

P O R T F O L I O O N E

INTERIOR DESIGN 3600

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# FIRE AND LIFE SAFETY CODES

- 41.1.1 FIRE EMERGENCY. THE GOAL OF THIS CODE IS TO PROVIDE AN ENVIRONMENT FOR THE OCCUPANTS THAT IS REASONABLY SAFE FROM FIRE AND SIMILAR EMERGENCIES BY THE FOLLOWING MEANS:
  - (1) PROTECTION OF OCCUPANTS NOT INTIMATE WITH THE INITIAL FIRE DEVELOPMENT
  - (2) IMPROVEMENT OF THE SURVIVABILITY OF OCCUPANTS INTIMATE WITH THE INITIAL FIRE DEVELOPMENT
- 41.1.2 CROWD MOVEMENT. AN ADDITIONAL GOAL IS TO PROVIDE FOR REASONABLY SAFE EMERGENCY CROWD MOVEMENT AND, WHERE REQUIRED, REASONABLY SAFE NONEMERGENCY CROWD MOVEMENT.



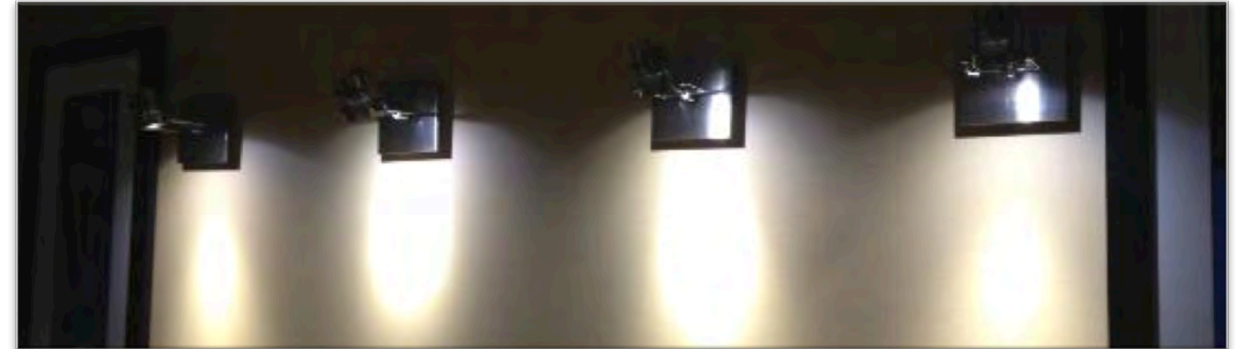
# FIRE AND LIFE SAFETY CODES



- 41.5.3.1 NUMBER OF MEANS OF EGRESS. TWO MEANS OF EGRESS, AS A MINIMUM, SHALL BE PROVIDED IN EVERY BUILDING OR STRUCTURE, SECTION, AND AREA WHERE SIZE, OCCUPANCY, AND ARRANGEMENT ENDANGER OCCUPANTS ATTEMPTING TO USE A SINGLE MEANS OF EGRESS THAT IS BLOCKED BY FIRE OR SMOKE. THE TWO MEANS OF EGRESS SHALL BE ARRANGED TO MINIMIZE THE POSSIBILITY THAT BOTH MIGHT BE RENDERED IMPASSABLE BY THE SAME EMERGENCY CONDITION.
- 4.5.3.2 UNOBSTRUCTED EGRESS. IN EVERY OCCUPIED BUILDING OR STRUCTURE, MEANS OF EGRESS FROM ALL PARTS OF THE BUILDING SHALL BE MAINTAINED FREE AND UNOBSTRUCTED. MEANS OF EGRESS SHALL BE ACCESSIBLE TO THE EXTENT NECESSARY TO ENSURE REASONABLE SAFETY FOR OCCUPANTS HAVING IMPAIRED MOBILITY.

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- 4.5.3.3 AWARENESS OF EGRESS SYSTEM. EVERY EXIT SHALL BE CLEARLY VISIBLE, OR THE ROUTE TO REACH EVERY EXIT SHALL BE CONSPICUOUSLY INDICATED. EACH MEANS OF EGRESS, IN ITS ENTIRETY, SHALL BE ARRANGED OR MARKED SO THAT THE WAY TO A PLACE OF SAFETY IS INDICATED IN A CLEAR MANNER.
- 4.5.3.4 LIGHTING. WHERE ARTIFICIAL ILLUMINATION IS NEEDED IN A BUILDING OR STRUCTURE, EGRESS FACILITIES SHALL BE INCLUDED IN THE LIGHTING DESIGN.
- 4.5.4 OCCUPANT NOTIFICATION. IN EVERY BUILDING OR STRUCTURE OF SUCH SIZE, ARRANGEMENT, OR OCCUPANCY THAT A FIRE ITSELF MIGHT NOT PROVIDE ADEQUATE OCCUPANT WARNING, FIRE ALARM SYSTEMS SHALL BE PROVIDED WHERE NECESSARY TO WARN OCCUPANTS OF THE EXISTENCE OF FIRE.



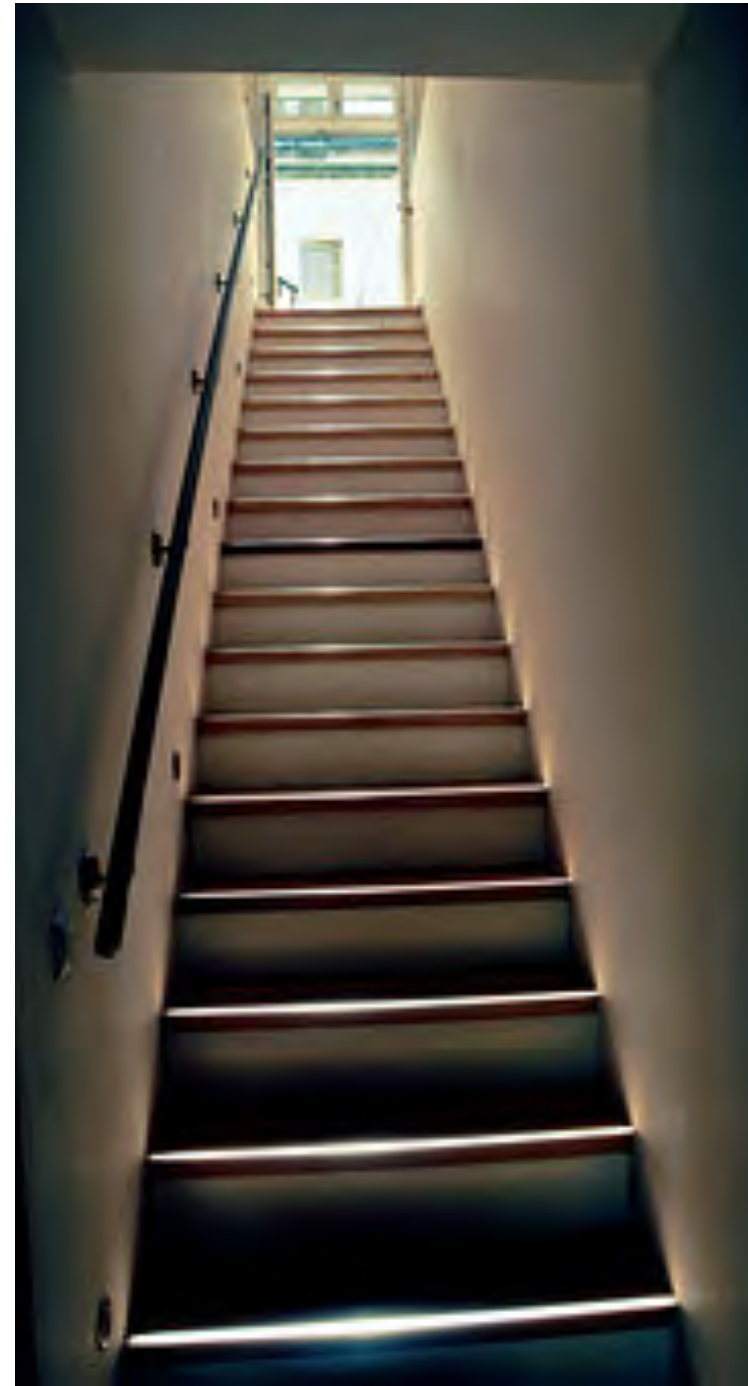
# FIRE AND LIFE SAFETY CODES



- 7.1.3.1 EXIT ACCESS CORRIDORS. CORRIDORS USED AS EXIT ACCESS AND SERVING AN AREA HAVING AN OCCUPANT LOAD EXCEEDING 30 SHALL BE SEPARATED FROM OTHER PARTS OF THE BUILDING BY WALLS HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION 8.3, UNLESS OTHERWISE PERMITTED BY THE FOLLOWING:
  - (1) THIS REQUIREMENT SHALL NOT APPLY TO EXISTING BUILDINGS, PROVIDED THAT THE OCCUPANCY CLASSIFICATION DOES NOT CHANGE.
  - (2) THIS REQUIREMENT SHALL NOT APPLY WHERE OTHERWISE PROVIDED IN CHAPTER 12 THROUGH CHAPTER 42.

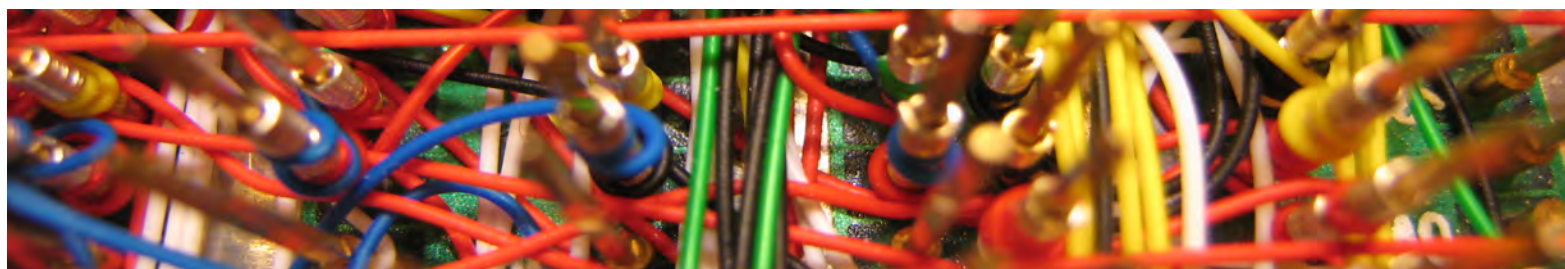
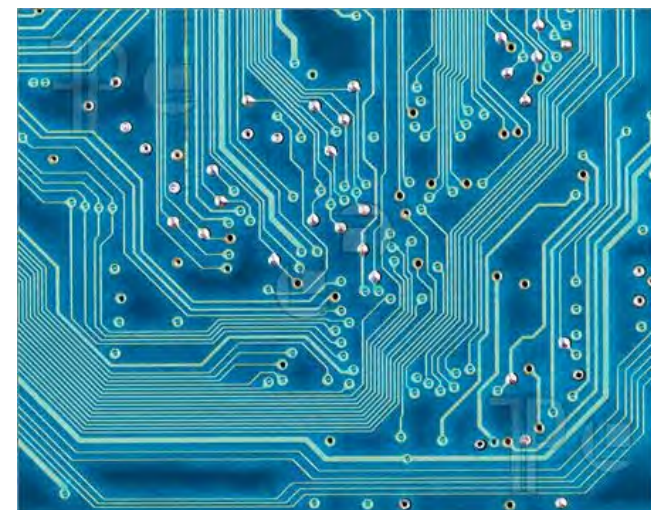
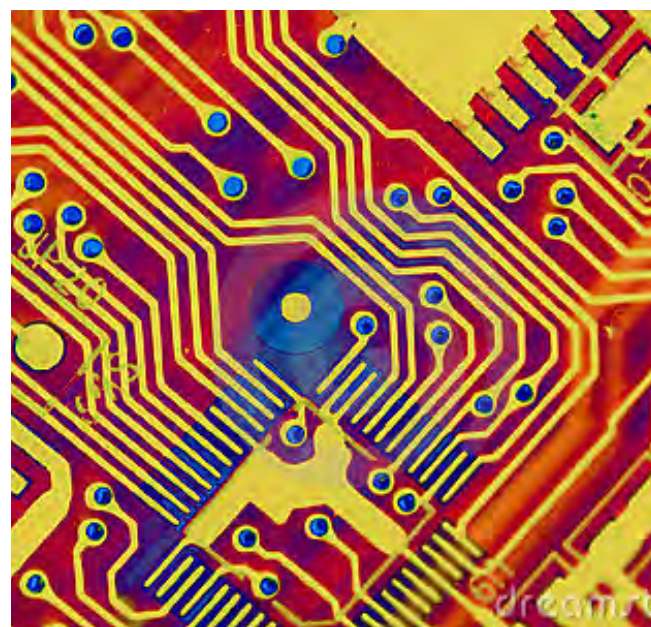
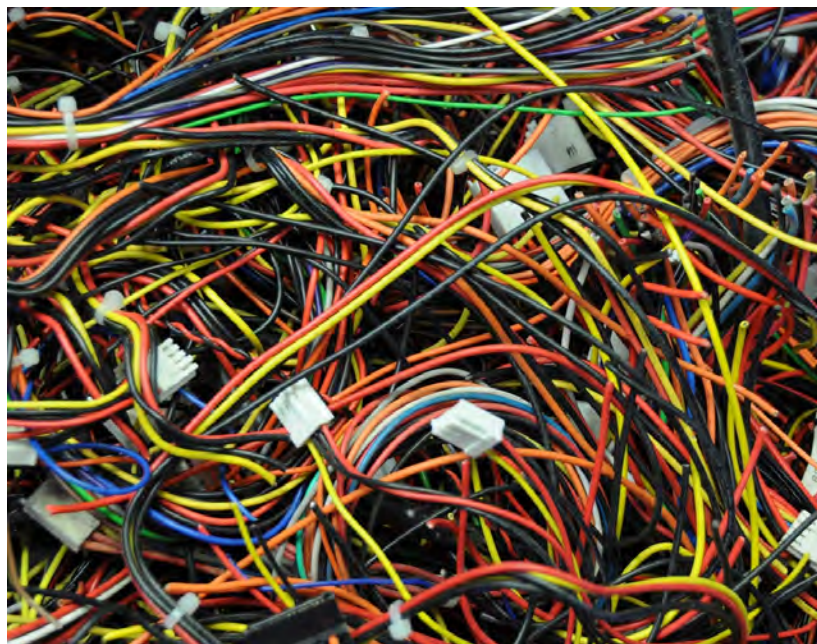
# FIRE AND LIFE SAFETY CODES

- 7.2.8,4.2 SLIP RESISTANCE. STAIR TREADS AND LANDINGS OF NEW OR REPLACEMENT FIRE ESCAPE STAIRS SHALL HAVE SLIP-RESISTANT SURFACES.
- 7.2.8.6.1 NONCOMBUSTIBLE MATERIALS SHALL BE USED FOR THE CONSTRUCTION OF ALL COMPONENTS OF FIRE ESCAPE STAIRS.
- 7.5.2.1 ACCESS TO AN EXIT SHALL NOT BE THROUGH KITCHENS, STORE- ROOMS OTHER THAN AS PROVIDED IN CHAPTER 36 AND CHAPTER 31, RESTROOMS, WORKROOMS, CLOSETS, BEDROOMS OR SIMILAR SPACES, OR OTHER ROOMS OR SPACES SUBJECT TO LOCKING, UNLESS PASSAGE THROUGH SUCH ROOMS OR SPACES IS PERMITTED FOR THE OCCUPANCY BY CHAPTER 18, 19, 22, OR 23.





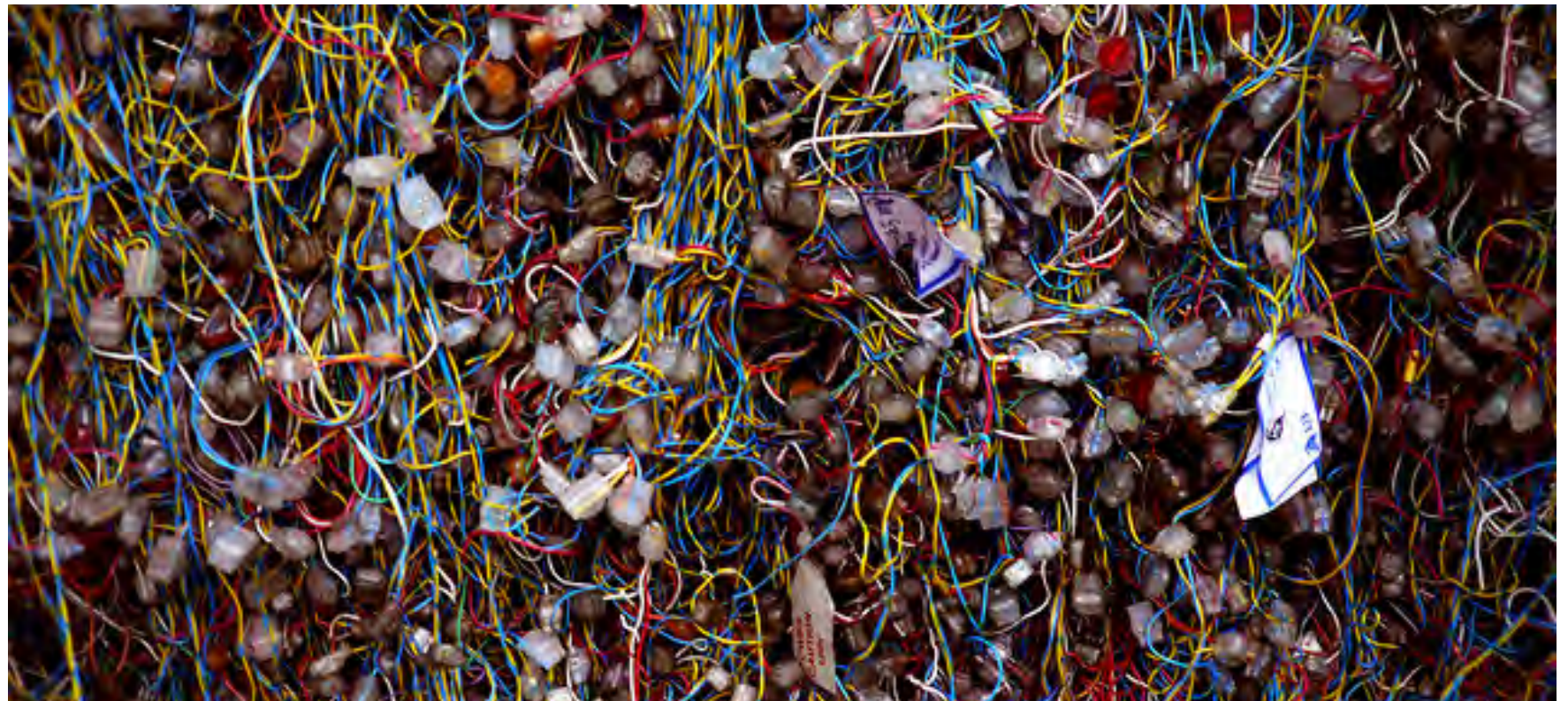
# INSPIRATION





# CONCEPT

- COPPER WIRING
- EBB AND FLOW
- CONNECTION
- JUXTAPOSITION
- WARM & COOL
- UNITY & VARIETY
- FLUIDITY
- INDUSTRIALIZATION



## CLIENT PROFILE

### ▣ MARKETING AGENCY:

- EXPANDING COMPANY
- NEEDS CREATIVE SPACE TO WORK
- FLEXIBLE WORK STATIONS
- COLLABORATIVE SPACES
- TRENDY AND SOPHISTICATED CLIENTELE

### ▣ SOFTWARE DEVELOPMENT COMPANY:

- MIX OF PRIVATE AND COLLABORATIVE SPACE
- STORAGE FOR EQUIPMENT
- PROPER FACILITIES TO HOUSE ELECTRONICS
- ORGANIZATION OPTIONS

THE OFFICE SPACE WILL HAVE COMMON AREAS THAT BOTH COMPANIES WILL USE TO ENCOURAGE A COWORKING ENVIRONMENT. THE SPACE WILL ALSO BE FLEXIBLE FOR OTHER COMPANIES TO MOVE IN AND OUT OVER TIME.

# PROGRAMMING: ACCOUNT ADMIN

Account Admin <b>REVISED</b>									
PERSONNEL									
Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	PC	Equipment Printer	Fax	Notes
	Current	Future	Office	Workstation					
Account Executive	4	3	85		255	9			
Account Manager	4	3	75		225	12			
Administrative Assistant	1	3		64	192	3	3	3	Shared by entire Production staff
Account Assistant	3	0		48	0	0			
					0				
					0				
					0				
					0				
					0				
					0				
					0				
<b>Personnel Totals:</b>	<b>12</b>	<b>9</b>			<b>672</b>	<b>24</b>	<b>3</b>	<b>3</b>	
SUPPORT/EQUIPMENT SPACES									
Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes			
	Current	Future							
File Drawers	10	5	1.8	9	Near Admin Assts	5-Hi cabinets			
Equipment	1	1	50	50	Near Admin Assts	Copier, work counter			
Digital Storage	0	1	80	80		Shelving; can be spread throughout			
Storage	0	1	50	50		Lockable room; shelving			
				0					
				0					
				0					
				0					
<b>Support Totals:</b>				<b>189</b>					

# PROGRAMMING: ADMINISTRATION

Administration <b>REVISED</b>									
PERSONNEL									
Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	PC	Equipment Printer	Fax	Notes
	Current	Future	Office	Workstation					
Finance					0				
Manager	0	1		64	64	1			
Clerical	2	3		49	147	3	1		
					0				
					0				
					0				
					0				
					0				
					0				
					0				
					0				
					0				
					0				
<b>Personnel Totals:</b>	<b>2</b>	<b>4</b>			<b>211</b>	<b>4</b>	<b>1</b>	<b>0</b>	
SUPPORT/EQUIPMENT SPACES									
Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes			
	Current	Future							
Finance				0					
File Drawers	50	25	1.8	45	Lockable room	5-Hi cabinets			
Equipment	1	1	60	60	Next to work area	3 Printers, shredder, work counter			
				0					
				0					
				0					
				0					
				0					
				0					
				0					
				0					
<b>Support Totals:</b>				<b>105</b>					

# PROGRAMMING: CREATIVE SERVICES

Creative Services <b>REVISED</b>									
PERSONNEL									
Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	Equipment			Notes
	Current	Future	Office	Workstation		PC	Printer	Fax	
Team Manager	1	5	80		400	2	1		
Team Assistant	3	30		60	1800	1			
					0	2			
					0	2			
					0				
					0				
					0				
					0				
					0				
					0				
					0				
					0				
					0				
<b>Personnel Totals:</b>	<b>4</b>	<b>35</b>			<b>2200</b>	<b>7</b>	<b>1</b>	<b>0</b>	
SUPPORT/EQUIPMENT SPACES									
Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location			Notes	
	Current	Future							
				0					
				0					
Concept Lounge	0	1	300	300					
Work Area	0	1	300	300	Adjacent to Teams			Work counters	
Storage	0	1	60	60	Next to Work Area			Shelving	
				0					
				0					
				0					
				0					
				0					
<b>Support Totals:</b>				<b>660</b>					

# PROGRAMMING: EXECUTIVE

Executive REVISED									
PERSONNEL									
Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	Equipment			Notes
	Current	Future	Office	Workstation		PC	Printer	Fax	
					0				
					0				
					0				
Director	1	1	95		95	1			Locate near Reception
					0				
					0				
Administrative Assistant	1	1		80	80	1	1		Locate directly outside Mgr office
					0				
					0				
					0				
Personnel Totals:	2	2			175	2	1	0	
SUPPORT/EQUIPMENT SPACES									
Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location			Notes	
	Current	Future							
Waiting Area	1	1	150	150	Visible from Admin Asst			Seating for 4 guests	
Pantry	0	1	80	80	Near Admin Assts				
Fax/Copy	0	1	70	70	Near Admin Assts				
Storage	1	1	70	70				Shelving	
File Drawers	50	25	1.8	45				5-Hi cabinets	
Executive Conference Room	1	1	250	250	Adjacent to Waiting Area			Full AV	
				0					
				0					
Support Totals:				665					

# PROGRAMMING: SUPPORT

Support <b>REVISED</b>						
PERSONNEL						
Position	Support/Equipment		Unit Square Ft.	Extended Sq. Feet	Location	Notes
	Current	Future				
				0		
				0		
				0		
				0		
				0		
				0		
				0		
				0		
				0		
				0		
				0		
				0		
				0		
				0		
Personnel Totals:	0	0		0		
SUPPORT/EQUIPMENT SPACES						
Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
				0		
Reception	1	1	200	200	Direct access to Broadcast, Executive, Mktg	Waiting for 6, TV's
				0		
Conference Room	1	3	200	600	Shared by all areas	Full AV
				0		
Computer Service Area	0	1	50	50		Work counter, outlets (10x5)
Computer Server Room	1	1	50	50	Near Account Admin	Raised floor, secure, 3 racks
Copy/Fax Station	1	2	70	140	Spread throughout	Work counter
Pantry	1	2	45	90	Spread throughout	Coffee, sink, refrigerator, cabinets (8x9) ga
Lunch Room	0	1	200	200		Full kitchen, seating
				0		
Coats	40	10		10	Spread throughout	
Mechanical Room	0	1	300	300	Near Base Building air supply	Supplemental Air
				0		
Support Totals:				1640		

# PROGRAMMING: SUMMARY

Summary										
Personnel Totals Per Department	Personnel Totals		Personnel	Computer	Printer	Fax	Support	Total	Circulation	Carpetable
	Current	Future	Sq. Feet				Sq. Feet	Sq. Feet		Sq. Feet
Executive REVISED	2	2	175	2	1	-	665	840	1.54	1,294
Administration REVISED	2	4	211	4	1	-	105	316	1.54	487
Account Admin REVISED	12	9	672	24	3	3	189	861	1.54	1,326
Creative Services REVISED	4	35	2,200	7	1	-	660	2,860	1.54	4,404
Support REVISED	-	-	-	-	-	-	1,640	1,640	1.54	2,526
<b>Totals:</b>	20	50	3,258	37	6	3	3,259			10,036