Handbook for references regarding Kiosks, wall huggers, and Neighborhood areas.

Airline Ticket Counter: The Tenant Lease Area associated with this function shall extend from the centerline of the backwall to 15 feet in front of the counter to accommodate queue lines. On the sides, the area shall extend to physical construction or features which create the limits of the function. Refer to Diagram 3.1 for an illustrated example.



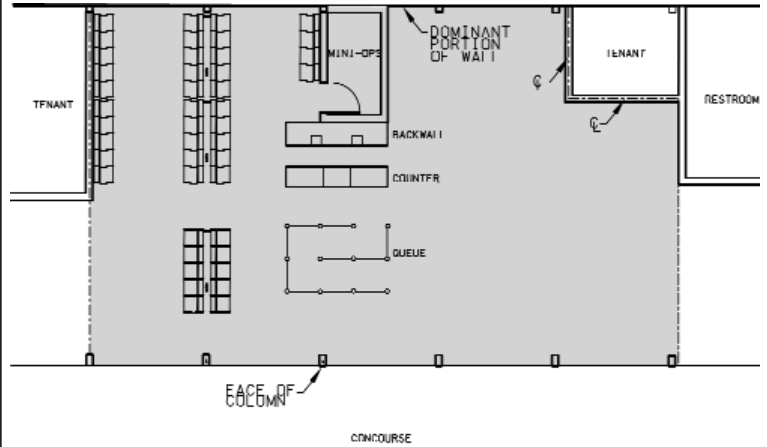
AIRLINE TICKET COUNTER
DIAGRAM 3.1

Baggage Claim: The Tenant Lease Area associated with this function shall include the designated carousel devices and extend beyond to the physical features which create the limits of the waiting area or the "baggage hall", including any baggage service office/counter functions. Where there is more than one carousel the lease line shall be located at the centerline between two devices. Refer to Diagram 3.2 for an illustrated example.



BAGGAGE CLAIM
DIAGRAM 3.2

Gate Lounge: The Tenant Lease Area associated with this function shall extend from the inside face of the exterior building wall to the outside face of the column line separating the gate lounge from the concourse. On the sides the area shall extend to physical construction or features which create the limits of the function. It shall include the gate podium, backwall, mini-ops, and any other functions associated with the gate boarding process. Refer to Diagram 3.3 for an illustrated example.



GATE LOUNGE
DIAGRAM 3.3