

Program of Spaces

Foster & Steele Family Optometry

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Job No: 15007

Date: 16 January 2016

Space	# of Rooms or Patients / People	Sizes (rule of thumb)	Room Size	Square Footage	Notes
MAIN LEVEL					
Waiting / Optical Display	25	20 s.f. /person		1480 ^W	
Check-In / Check-Out	5	64 s.f. /person		320 ^N	→ 2512 SF
Insurance / Operator	1	100 s.f. /person		80 ^W	
	2	64 s.f. / person		128 ^W	
Work Space			10x6	60	
Business Management	1			100 ^W	Window
Sub-Waiting	8	18 s.f. /person		144	2 Clinical
Styling Optical Office	1	Private office area		200 ^W	Working out of Waiting & Optical
Tech	4	64 s.f. /person		192	In Clinical; 4 pods
Pretest				169	
Exams	8		9x12	756	
Special Exam	4		12x12	288	
Visual Field				64	
DCT/Photo	1			108	
Contact Lens	1		12x24	288	
Drug Closets	4		2x4	24	At Tech station
OD Office	4		8x12	384	
OD Toilets	2			84	
Public Toilets	2			84	
Computer Room			6x10	60	
Cubby Space Employee	15		3x5	15	Locker area in Lounge
Technology Room	1		8x9	72	
Dispensing	1			250	
Contact Lens Supplies	1		9x12	168	Located off Contact Lens
Sub-Total				5518	
Circulation, Walls, Mechanical 30%				1655	
Total Square Footage for Main Level				7173	

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UPSTAIRS					
Lounge / Multipurpose	20	20 s.f. /person		400	Upstairs
Staff Toilets	2			84	Upstairs
Shower	1			25	Upstairs off of toilet
Storage Dead Files	1			400	Upstairs
Sub-Total				909	
Circulation, Walls, Mechanical 30%				273	
Total Square Footage for Upstairs				1182	

Grand Total of Main Level & Upstairs	8355
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Additional Notes:

Information needed for "How I Built This"

1. How much do you gross per square foot per year?
2. How many square feet do you have per doctor?
3. How much parking do you have per doctor after staff parks?
4. What percent of your office is optical?
5. Where is the log jam?
6. What is your revenue per exam?
7. What is your revenue per day?
8. What is revenue per doctor per day?

Mistakes made in current building

1. Larger break room
2. Larger VT area (building a new building)
3. No longer need Visual Field room (use technology to save square footage)
4. Small spaces in center of building
5. Separate Check Out area

Notes:

Parking: How many doctors? _____ X 16 = How many doctors and staff? _____ X 10

How many patients per hour? _____ X 5 How many acres? Spaces X 0.1 = _____

Space: Per Doctor:

Per Gross Revenue: