

THE BEAT OF KOREA

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IDES 3815: Design VI
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PROJECT BACKGROUND

A). Description of the client and users

This project is focused on the Bill and Melinda Gates Foundation. We will be designing their new Regional Foundation Office. The purpose of the foundation is to help all people lead healthy, productive lives. In developing countries, it focuses on improving people's health and giving them the chance to lift themselves out of hunger and extreme poverty.

B). Description of the site including the square footage of the project

The Regional Foundation Office will be located in Seoul, South Korea. It is approximately 33,000 sqft.



PROJECT GOALS AND OBJECTIVES

My Goals are as Follows:

- 1). Create a dynamic space that doesn't look chaotic, but reflects the movements of the dancers and their precision in which they execute their motions
- 2). Have an office space that feels lively to those who work and go there
- 3). Have the space be structured in its bones that represent the structure of the drums
- 4). Represent the uniformity seen in every drum dance
- 5). Make people feel like they are in a sturdy structure and feel safe

My Objectives:

- 1). Design a well thought out space that includes- diagrams, plans, sections, SCP, material board, and perspectives
- 2). Continue developing different rendering skills to most accuracy show my ideas

SPACE SUMMARY

PRESIDENT

OCCUPANCY - # PEOPLE: 1 SQ FT /PERSON: 200 TOTAL: 200

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Meeting individually with employees and colleagues, video conferencing, conducting research, presentations, brainstorming, etc.

EQUIPMENT - Desktop computer, printer & large television for presentations

SPATIAL ADJACENCIES - Private office secluded from the entrance and lobby areas. Close proximity to the administrative and senior workstations. Walkable distance to restrooms but not directly adjacent.

FINISHES - Acoustic material for ceiling or wall-treatment for quiet work. Glass on side of entry into the office for increased visibility of the workplace and employees.

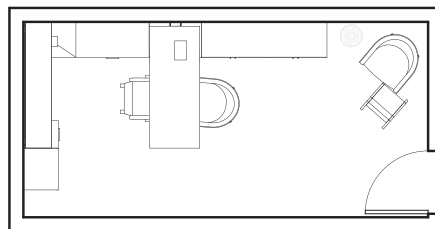
FURNISHINGS - Office chair, deep arm chairs for unwinding/taking a break and as seating for colleagues, table for collaborative working. Formal but flexible.

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, focused environment, and a quiet/private space for the head of the foundation.

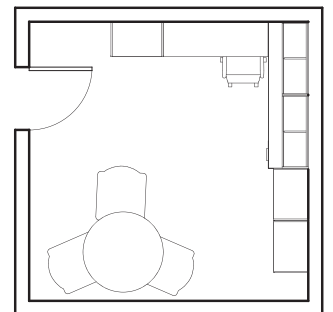
SAFETY & SECURITY - Drawers and doors with locks for confidential information and expensive equipment

CRITICAL FACTORS - Private office for one with room for collaboration between 2-4 people.

TYPICALS -



OPTION A



OPTION B

PLANNING INFORMATION

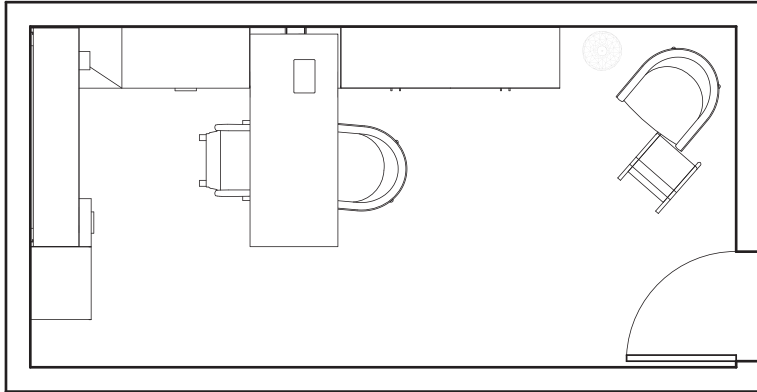
PRESIDENT

OCCUPANCY -

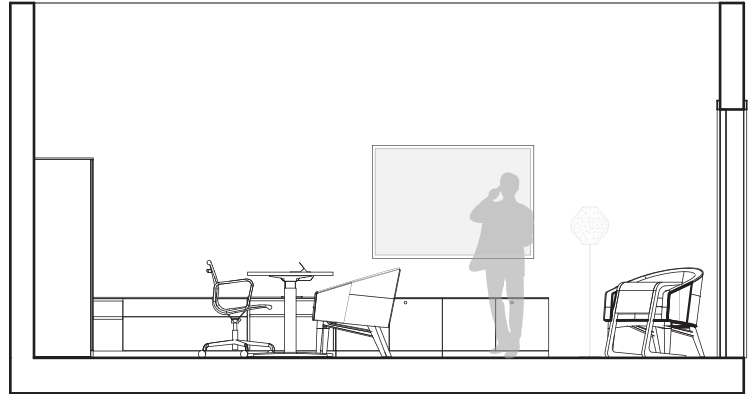
PEOPLE: 1

SQ FT /PERSON: 200

TOTAL: 200

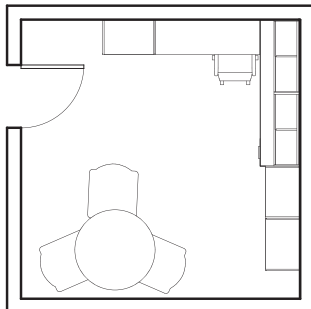


PLAN

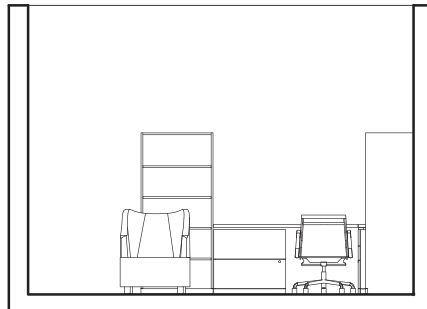


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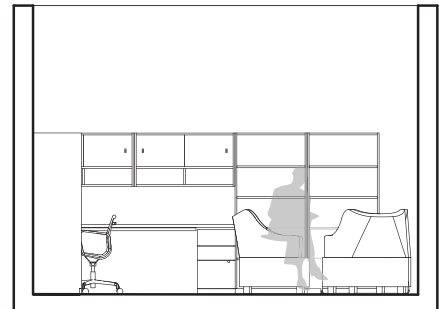
OPTION A



PLAN



SECTION



SECTION

OPTION B

SPACE SUMMARY

ADMINISTRATION

OCCUPANCY - # PEOPLE: 1 SQ FT /PERSON: 60 TOTAL: 60

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Fielding telephone calls, receiving and directing visitors, word processing, creating spreadsheets and presentations, and digital filing.

EQUIPMENT - Desktop computer & printer

SPATIAL ADJACENCIES - Workstation adjacent to public entrance & adjacent to Program workspaces

FINISHES - Acoustic paneling above workstation to decrease sound reverberation

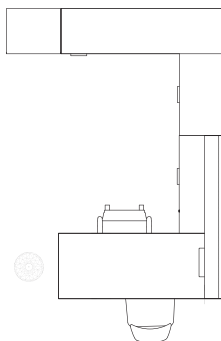
FURNISHINGS - Office chair, deep arm chair for guests, & cabinets for storage. Flexible and relaxed

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & approachable feel.

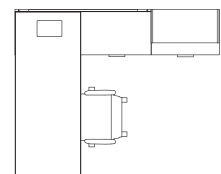
SAFETY & SECURITY - Drawers with locks for confidential information.

CRITICAL FACTORS - Public workspace for one with connection to public entrance to allow for assistance with direction and guidance.

TYPICALS -



OPTION A



OPTION B

PLANNING INFORMATION

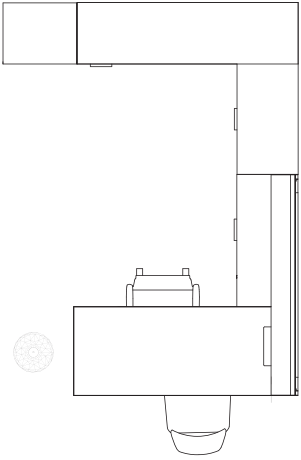
ADMINISTRATION

OCCUPANCY -

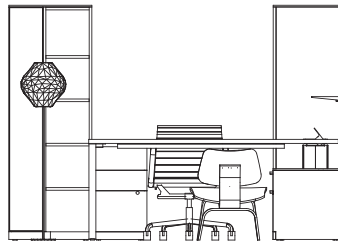
PEOPLE: 1

SQ FT /PERSON: 60

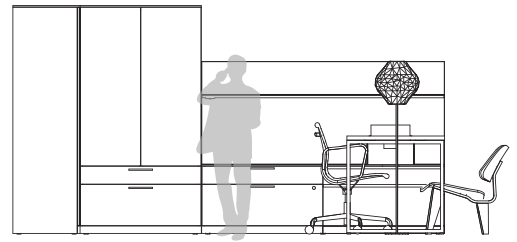
TOTAL: 60



PLAN

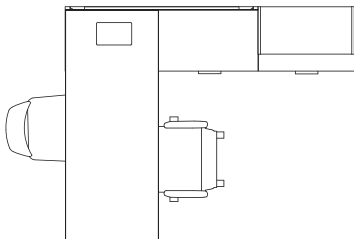


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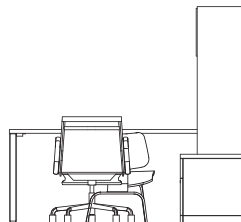


SECTION

OPTION A



PLAN



SECTION



SECTION

OPTION B

SPACE SUMMARY

GLOBAL HEALTH, DEVELOPMENT & POLICY/ADVOCACY
DIRECTORS; FACILITIES & SECURITY, COMMUNICATIONS STRATEGY
& INSIGHTS, FOUNDATIONS STRATEGY OFFICER

OCCUPANCY - # PEOPLE: 1 SQ FT /PERSON: 120 TOTAL: 120

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Oversee teams, direct work efforts on client engagements, & bring in new clients to the firm.

EQUIPMENT - Desktop computer & printer

SPATIAL ADJACENCIES - Private office adjacent to Program and Senior workspaces.

FINISHES - Carpet & acoustical material for quiet workspace.

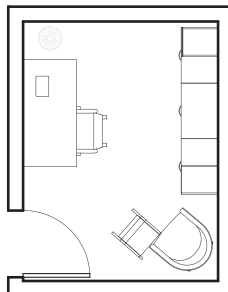
FURNISHINGS - Office chair, deep arm chair for guests, & cabinets for storage. Flexible and relaxed.

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & focused yet approachable feel.

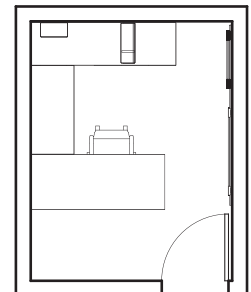
SAFETY & SECURITY - Drawers and doors with locks for confidential information and equipment.

CRITICAL FACTORS - Private office for one with room for collaboration between 1-2 people.

TYPICALS -



OPTION A



OPTION B

PLANNING INFORMATION

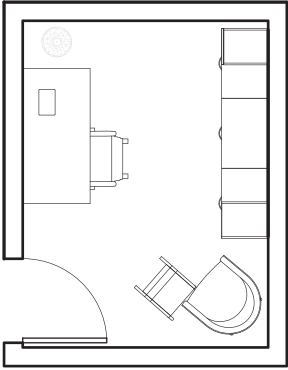
GLOBAL HEALTH, DEVELOPMENT & POLICY/ADVOCACY DIRECTORS; FACILITIES & SECURITY, COMMUNICATIONS STRATEGY & INSIGHTS, FOUNDATIONS STRATEGY OFFICER

OCCUPANCY -

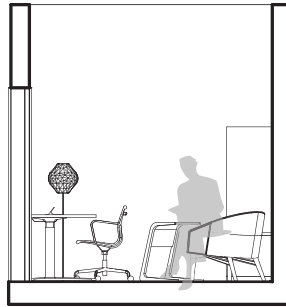
PEOPLE: 1

SQ FT /PERSON: 120

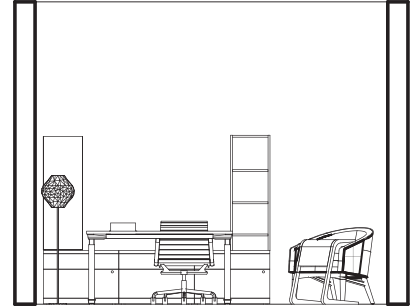
TOTAL: 120



PLAN

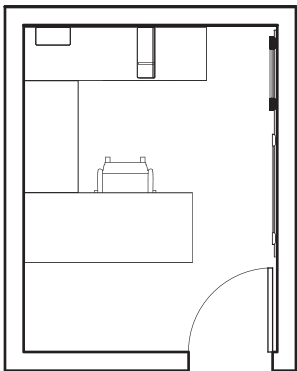


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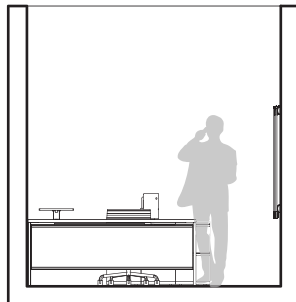


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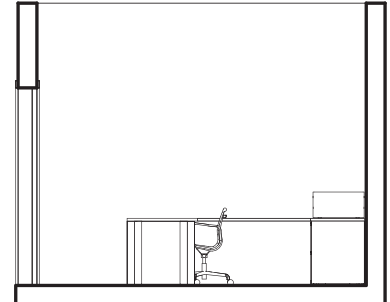
OPTION A



PLAN



SECTION



SECTION

OPTION B

SPACE SUMMARY

GLOBAL HEALTH, DEVELOPMENT & POLICY/ADVOCACY ADMINISTRATION

OCCUPANCY - # PEOPLE: 1 SQ FT /PERSON: 60 TOTAL: 60

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Fielding telephone calls, receiving and directing visitors, word processing, creating spreadsheets and presentations, and digital filing.

EQUIPMENT - Desktop computer & printer

SPATIAL ADJACENCIES - Workstation adjacent to public entrance & adjacent to Program workspaces

FINISHES - Acoustic paneling above workstation to decrease sound reverberation

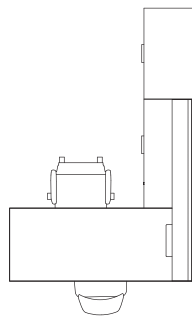
FURNISHINGS - Office chair, deep arm chair for guests, & cabinets for storage. Flexible and relaxed

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & approachable feel.

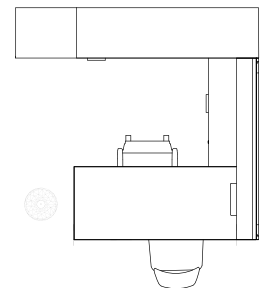
SAFETY & SECURITY - Drawers with locks for confidential information.

CRITICAL FACTORS - Public workspace for one with connection to public entrance to allow for assistance with direction and guidance.

TYPICALS -



OPTION A



OPTION B

PLANNING INFORMATION

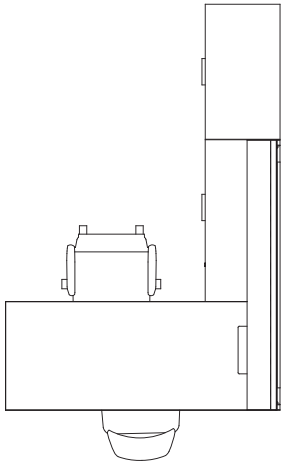
GLOBAL HEALTH, DEVELOPMENT & POLICY/ADVOCACY
ADMINISTRATION

OCCUPANCY -

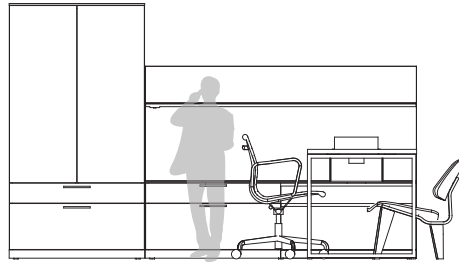
PEOPLE: 1

SQ FT /PERSON: 60

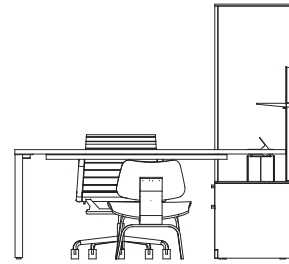
TOTAL: 60



PLAN

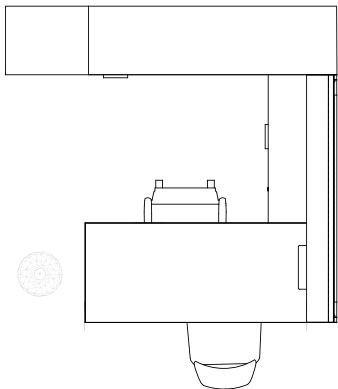


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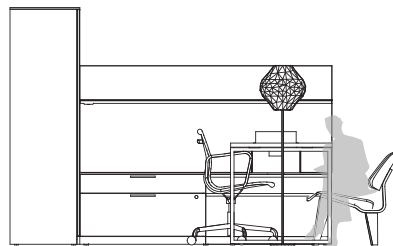


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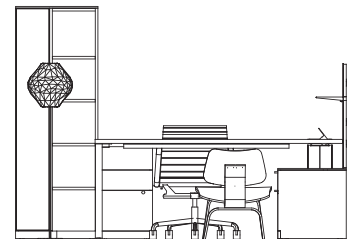
OPTION A



PLAN



SECTION



SECTION

OPTION B

SPACE SUMMARY

GLOBAL HEALTH SENIOR

OCCUPANCY - # PEOPLE: 7 SQ FT /PERSON: 30 TOTAL: 210

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Managing financial budgeting, working with other senior employees on strategy development and execution planning, ensuring clarity around priorities and goals for the entire functional area

EQUIPMENT - Desktop computer & printer

SPATIAL ADJACENCIES - Public workspace for 6-8 senior employees. Close proximity to the administrative and program employee workstations. Walkable distance to restrooms but not directly adjacent.

FINISHES - Acoustic material hanging overhead to allow for sound control. Glass dividers between workstations.

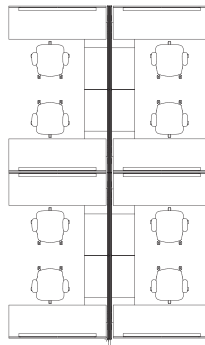
FURNISHINGS - Office chair, desk, & movable storage. Flexible workstations.

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & collaborative environment.

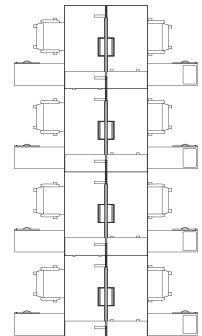
SAFETY & SECURITY - Drawers with locks for confidential information and expensive equipment

CRITICAL FACTORS - Public workstations for collaboration between 6-8 people.

TYPICALS -



OPTION A



OPTION B

PLANNING INFORMATION

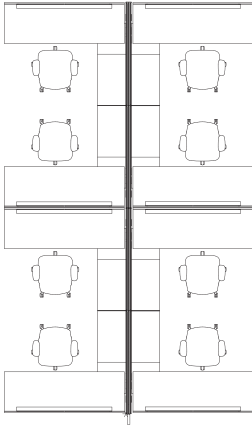
GLOBAL HEALTH SENIOR

OCCUPANCY -

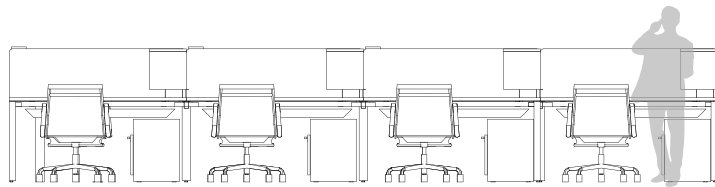
PEOPLE: 7

SQ FT /PERSON: 30

TOTAL: 210

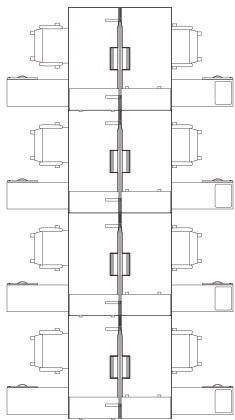


PLAN

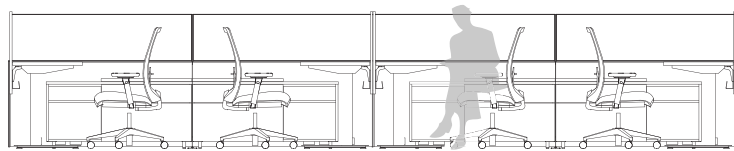


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

GLOBAL HEALTH PROGRAM

OCCUPANCY - **# PEOPLE:** 1 **SQ FT /PERSON:** 60 **TOTAL:** 60

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Fielding telephone calls, receiving and directing visitors, word processing, creating spreadsheets and presentations, and digital filing.

EQUIPMENT - Desktop computer & printer

SPATIAL ADJACENCIES - Workstation adjacent to public entrance & adjacent to Program workspaces

FINISHES - Acoustic paneling above workstation to decrease sound reverberation

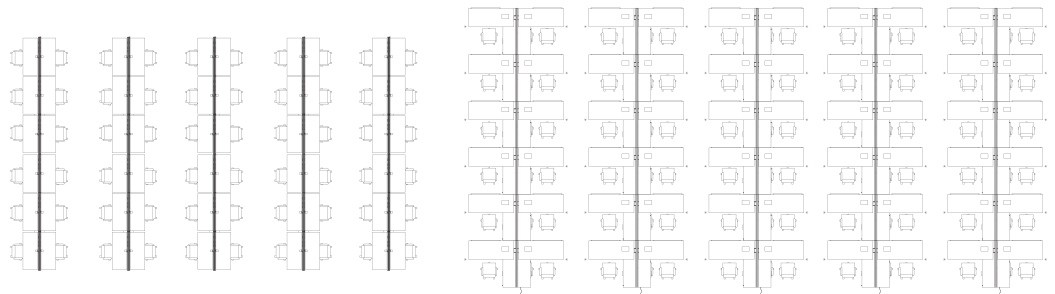
FURNISHINGS - Office chair, deep arm chair for guests, & cabinets for storage. Flexible and relaxed

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & approachable feel.

SAFETY & SECURITY - Drawers with locks for confidential information.

CRITICAL FACTORS - Public workspace for one with connection to public entrance to allow for assistance with direction and guidance.

TYPICALS -



OPTION A

OPTION B

PLANNING INFORMATION

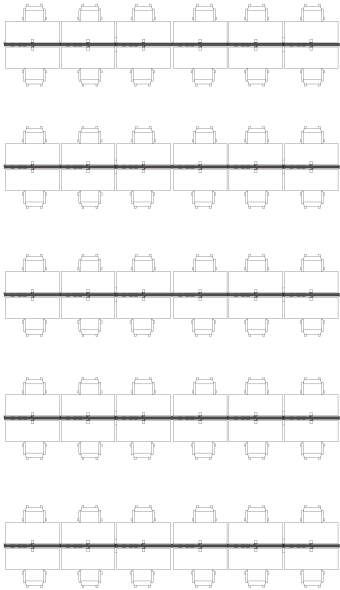
GLOBAL HEALTH PROGRAM

OCCUPANCY -

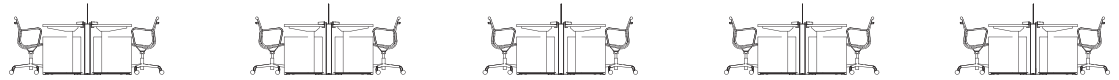
PEOPLE: 1

SQ FT /PERSON: 60

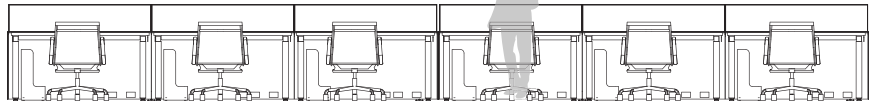
TOTAL: 60



PLAN

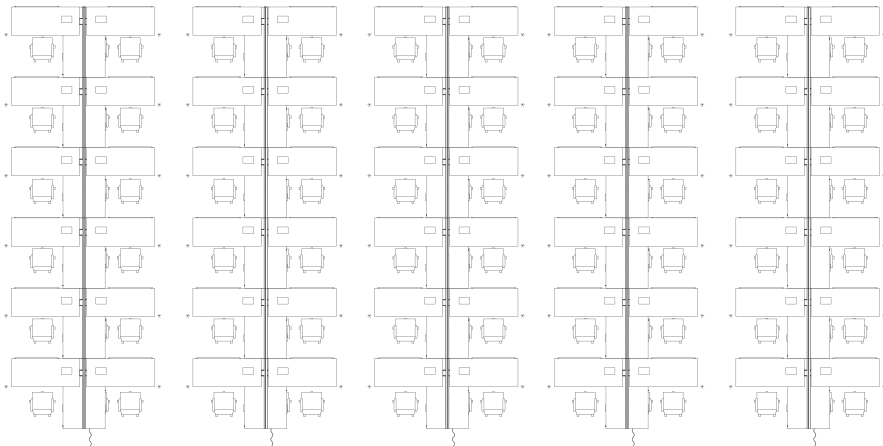


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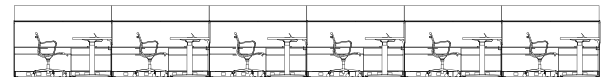


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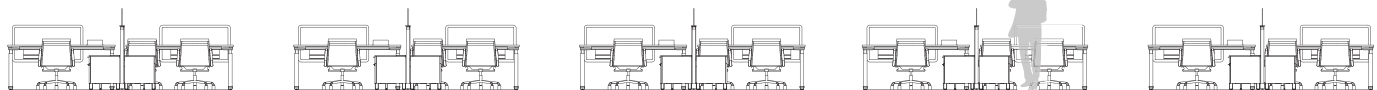
OPTION A



PLAN



SECTION



SECTION

OPTION B

SPACE SUMMARY

GLOBAL DEVELOPMENT SENIOR

OCCUPANCY - # PEOPLE: 6 SQ FT /PERSON: 30 TOTAL: 180

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Managing financial budgeting, working with other senior employees on strategy development and execution planning, ensuring clarity around priorities and goals for the entire functional area

EQUIPMENT - Desktop computer & printer

SPATIAL ADJACENCIES - Public workspace for 6-8 senior employees. Close proximity to the administrative and program employee workstations. Walkable distance to restrooms but not directly adjacent.

FINISHES - Acoustic material hanging overhead to allow for sound control. Glass dividers between workstations.

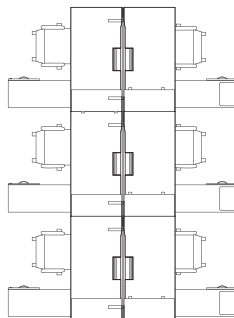
FURNISHINGS - Office chair, desk, & movable storage. Flexible workstations.

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & collaborative environment.

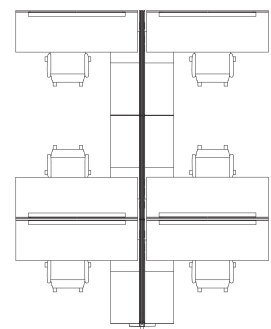
SAFETY & SECURITY - Drawers with locks for confidential information and expensive equipment

CRITICAL FACTORS - Public workstations for collaboration between 6-8 people.

TYPICALS -



OPTION A



OPTION B

PLANNING INFORMATION

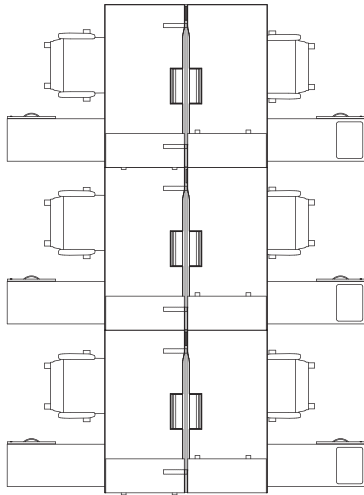
GLOBAL DEVELOPMENT SENIOR

OCCUPANCY -

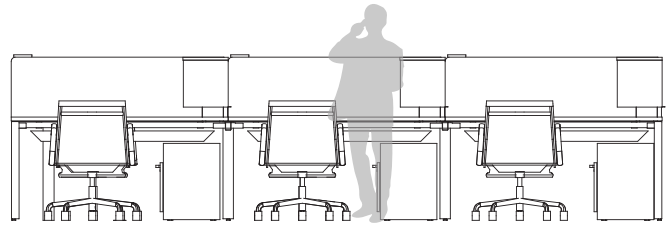
PEOPLE: 6

SQ FT /PERSON: 30

TOTAL: 180

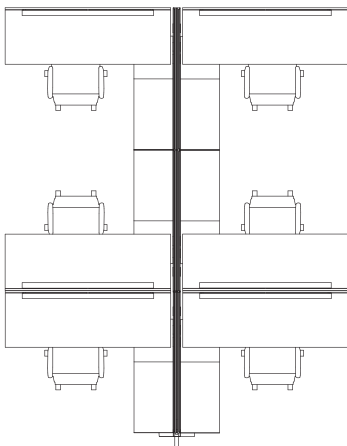


PLAN

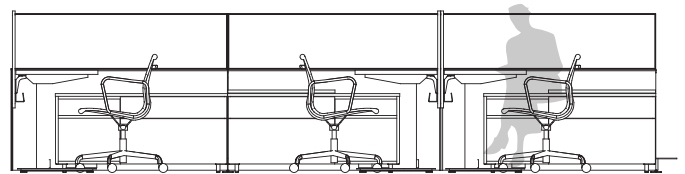


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

GLOBAL DEVELOPMENT PROGRAM

OCCUPANCY - # PEOPLE: 30 SQ FT /PERSON: 28 TOTAL: 1140

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Fielding telephone calls, receiving and directing visitors, word processing, creating spreadsheets and presentations, and digital filing.

EQUIPMENT - Desktop computer & printer

SPATIAL ADJACENCIES - Workstation adjacent to public entrance & adjacent to Program workspaces

FINISHES - Acoustic paneling above workstation to decrease sound reverberation

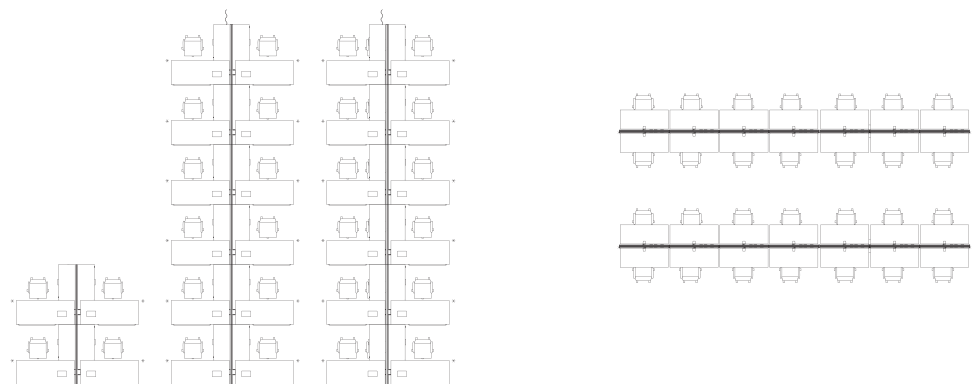
FURNISHINGS - Office chair, deep arm chair for guests, & cabinets for storage. Flexible and relaxed

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & approachable feel.

SAFETY & SECURITY - Drawers with locks for confidential information.

CRITICAL FACTORS - Public workspace for one with connection to public entrance to allow for assistance with direction and guidance.

TYPICALS -



OPTION A

OPTION B

PLANNING INFORMATION

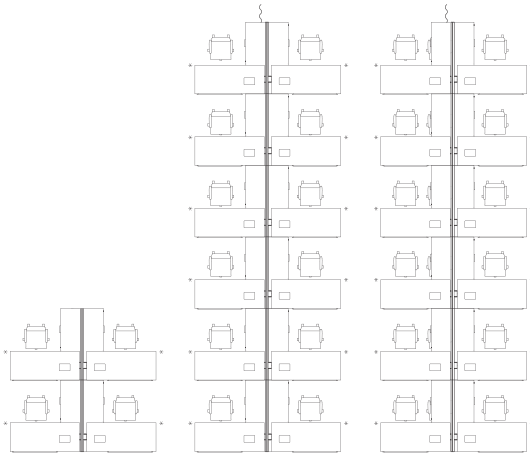
GLOBAL DEVELOPMENT PROGRAM

OCCUPANCY -

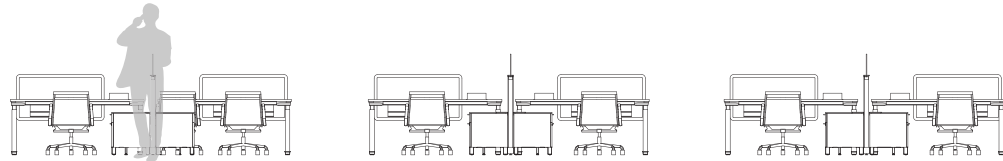
PEOPLE: 30

SQ FT /PERSON: 28

TOTAL: 1140

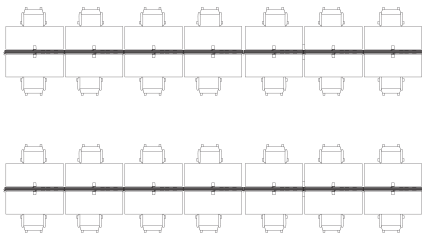


PLAN

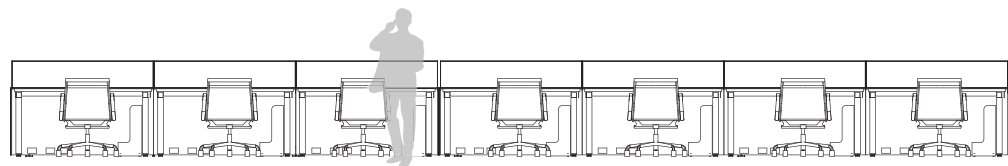


SECTION

OPTION A



PLAN



SECTION

SPACE SUMMARY

GLOBAL POLICY & ADVOCACY : SENIOR

GLOBAL GROWTH & OPPORTUNITY : SENIOR

OCCUPANCY - # people 3 sqft/person 30 total 90

CODE REQUIREMENTS - Workstations should at least be 42" off of the wall. Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Within this space the senior employees will be able to collaborate with one another and conduct their daily responsibilities and duties. The flexible desk space allows for privacy and group work. They are able to have an adequate amount of storage space of important documents and large hard surface space.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a mobile whiteboard and adjustable chairs.

SPATIAL ADJACENCIES - The senior workstations should be located near the other employer central desks. However, the workstations should be off to the side in a more private spot away from any high traffic public areas.

FINISHES - The desks and other hard table tops will consist of a durable wood for optimum efficiency. The stations will be on a nylon carpet for best control of the acoustics.

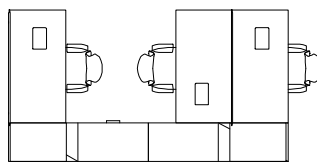
FURNISHINGS - The desks are to be mobile for a flexible and collaborative work environment based on each day's activity. The built-in storage and shelves elevate the space and provide for more organizational opportunities.

AMBIENT ENVIRONMENT - It would be best if the workstations were more off to the side for privacy. They should also be located near windows to increase productivity and positivity.

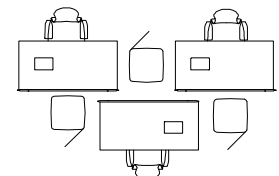
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's personal information.

CRITICAL FACTORS - Space for 3 people with collaboration room and private space.

TYPICALS - Collaboration for 3 people 13' x 6'5" and 12'6" x 7'2", 90 square feet.



OPTION A



OPTION B

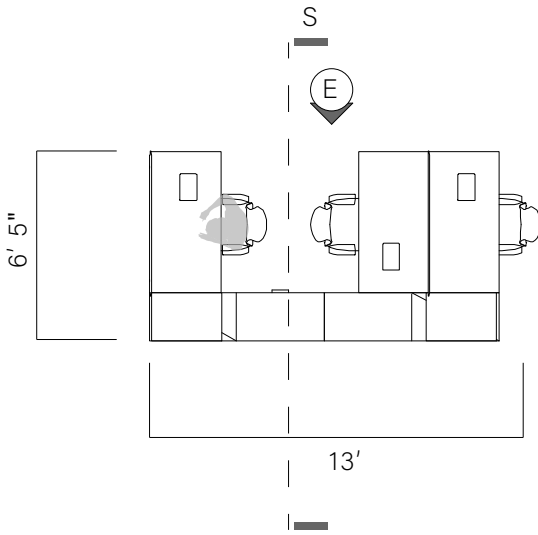
PLANNING INFORMATION

GLOBAL POLICY & ADVOCACY : SENIOR

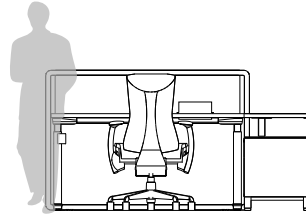
GLOBAL GROWTH & OPPORTUNITY : SENIOR

OCCUPANCY -

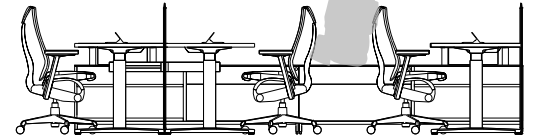
# people	3	sqft/person	30	total	90
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PLAN

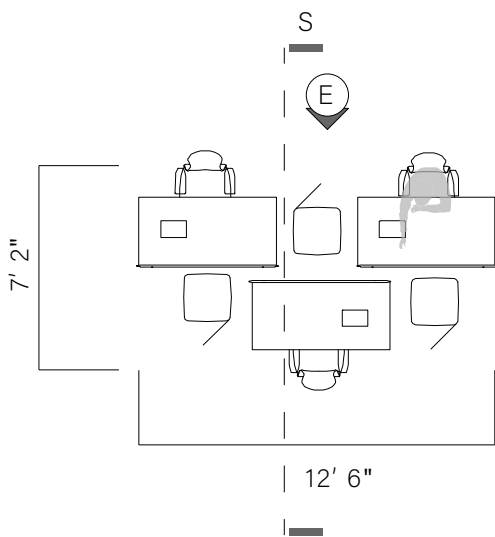


SECTION

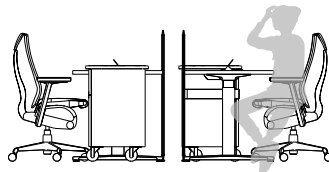


ELEVATION

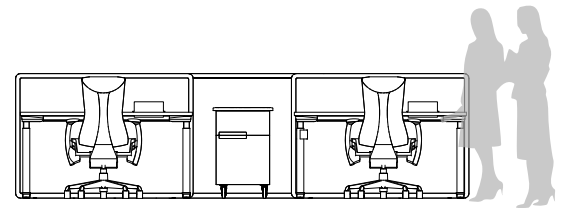
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

GLOBAL POLICY & ADVOCACY : PROGRAM

OCCUPANCY - # people 17 sqft/person 30 total 510

CODE REQUIREMENTS - Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Within this space the employees are in close proximity to each other for an interactive and collaborative environment. Together they can brainstorm ideas and work through problems as a group. The employees will also take care of their individual daily tasks.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a mobile whiteboard, adjustable chairs, and a projector screen.

SPATIAL ADJACENCIES - The workstations should be in a central location with a loop circulation to maximize accessibility. They are near other public circulation paths and conference rooms.

FINISHES - The desks and other hard table tops will consist of a durable wood for optimum efficiency. The stations will be on a nylon carpet for best control of the acoustics. The desks also have a maine panel textile divider in-between desks for privacy.

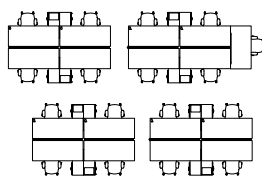
FURNISHINGS - The desks are to be mobile for a flexible and collaborative work environment based on each day's activity. The desks are also height-adjustable so the employees are able to sit or stand for work to encourage a more productive

AMBIENT ENVIRONMENT - It would be best if the workstations were in the presence of large windows to increase overall moral and positivity within the office. The temperature in the open concept area should be at an ideal temperature to appeal to the masses.

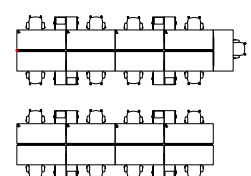
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's personal information.

CRITICAL FACTORS - Space for 17 people with collaboration room.

TYPICALS - Collaboration for 17 people 28'3" x 18' and 26' x 19'6", 510 square feet.



OPTION A



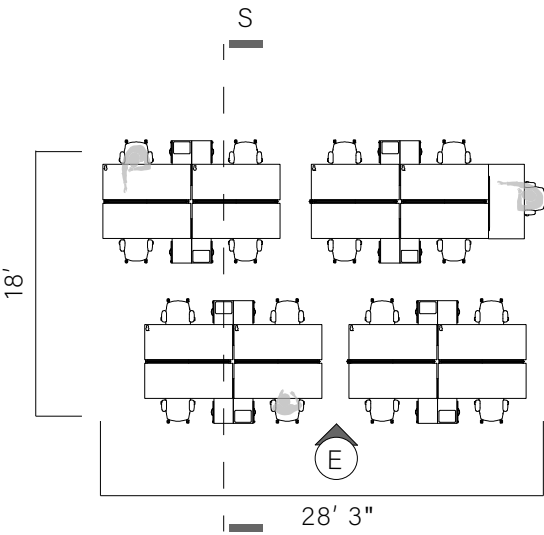
OPTION B

PLANNING INFORMATION

GLOBAL POLICY & ADVOCACY : PROGRAM

OCCUPANCY -

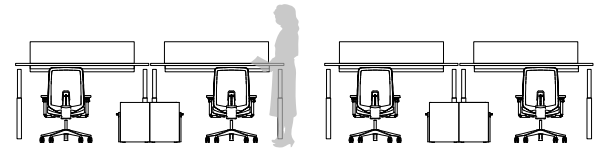
# people	17	sqft/person	30	total	510
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PLAN

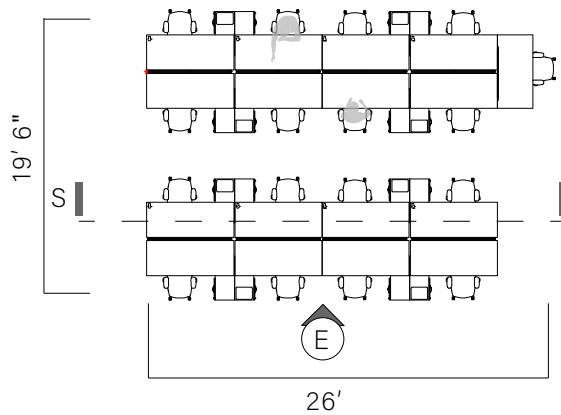


SECTION

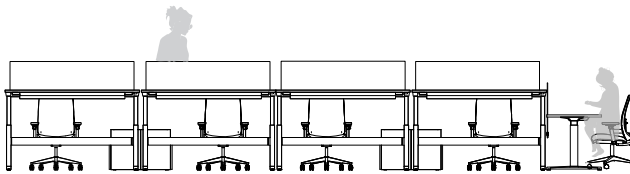


ELEVATION

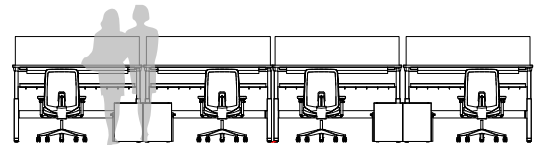
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

GLOBAL GROWTH & OPPORTUNITY : PROGRAM

OCCUPANCY - # people 20 sqft/person 30 total 600

CODE REQUIREMENTS - Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Within this space the employees are in close proximity to each other for an interactive and collaborative environment. Together they can brainstorm ideas and work through problems as a group. The employees will also take care of their individual daily tasks.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a mobile whiteboard, adjustable chairs, and a projector screen.

SPATIAL ADJACENCIES - The workstations should be in a central location with a loop circulation to maximize accessibility. They are near other public circulation paths and conference rooms.

FINISHES - The desks and other hard table tops will consist of a durable wood for optimum efficiency. The stations will be on a nylon carpet for best control of the acoustics. The desks also have a maine panel textile divider in-between desks for privacy.

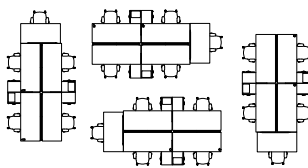
FURNISHINGS - The desks are to be mobile for a flexible and collaborative work environment based on each day's activity. The desks are also height-adjustable so the employees are able to sit or stand for work to encourage a more productive

AMBIENT ENVIRONMENT - It would be best if the workstations were in the presence of large windows to increase overall moral and positivity within the office. The temperature in the open concept area should be at an ideal temperature to appeal to the masses.

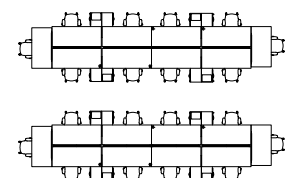
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's personal information.

CRITICAL FACTORS - Space for 20 people with collaboration room.

TYPICALS - Collaboration for 20 people 34' x 17'6" and 30' x 20', 600 square feet.



OPTION A



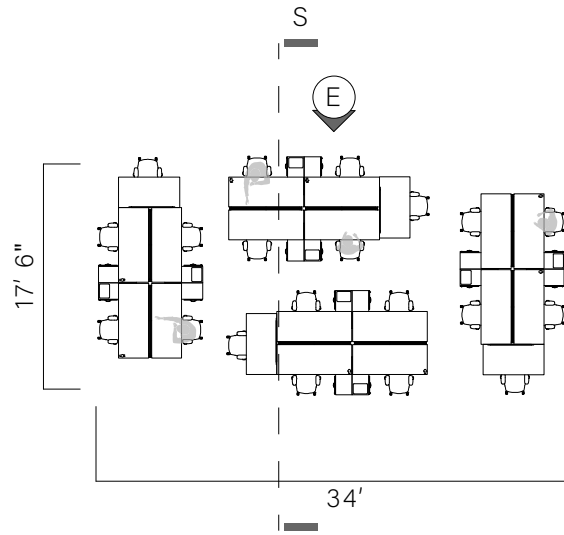
OPTION B

PLANNING INFORMATION

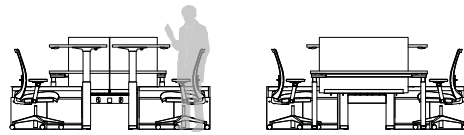
GLOBAL GROWTH & OPPORTUNITY : PROGRAM

OCCUPANCY -

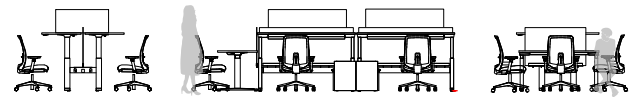
# people	20	sqft/person	30	total	600
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PLAN

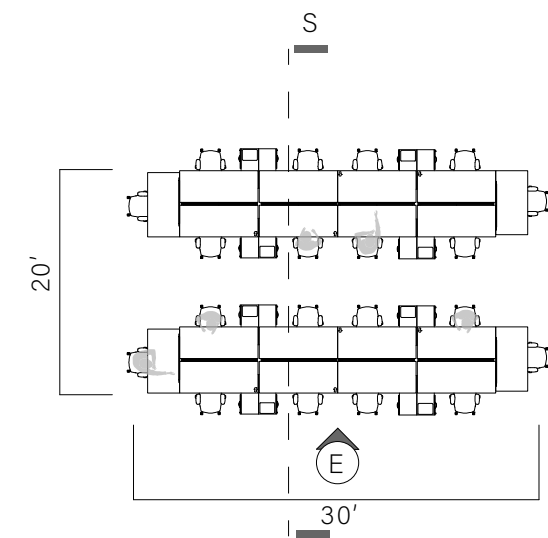


SECTION

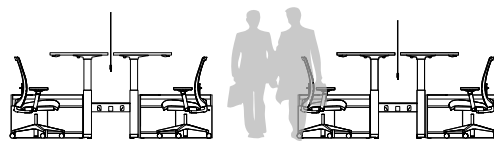


ELEVATION

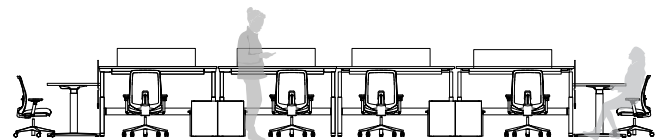
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

OTHER DEPARTMENTS : F/S STAFF

OTHER DEPARTMENTS : FS STAFF

OTHER DEPARTMENTS : P/HR STAFF

OCCUPANCY - # people 2 sqft/person 30 total 60

CODE REQUIREMENTS - Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Within this space the staff members are responsible to tend to the needs of the employees, ensure a safe environment, and make sure the work space is running smoothly. The two members will collaborate together to make sure the daily tasks are completed.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a printer, scanner, and adjustable chairs .

SPATIAL ADJACENCIES - The workstations should be a public location of the office where it is easy for the other employees to access them. They should be near the entrance.

FINISHES - The desks and other hard table tops will consist of a durable wood for optimum efficiency. The stations will be on tiled flooring to increase resistance of the space.

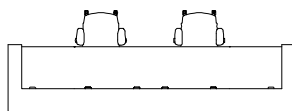
FURNISHINGS - The desks are stationary for a formal and professional appearance. Extra built-in casework would be ideal to store files and daily tools.

AMBIENT ENVIRONMENT - It would be best if the workstations were properly lit with artificial and natural lighting. Since the stations are in a high traffic area, they should have a privacy guard at the top of the desks to shield from those passing by.

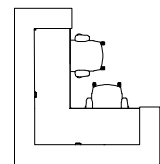
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's and employee's personal information.

CRITICAL FACTORS - Space for 2 people in an accessible location to all within the office.

TYPICALS - Collaboration for 2 people 13' x 4'6" and 13' x 4'6", 60 square feet.



OPTION A



OPTION B

PLANNING INFORMATION

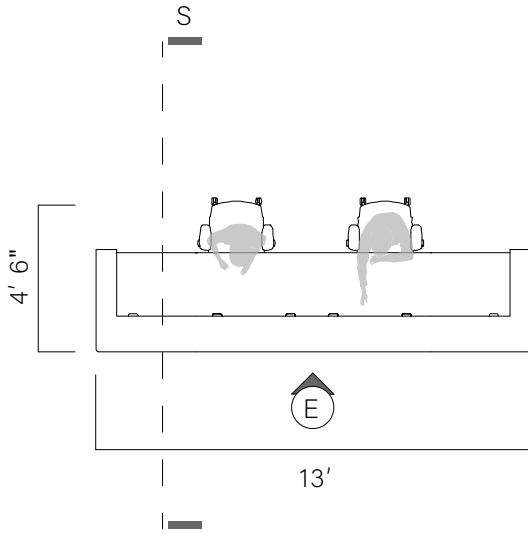
OTHER DEPARTMENTS : F/S STAFF

OTHER DEPARTMENTS : FS STAFF

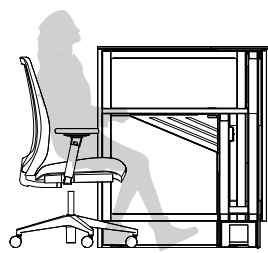
OTHER DEPARTMENTS : P/HR STAFF

OCCUPANCY -

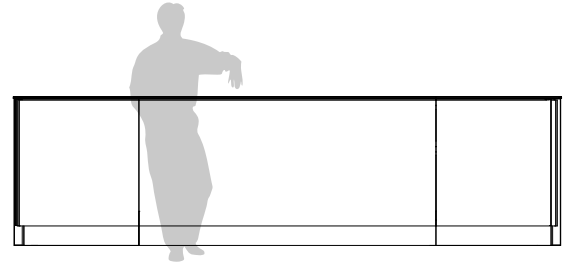
# people	2	sqft/person	30	total	60
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PLAN

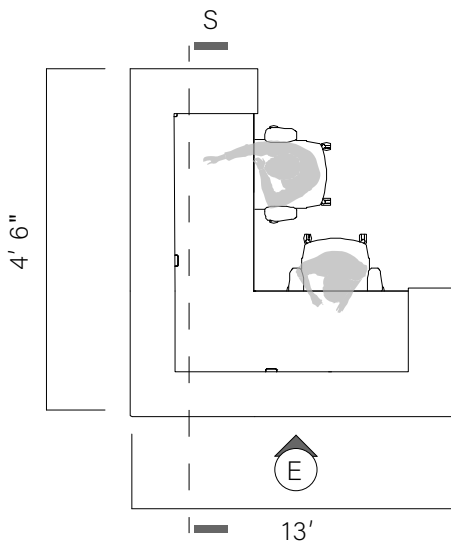


SECTION

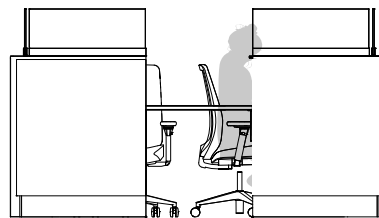


ELEVATION

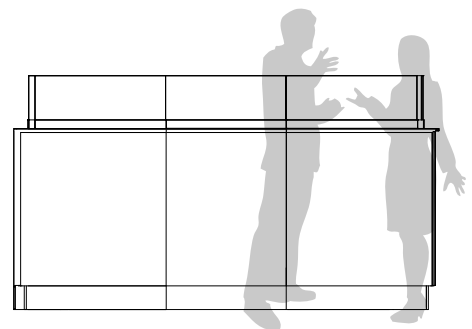
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

OTHER DEPARTMENTS : LEGAL COUNCIL

OTHER DEPARTMENTS : COMMUNICATIONS GLOBAL CONTENT/CA

OTHER DEPARTMENTS : PAYROLL & HUMAN RESOURCES

OCCUPANCY - # people 1 sqft/person 120 total 120

CODE REQUIREMENTS - Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground. Door clearance minimum should be at least 32".

ACTIVITIES - Within this space the employee will be responsible for various tasks that occur in and out of house. They will participate in in person and video conferences and respond to the needs of the firm. Their private office allows them to independently work and work with others if they choose.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes an adjustable chairs, additional seating, and a mounted projector.

SPATIAL ADJACENCIES - The private office should be out of the general circulation paths. They should be near the conference rooms to hold larger meetings for clients or fellow employees.

FINISHES - The desks and other hard surfaces will consists of a durable wood for optimum efficiency. The stations will be on a nylon carpet for best control of the acoustics.

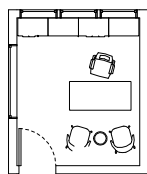
FURNISHINGS - The furnishings can be arranged according to the occupants liking. If they like seating for others to come in then they can include extra seating for an inviting atmosphere. However, if they prefer a completely private space they can be removed.

AMBIENT ENVIRONMENT - Since it is a private office, the ideal acoustics, temperature, and lighting to fit their personal needs can be achieved.

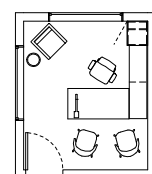
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's and employee's personal information.

CRITICAL FACTORS - Space for 1 person to conduct business and some collaboration space for 2 - 3 people. In the future there could be room for expansion.

TYPICALS - Collaboration for 1 person 10' x 12' and 10' x 12', 120 square feet.



OPTION A



OPTION B

PLANNING INFORMATION

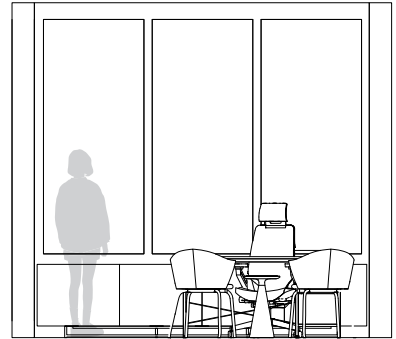
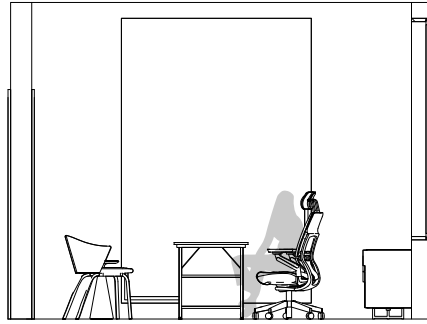
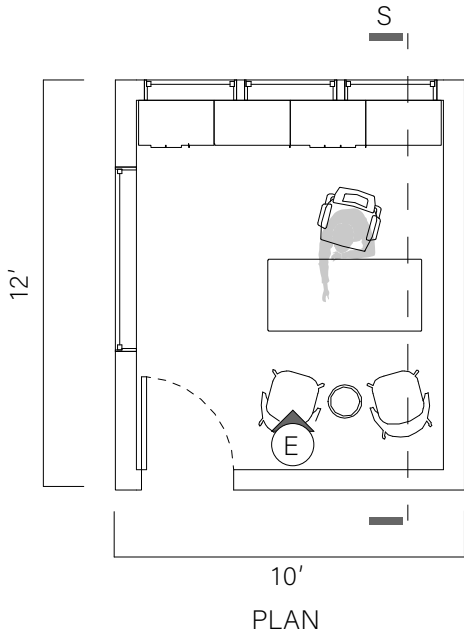
OTHER DEPARTMENTS : LEGAL COUNCIL

OTHER DEPARTMENTS : COMMUNICATIONS GLOBAL CONTENT/CA

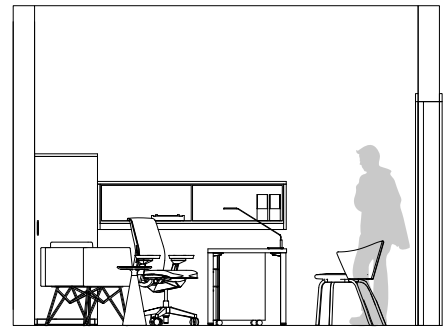
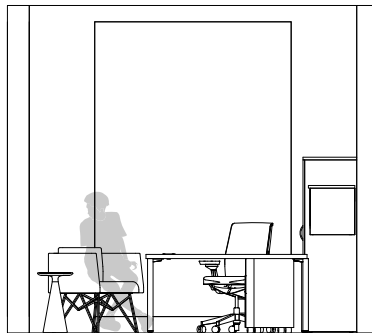
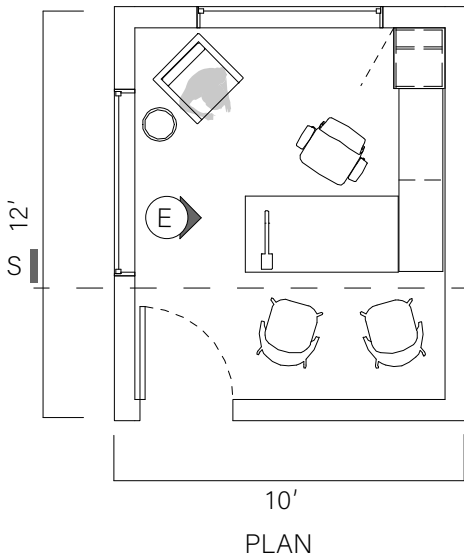
OTHER DEPARTMENTS : PAYROLL & HUMAN RESOURCES

OCCUPANCY -

# people	1	sqft/person	120	total	120
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OPTION A



OPTION B

SPACE SUMMARY

OTHER DEPARTMENTS : LC STAFF

OCCUPANCY - # people 2 sqft/person 60 total 120

CODE REQUIREMENTS - Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground. Casework should be tightly secured to the base desk.

ACTIVITIES - Within this space the employees are in close proximity to each other for an interactive and collaborative environment. Together they can brainstorm ideas and work through problems as a group. The employees will also take care of their individual daily tasks.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a mobile whiteboard and adjustable chairs.

SPATIAL ADJACENCIES - The workstations should be in a public location, but off to the side. They could be near the restrooms and high traffic circulation paths. The stations should also be next to the other staff workstations for interaction between the different groups.

FINISHES - The desks, hard table tops, and casework will consist of a durable wood for optimum efficiency. The stations will be on a nylon carpet for best control of the acoustics.

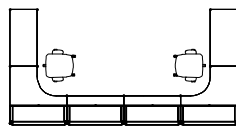
FURNISHINGS - The desks will be stationary, but this is necessary since each desk has an abundance of storage space.

AMBIENT ENVIRONMENT - It would be best if the workstations were in the presence of large windows to increase overall moral and positivity within the office. The temperature in the open concept area should be at an ideal temperature to appeal to the masses.

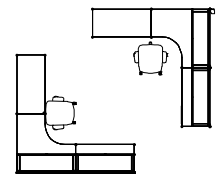
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's and employee's personal information.

CRITICAL FACTORS - Space for 2 people with collaboration room.

TYPICALS - Collaboration for 2 people 16' x 7'6" and 12' x 10', 120 square feet.



OPTION A



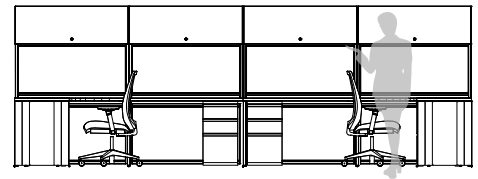
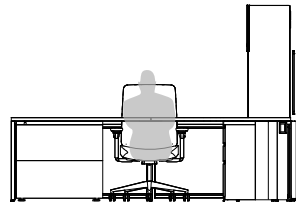
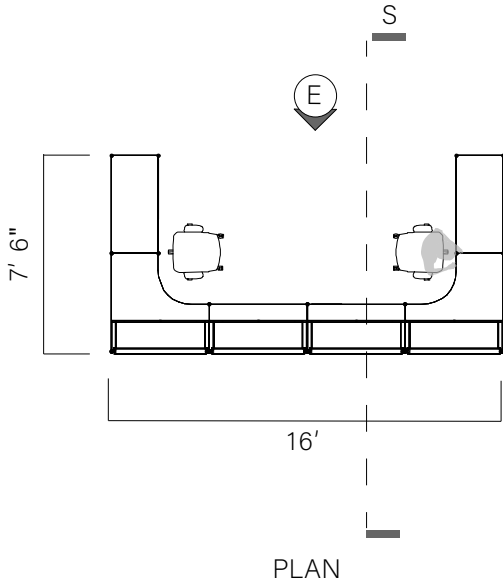
OPTION B

PLANNING INFORMATION

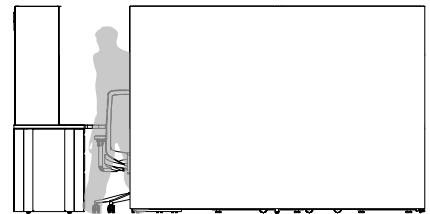
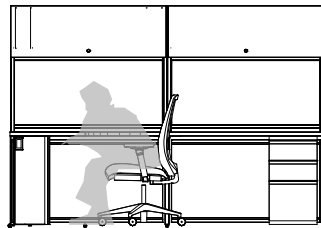
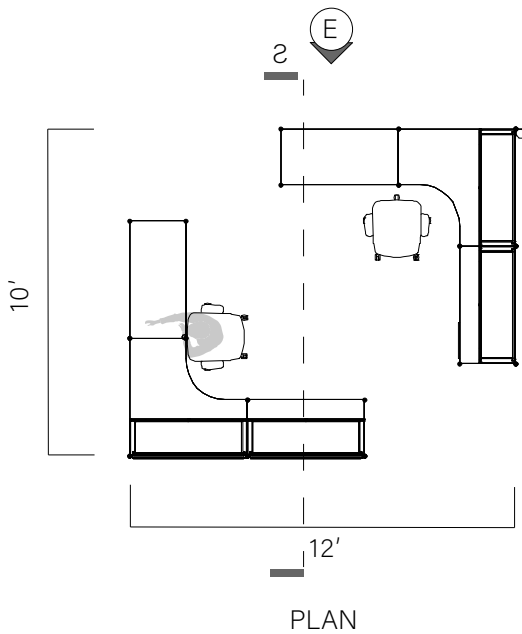
OTHER DEPARTMENTS : LC STAFF

OCCUPANCY -

# people	2	sqft/person	60	total	120
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OPTION A



OPTION B

SPACE SUMMARY

OTHER DEPARTMENTS : CG STAFF

OCCUPANCY - # people 4 sqft/person 62 total 248

CODE REQUIREMENTS - Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground. Casework should be tightly secured to the base desk.

ACTIVITIES - Within this space the employees are in close proximity to each other for an interactive and collaborative environment. Together they can brainstorm ideas and work through problems as a group. The employees will also take care of their individual daily tasks.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a mobile whiteboard and adjustable chairs.

SPATIAL ADJACENCIES - The workstations should be in a public location, but off to the side. They could be near the restrooms and high traffic circulation paths. The stations should also be next to the other staff workstations for interaction between the different groups.

FINISHES - The desks, hard table tops, and casework will consist of a durable wood for optimum efficiency. The stations will be on a nylon carpet for best control of the acoustics.

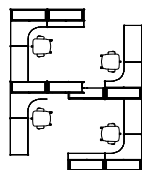
FURNISHINGS - The desks will be stationary, but this is necessary since each desk has an abundance of storage space.

AMBIENT ENVIRONMENT - It would be best if the workstations were in the presence of large windows to increase overall moral and positivity within the office. The temperature in the open concept area should be at an ideal temperature to appeal to the masses.

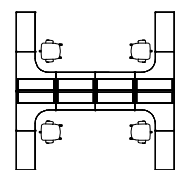
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's and employee's personal information.

CRITICAL FACTORS - Space for 4 people with collaboration room. Opportunity to expand in the future.

TYPICALS - Collaboration for 4 people 14'1" x 17'6" and 16' x 15'6", 248 square feet.



OPTION A



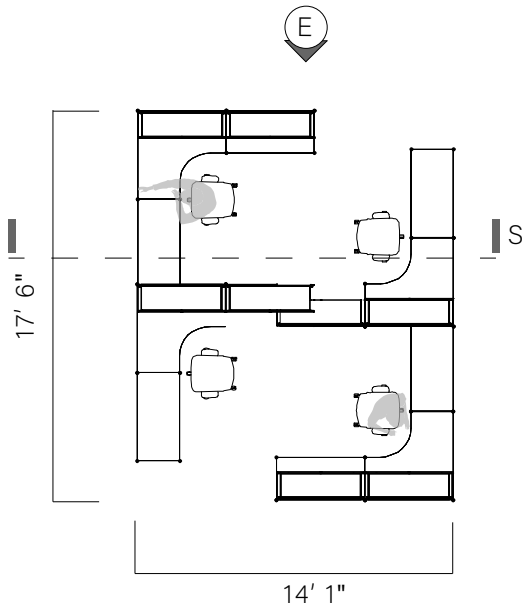
OPTION B

PLANNING INFORMATION

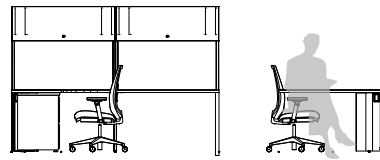
OTHER DEPARTMENTS : CG STAFF

OCCUPANCY -

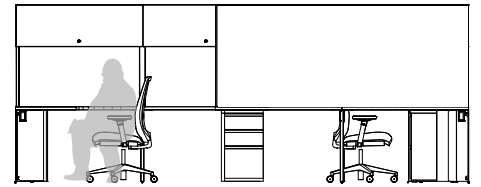
# people	4	sqft/person	62	total	248
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PLAN

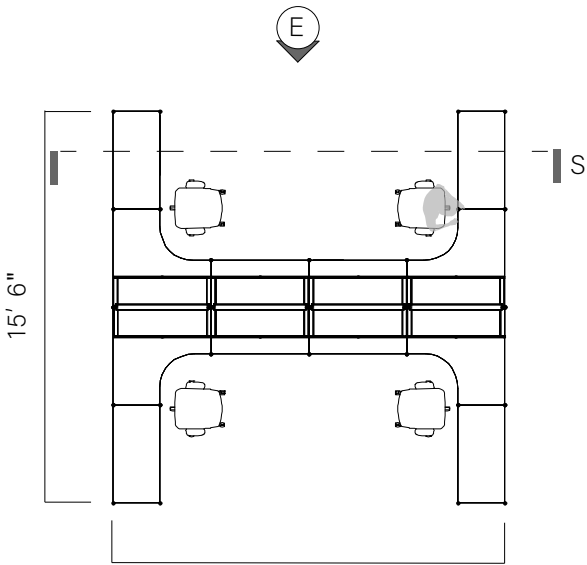


SECTION

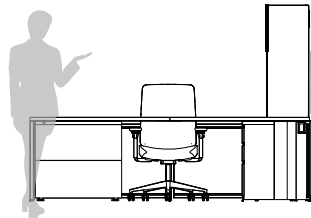


ELEVATION

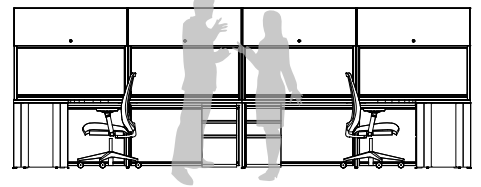
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

OTHER DEPARTMENTS : GS STAFF

OCCUPANCY - # people 3 sqft/person 72 total 216

CODE REQUIREMENTS - Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground. Casework should be tightly secured to the base desk.

ACTIVITIES - Within this space the employees are in close proximity to each other for an interactive and collaborative environment. Together they can brainstorm ideas and work through problems as a group. The employees will also take care of their individual daily tasks.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a mobile whiteboard and adjustable chairs.

SPATIAL ADJACENCIES - The workstations should be in a public location, but off to the side. They could be near the restrooms and high traffic circulation paths. The stations should also be next to the other staff workstations for interaction between the different groups.

FINISHES - The desks, hard table tops, and casework will consist of a durable wood for optimum efficiency. The stations will be on a nylon carpet for best control of the acoustics.

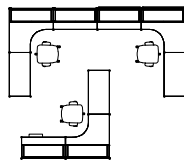
FURNISHINGS - The desks will be stationary, but this is necessary since each desk has an abundance of storage space.

AMBIENT ENVIRONMENT - It would be best if the workstations were in the presence of large windows to increase overall moral and positivity within the office. The temperature in the open concept area should be at an ideal temperature to appeal to the masses.

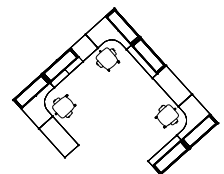
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's and employee's personal information.

CRITICAL FACTORS - Space for 3 people with collaboration room. Opportunity to expand in the future.

TYPICALS - Collaboration for 3 people 16' x 13'6" and 16' x 13'6", 216 square feet.



OPTION A



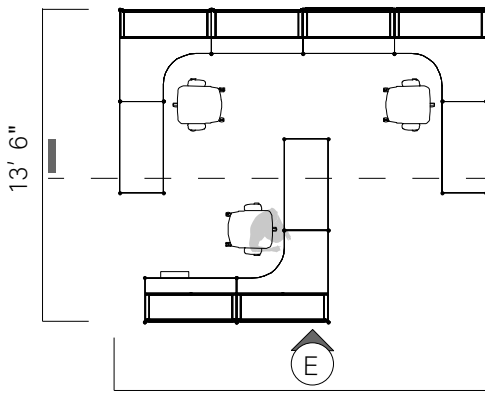
OPTION B

PLANNING INFORMATION

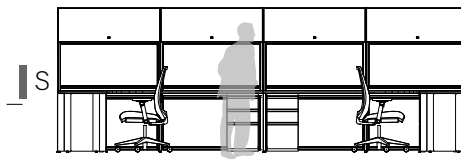
OTHER DEPARTMENTS : GS STAFF

OCCUPANCY -

# people	3	sqft/person	72	total	216
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16'
PLAN

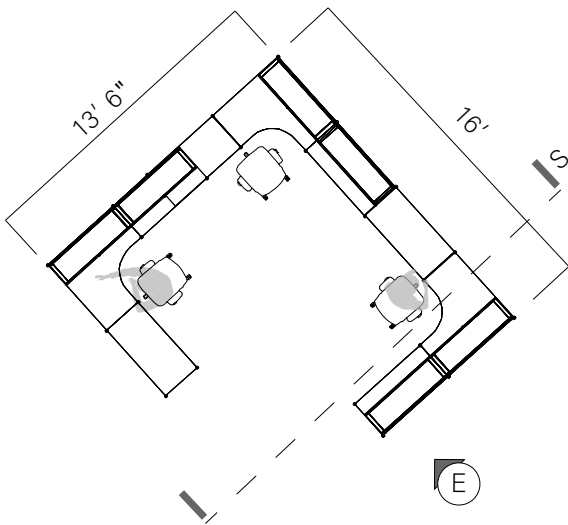


SECTION

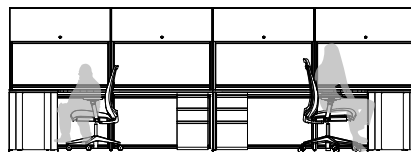


ELEVATION

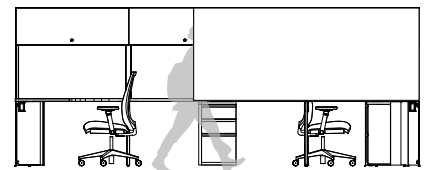
OPTION A



13' 6"
16'
PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

OTHER DEPARTMENTS : IT STAFF

OCCUPANCY - # people 9 sqft/person 50 total 450

CODE REQUIREMENTS - Chair minimum height should be 17" off of the ground. Desktop minimum height should be 30" off of the ground. Casework should be tightly secured to the base desk.

ACTIVITIES - Within this space the employees are in close proximity to each other for an interactive and collaborative environment. Together they can brainstorm ideas and work through problems as a group. The employees will also take care of their individual daily tasks.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a mobile whiteboard and adjustable chairs.

SPATIAL ADJACENCIES - The workstations should be in a public location, but off to the side. They could be near the restrooms and high traffic circulation paths. The stations should also be next to the other staff workstations for interaction between the different groups.

FINISHES - The desks, hard table tops, and casework will consist of a durable wood for optimum efficiency. The stations will be on a nylon carpet for best control of the acoustics.

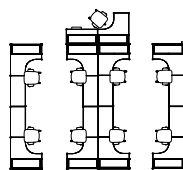
FURNISHINGS - The desks will be stationary, but this is necessary since each desk has an abundance of storage space.

AMBIENT ENVIRONMENT - It would be best if the workstations were in the presence of large windows to increase overall moral and positivity within the office. The temperature in the open concept area should be at an ideal temperature to appeal to the masses.

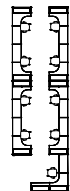
SAFETY & SECURITY - The storage drawers should have locks on them for the security of client's and employee's personal information.

CRITICAL FACTORS - Space for 9 people with collaboration room. Opportunity to expand in the future.

TYPICALS - Collaboration for 9 people 20' x 22'6" and 11'6" x 39', 450 square feet.



OPTION A



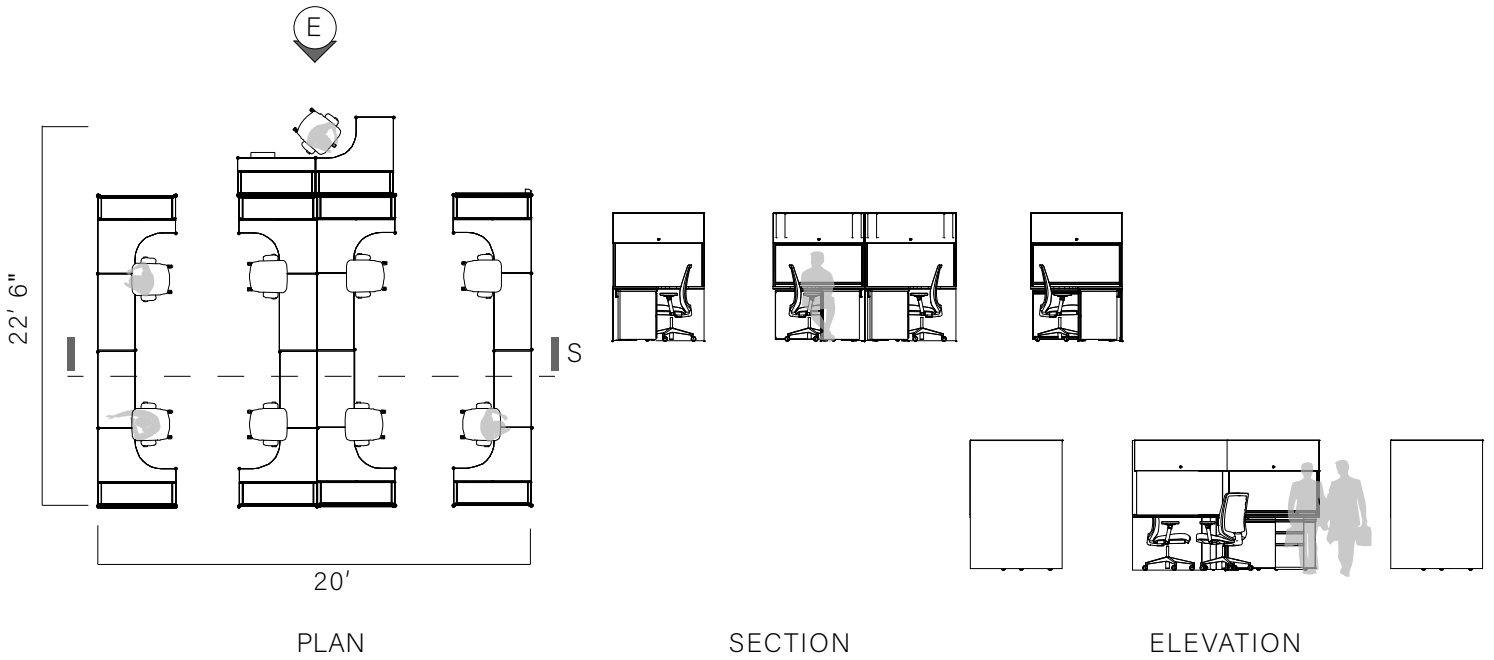
OPTION B

PLANNING INFORMATION

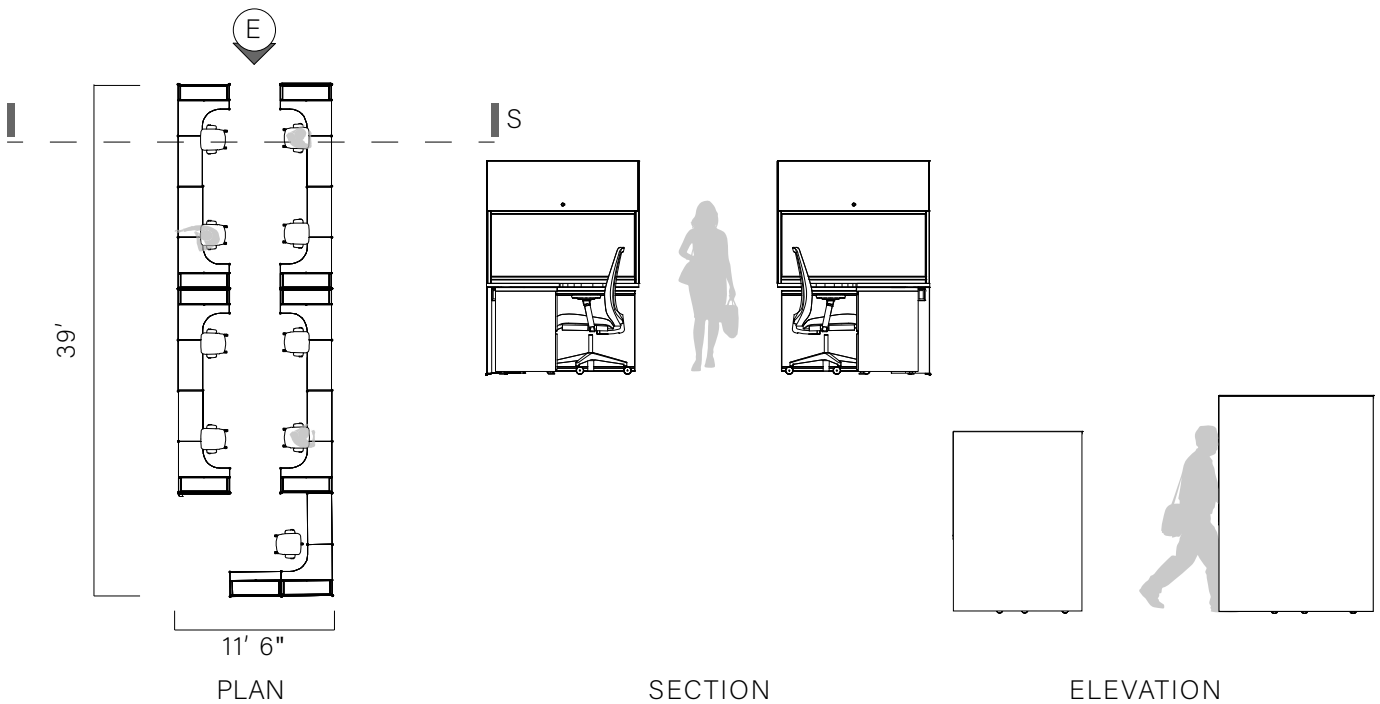
OTHER DEPARTMENTS : IT STAFF

OCCUPANCY -

# people	9	sqft/person	50	total	450
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OPTION A



OPTION B

SPACE SUMMARY

Reception

OCCUPANCY - 4-8 people 15 sq ft per person 192 sq ft total

CODE REQUIREMENTS - Desk height should be at between 28" - 30"

ACTIVITIES - Entry Threshold, wait for meeting

EQUIPMENT - Landline phone, power cords, computer

SPATIAL ADJACENCIES - Restrooms, elevator, stairway

FINISHES - Wood, metal, upholstery

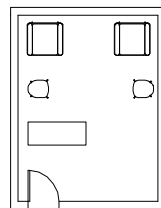
FURNISHINGS - Desk, filing storage, chairs, lounge seating

AMBIENT ENVIRONMENT - Natural light, privacy screen at reception desk

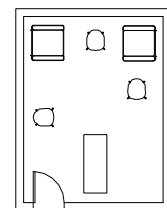
SAFETY & SECURITY - Lock on doors, security cameras, visitor passes

CRITICAL FACTORS - Sanitizing station

TYPICALS - Waiting area for 4-8 people. 12 x 16 ft, 192 sq ft



OPTION A



OPTION B

PLANNING INFORMATION

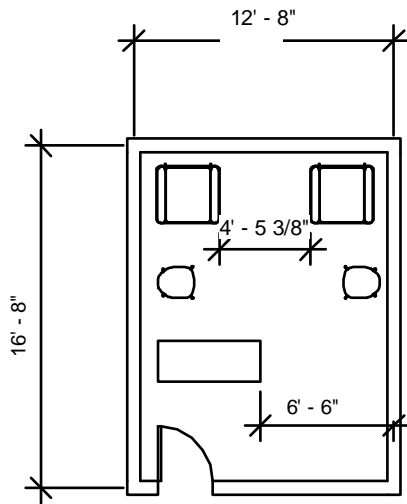
Reception

OCCUPANCY -

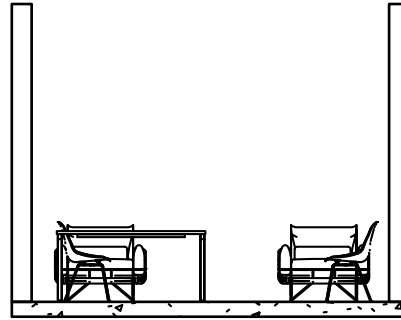
4-8 people

15 sq ft per person

192 sq ft total

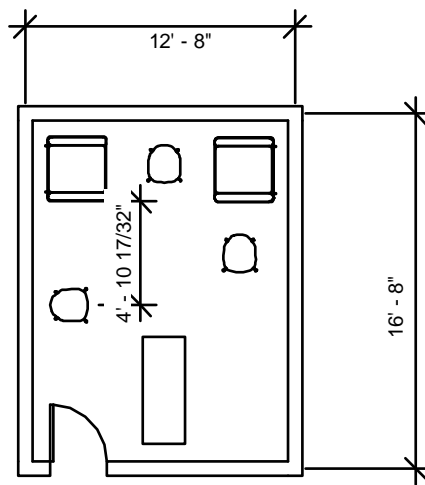


PLAN

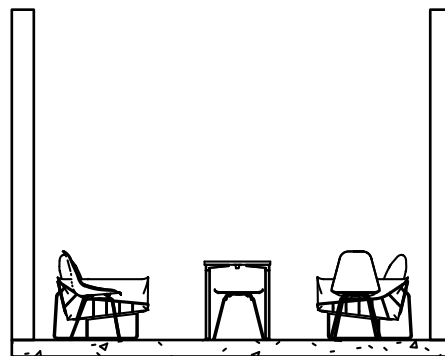


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

AMENITY SPACES : COAT CLOSET

OCCUPANCY - # people 1 sqft/person 24 total 24

CODE REQUIREMENTS - Coat rack height should be 60" off of the ground.

ACTIVITIES - Within this space the employees and staff members can store their coats and any bulk items in the closet to free up space within the office. There is a floating coat rack and a shelf in the closet where they can hang up these items and store them.

EQUIPMENT - Other equipment that could be beneficial to increase productivity within the space includes a coat rack.

SPATIAL ADJACENCIES - The workstations should be in a public location near the entrance of the building so the employees can put their belongings up efficiently.

FINISHES - The rod should be a metal material to withstand the weight of the multiple coats.

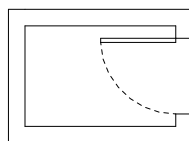
FURNISHINGS - The space should be a fixed area with a rack and no furnishings.

AMBIENT ENVIRONMENT - The temperature in the closet is not controllable but will still be at a warm degree. There will be an artificial light source.

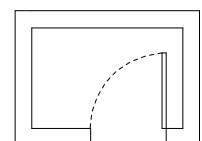
SAFETY & SECURITY - No required security measures needed, but the door could have a passcode lock so visitors do not steal the coats.

CRITICAL FACTORS - Space for 1 person in the area at a time. There are two closets within the space. There is room to expand in the future.

TYPICALS - Collaboration for 1 people 6' x 4' and 6' x 4', 24 square feet.



OPTION A



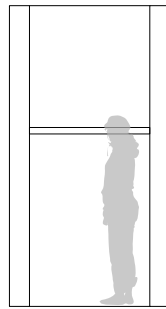
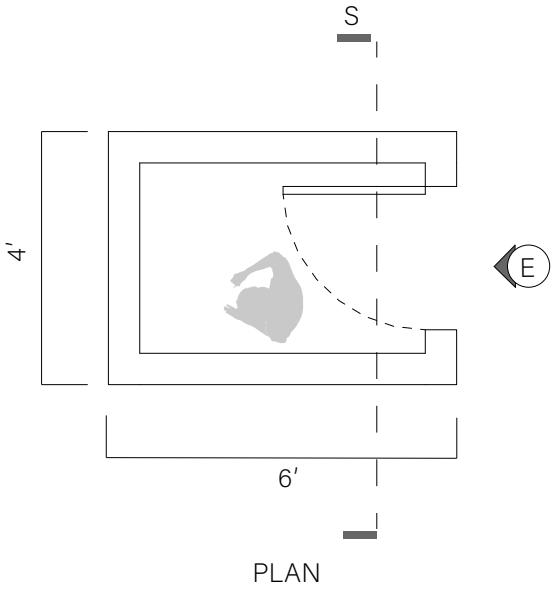
OPTION B

PLANNING INFORMATION

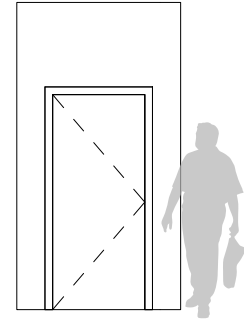
AMENITY SPACES : COAT CLOSET

OCCUPANCY -

# people	1	sqft/person	24	total	24
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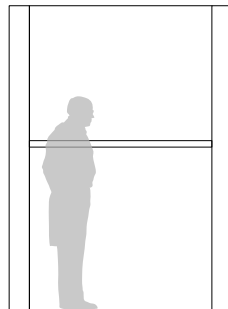
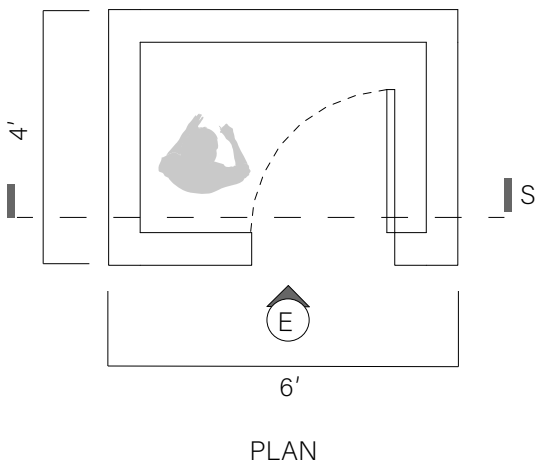


SECTION

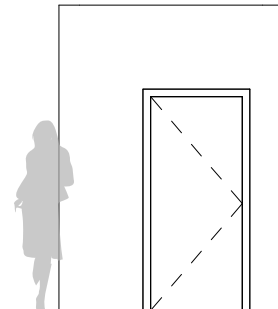


ELEVATION

OPTION A



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

Phonebooth

OCCUPANCY - 1 person 15 sq ft per person 72 sq ft total

CODE REQUIREMENTS - Desk height is at least 28", chair height is at least 18"

ACTIVITIES - Make and receive phone calls, note taking

EQUIPMENT - Landline phone, power cords

SPATIAL ADJACENCIES - Workstations, conference rooms

FINISHES - Wood, metal, upholstery

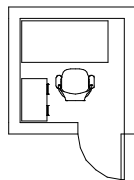
FURNISHINGS - Table, filing storage, chair

AMBIENT ENVIRONMENT - Medium to low light, acoustic wall or ceiling

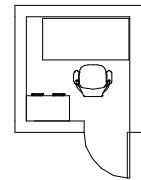
SAFETY & SECURITY - Lock on doors

CRITICAL FACTORS - N/A

TYPICALS - Phonebooth for 1 person. 6 x6 ft, 36 sq ft



OPTION A



OPTION B

PLANNING INFORMATION

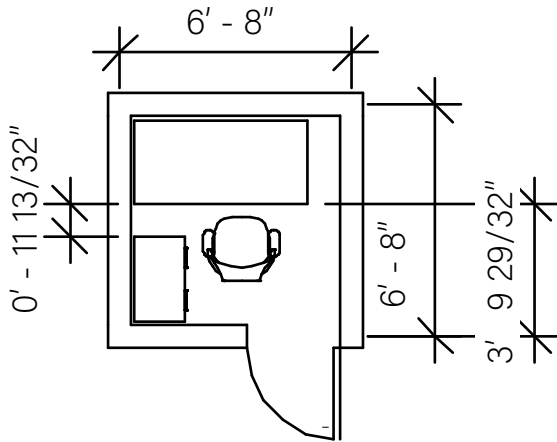
Phonebooth

OCCUPANCY -

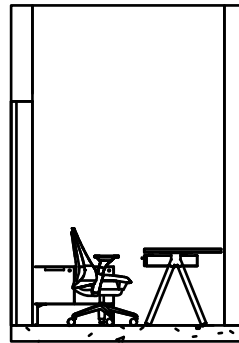
1 person

15 sq ft per person

72 sq ft total

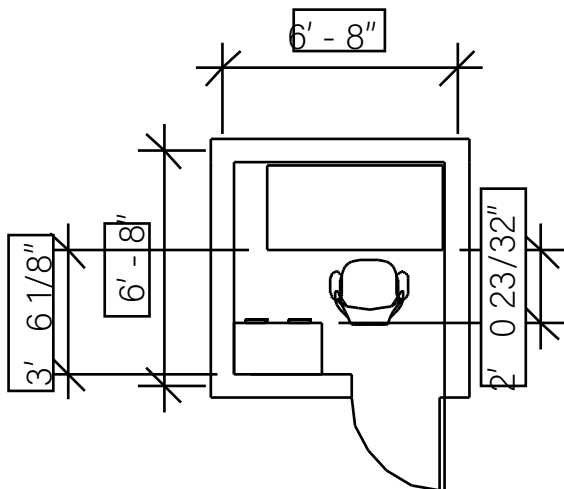


PLAN

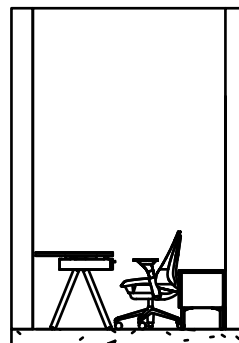


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

COLLABORATION

OCCUPANCY - # PEOPLE: 2-8 SQ FT /PERSON: 4 TOTAL: 32

CODE REQUIREMENTS - 3' circulation, chair minimum height should be 17" off the ground. Desktop minimum height should be 30" off of the ground.

ACTIVITIES - Collaboration, brainstorming, & sharing ideas.

EQUIPMENT - Retractable screen for presentations.

SPATIAL ADJACENCIES - Collaboration station positioned adjacent to Program and Senior employee workstations.

FINISHES - Acoustic paneling above workstation to decrease sound reverberation

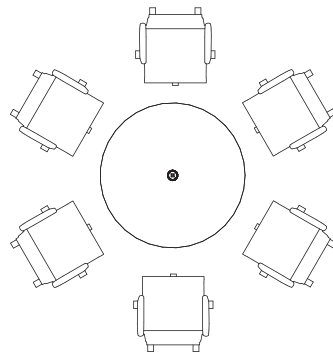
FURNISHINGS - Office chairs, tables, and couches.

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & approachable feel.

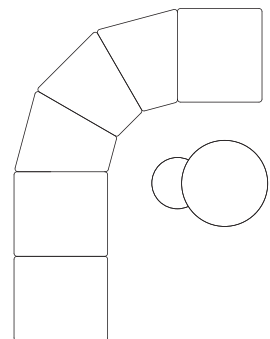
SAFETY & SECURITY - No confidential information or expensive equipment to protect.

CRITICAL FACTORS - Public collaboration station for use by 2-8 people.

TYPICALS -



OPTION A



OPTION B

PLANNING INFORMATION

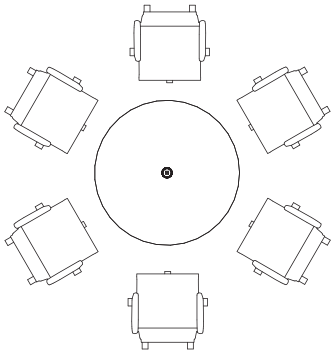
COLLABORATION

OCCUPANCY -

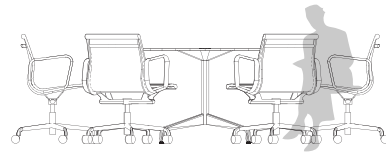
PEOPLE: 2-8

SQ FT /PERSON: 4

TOTAL: 32

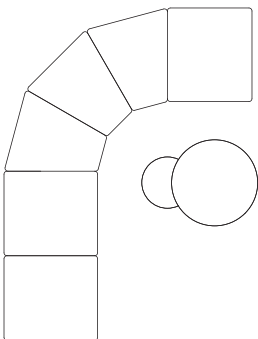


PLAN

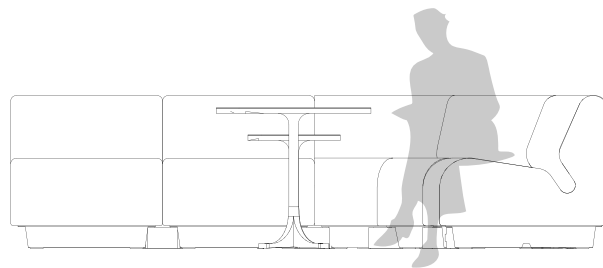


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

Meeting Small

OCCUPANCY - 4-6 people 15 sq ft per person 756 sq ft total

CODE REQUIREMENTS - At least 3 foot diameter between walkways around furniture

ACTIVITIES - Internal meetings amongst employees, brainstorming

EQUIPMENT - Electric outlets, portable whiteboard

SPATIAL ADJACENCIES - Workstations, large conference room

FINISHES - Wood, metal, upholstery, carpet

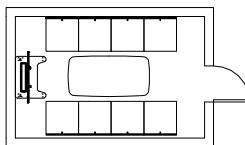
FURNISHINGS - Table, seating

AMBIENT ENVIRONMENT - Natural and high light, sound panels

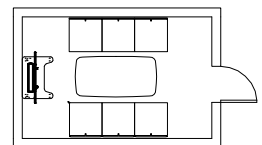
SAFETY & SECURITY - Lock on door

CRITICAL FACTORS - Space for at least 6

TYPICALS - Meeting space for 4-6 people. 9 x 14 ft, 126 sq ft



OPTION A



OPTION B

PLANNING INFORMATION

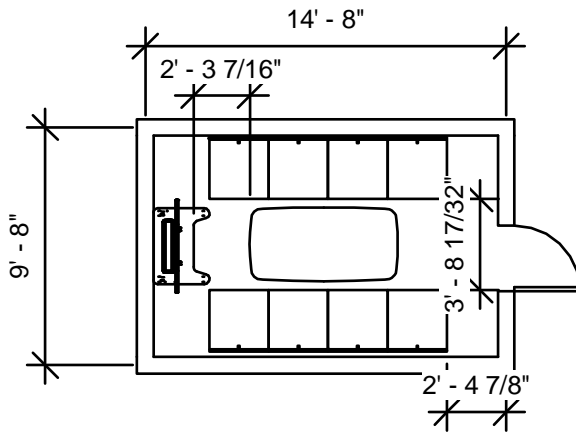
Meeting Small

OCCUPANCY -

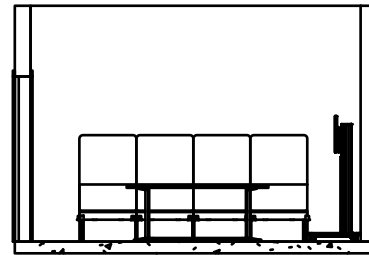
4-6 people

15 sq ft per person

756 sq ft total

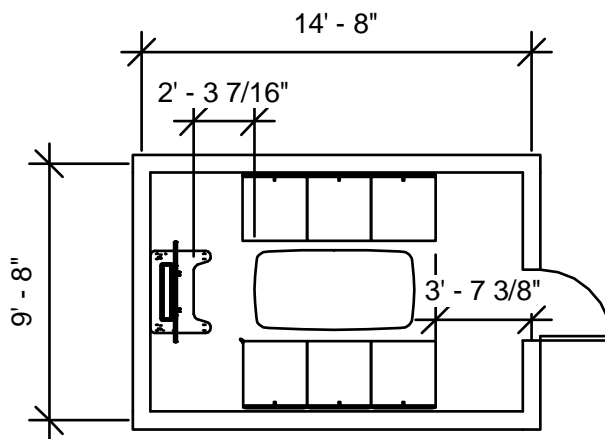


PLAN

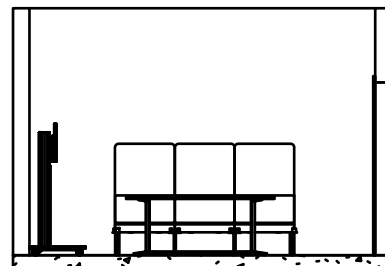


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

Meeting Internal- Private

OCCUPANCY - 8-12 people 15 sq ft per person 1152 sq ft total

CODE REQUIREMENTS - Table must be at least 28", chair heights should be at least 18"

ACTIVITIES - Meetings for employees only and meetings with clients

EQUIPMENT - Projector, portable whiteboard

SPATIAL ADJACENCIES - Workstations, restrooms

FINISHES - Wood, metal, upholstery

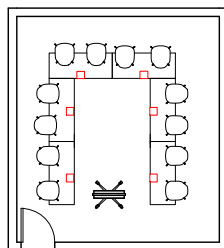
FURNISHINGS - Table, chairs

AMBIENT ENVIRONMENT - Natural Light, acoustic wall panels and flooring

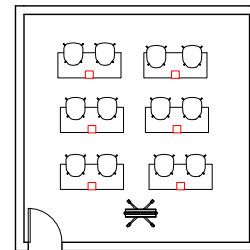
SAFETY & SECURITY - Lock on doors

CRITICAL FACTORS - N/A

TYPICALS - Meeting space for 8-12 employees. 16 x 18 ft, 288 sq ft



OPTION A



OPTION B

PLANNING INFORMATION

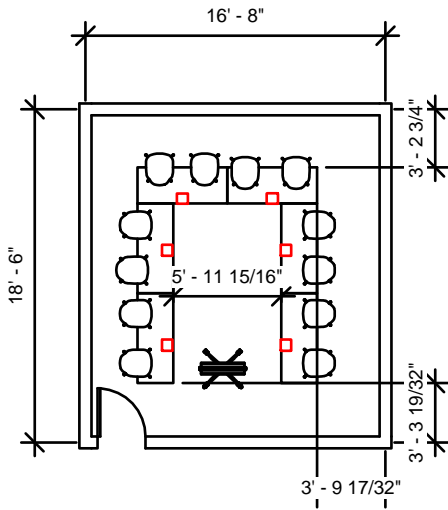
Meeting Internal- Private

OCCUPANCY -

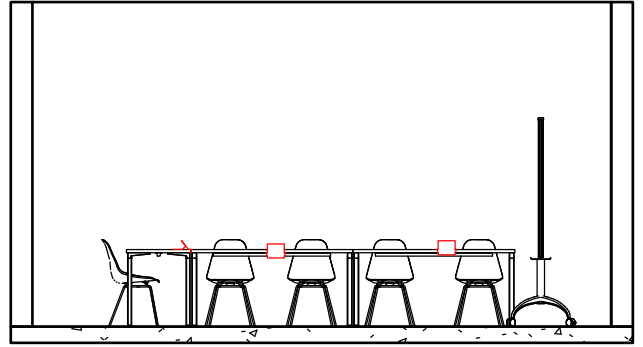
8-12 people

15 sq ft per person

1152 sq ft total

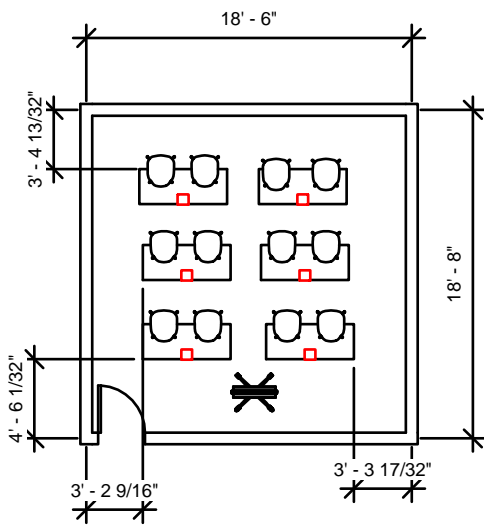


PLAN

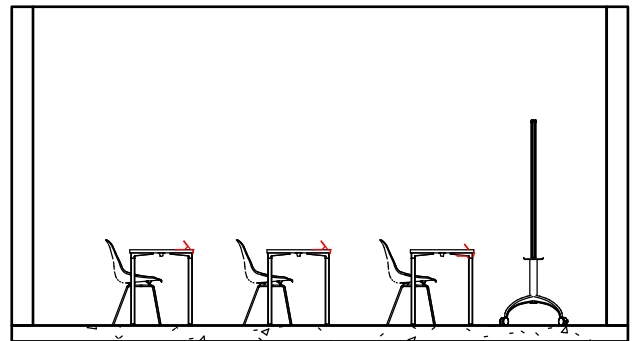


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

Meeting Internal- Public

OCCUPANCY - 8-12 people 15 sq ft per person 576 sq ft total

CODE REQUIREMENTS - Table must be at least 28", chair heights should be at least 18"

ACTIVITIES - Meetings for employees only and meetings with clients

EQUIPMENT - Projector, portable whiteboard

SPATIAL ADJACENCIES - Workstations, restrooms

FINISHES - Wood, metal, upholstery

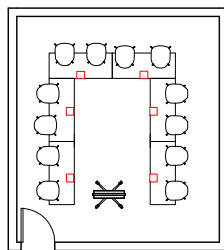
FURNISHINGS - Table, chairs

AMBIENT ENVIRONMENT - Natural Light, acoustic wall panels and flooring

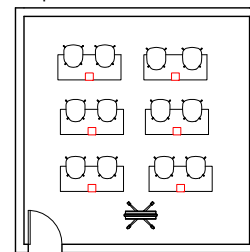
SAFETY & SECURITY - Lock on doors

CRITICAL FACTORS - N/A

TYPICALS - Meeting space for 8-12 people. 16 x 18 ft, 288 sq ft



OPTION A



OPTION B

PLANNING INFORMATION

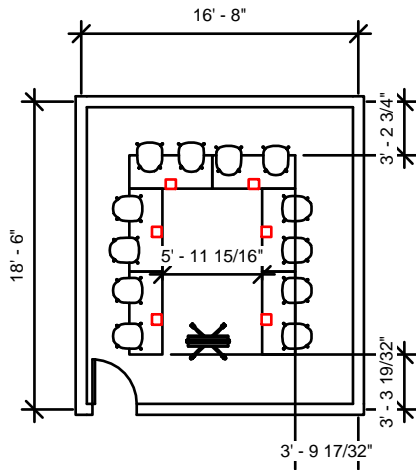
Meeting Internal- Public

OCCUPANCY -

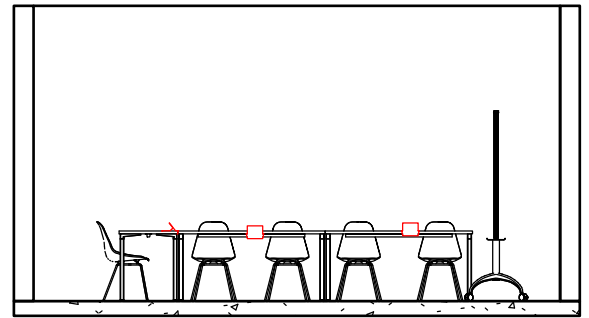
8-12 people

15 sq ft per person

576 sq ft total

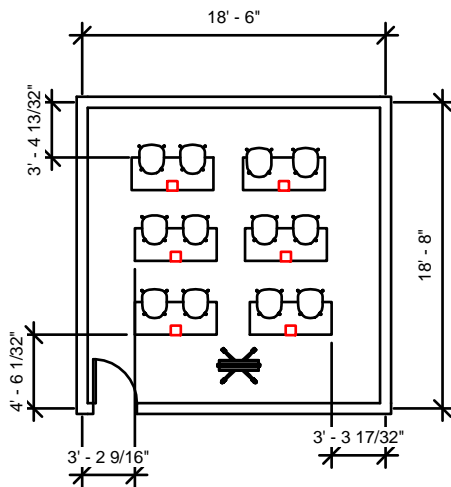


PLAN

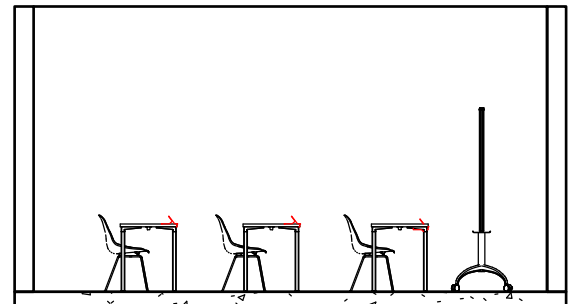


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

Meeting Large

OCCUPANCY - 15-20 people 612 sq ft per person 612 sq ft total

CODE REQUIREMENTS - At least 3 foot diameter between walkways around furniture, table height is at least 28", chair height is 18"

ACTIVITIES - Large meetings with the public, presentations to community members

EQUIPMENT - Projector, portable whiteboard, sound equipment

SPATIAL ADJACENCIES - Smaller meeting rooms, workstations, restrooms

FINISHES - Wood, metal, upholstery

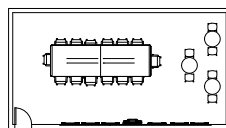
FURNISHINGS - Table, chairs, area rug or carpet

AMBIENT ENVIRONMENT - Medium to low light, acoustic panels

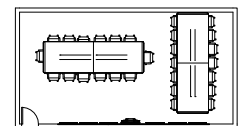
SAFETY & SECURITY - Lock on doors

CRITICAL FACTORS - Meeting space for at least 6

TYPICALS - Collaboration for 15-20 people. 34 x18 ft, 612 sq ft



OPTION A

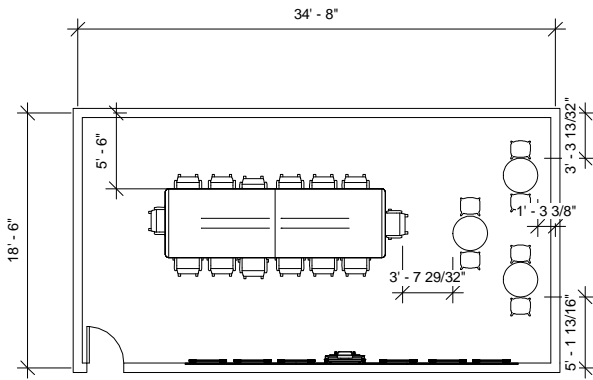


OPTION B

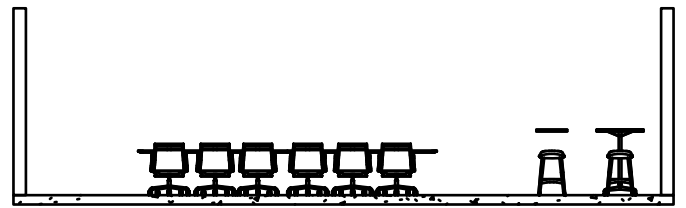
PLANNING INFORMATION

Meeting Large

OCCUPANCY - 15-20 people 612 sq ft per person 612 sq ft total

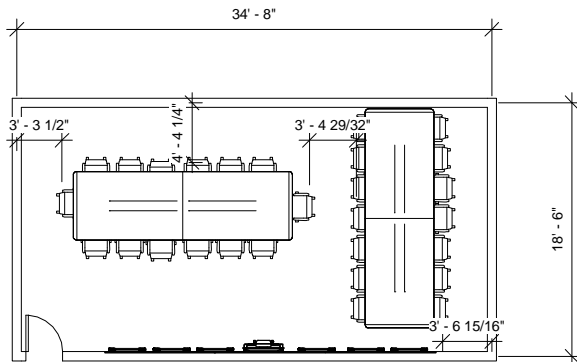


PLAN

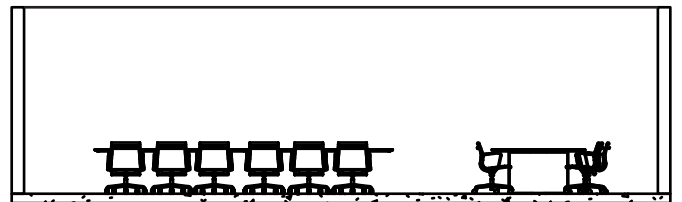


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

Presentation & Exhibition

OCCUPANCY - 20 people 15 sq ft per person 720 sq ft total

CODE REQUIREMENTS - Table height is at least 28", chair height is at least 18"

ACTIVITIES - Present to community members and partners

EQUIPMENT - Projectore, sound equipment, retractable screen

SPATIAL ADJACENCIES - Meeting rooms, restrooms, workstations

FINISHES - Wood, metal, upholstery, carpet

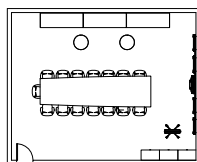
FURNISHINGS - Table, filing storage, chairs, lounge seating

AMBIENT ENVIRONMENT - Medium to low light, acoustic walls

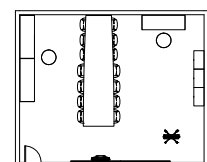
SAFETY & SECURITY - Lock on doors

CRITICAL FACTORS - Retractable screen

TYPICALS - Presentation space for at least 20mpeople. 30 x 24 ft, 720 sq ft



OPTION A

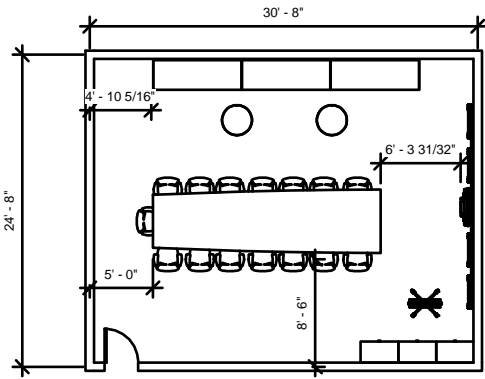


OPTION B

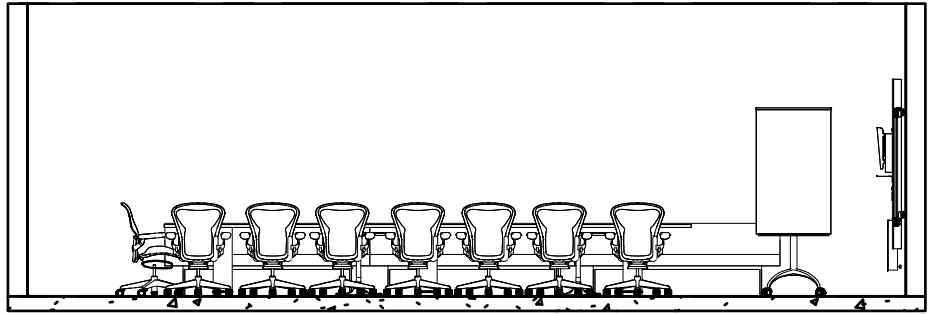
PLANNING INFORMATION

Presentation & Exhibition

OCCUPANCY - 20 people 15 sq ft per person 720 sq ft total

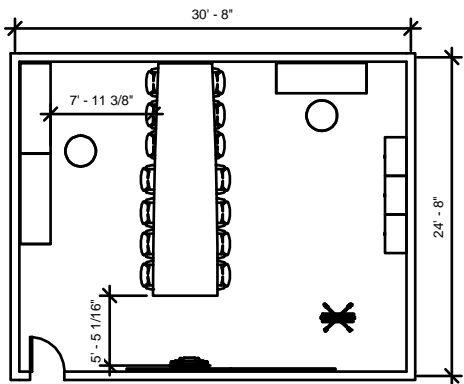


PLAN

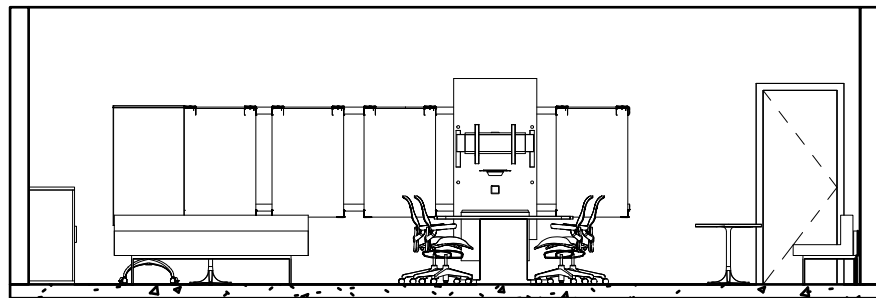


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

Vending

OCCUPANCY - 6 people 7 sq ft per person 144 sq ft total

CODE REQUIREMENTS - N/A

ACTIVITIES - purchasing snacks and beverages, quick break space

EQUIPMENT - Vending machines

SPATIAL ADJACENCIES - Break room, restrooms, workstations

FINISHES - Upholstery, glass

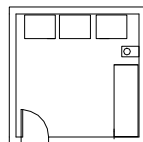
FURNISHINGS - Lounge seating

AMBIENT ENVIRONMENT - Medium to high light, acoustic wall or ceiling

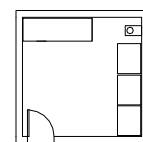
SAFETY & SECURITY - N/A

CRITICAL FACTORS - N/A

TYPICALS - Space for at least 3 vending machines and seating. 12 x 12 ft, 144 sq ft



OPTION A



OPTION B

PLANNING INFORMATION

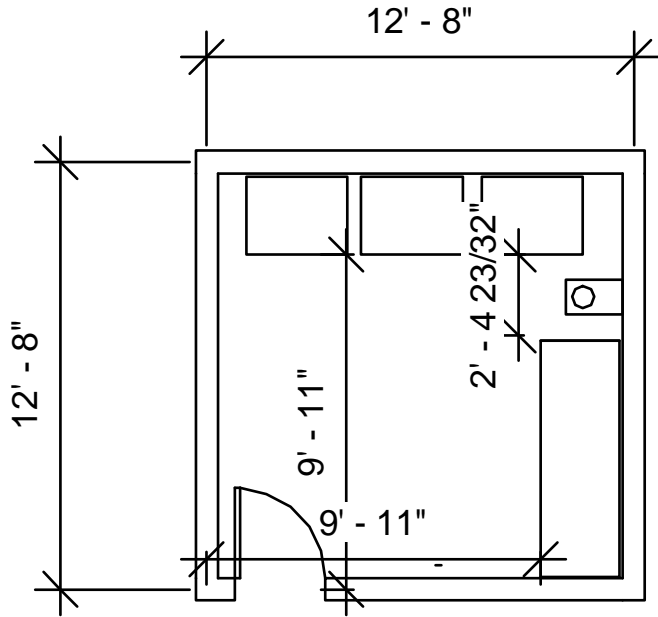
Vending

OCCUPANCY -

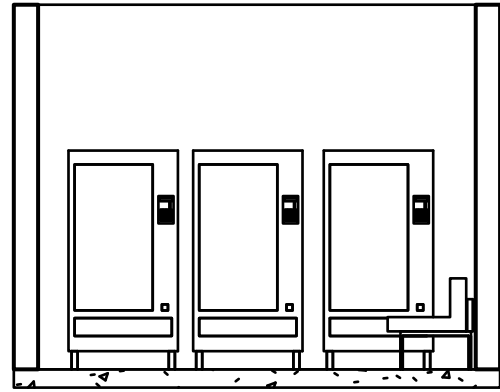
6 people

7 sq ft per person

144 sq ft total

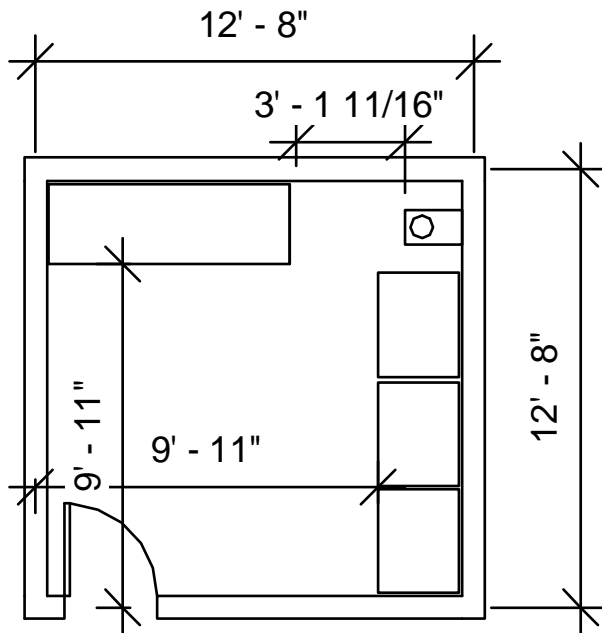


PLAN

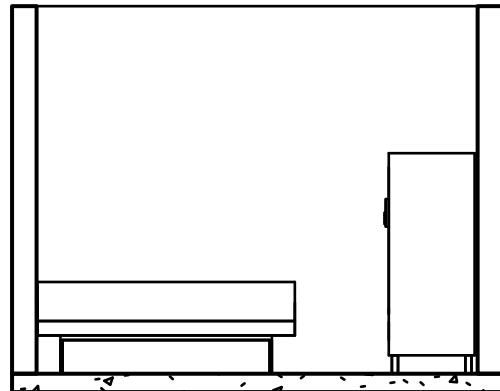


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

Kitchen

OCCUPANCY - 6 people 15 sq ft per person 192 sq ft total

CODE REQUIREMENTS - Minimum counter height is 36", table height is 28", chair height is 18"

ACTIVITIES - Preparing and cooking meals, dining

EQUIPMENT - Stove, refrigerator

SPATIAL ADJACENCIES - Break room, vending, restrooms

FINISHES - Upholstery, ceramic tile, wood

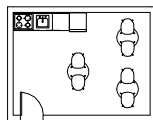
FURNISHINGS - Lounge seating, tables, chairs

AMBIENT ENVIRONMENT - High light, acoustic ceiling, ventilation

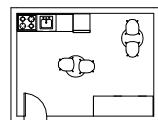
SAFETY & SECURITY - Lock on door, only accessible by employees

CRITICAL FACTORS - Kitchenette

TYPICALS - Cooking and dining space for employees. 12 x 16 ft, 192 sq ft



OPTION A

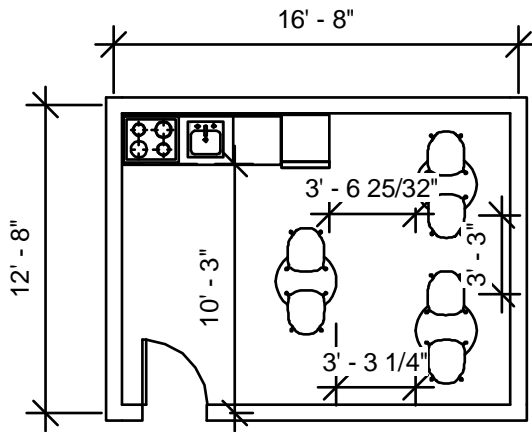


OPTION B

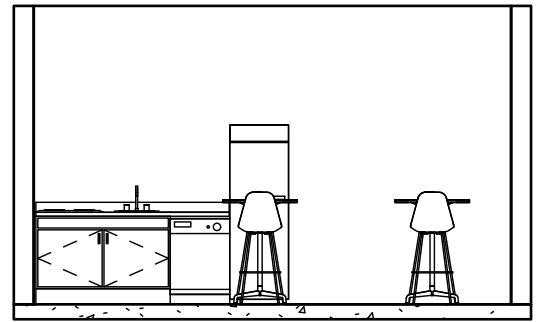
PLANNING INFORMATION

Kitchen

OCCUPANCY - 6 people 15 sq ft per person 192 sq ft total

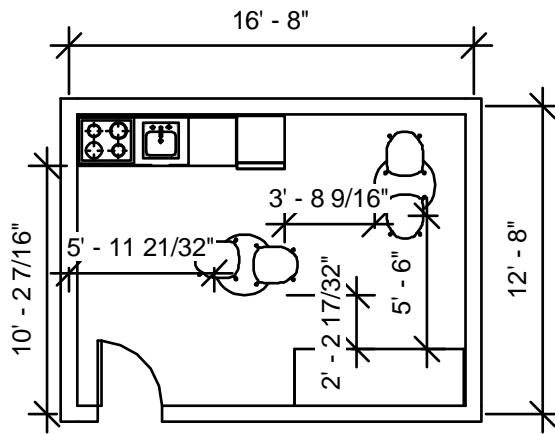


PLAN

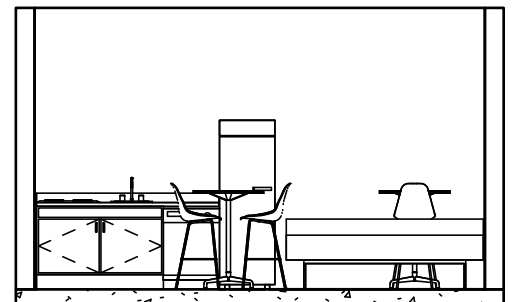


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

Break & Work Cafe

OCCUPANCY - 120 people 15 sq ft per person 168 sq ft total

CODE REQUIREMENTS - Table must be at least 28", chair heights should be at least 18"

ACTIVITIES - Taking a break from workstation, stretching, resting eyes

EQUIPMENT - Electric Outlets, Tv

SPATIAL ADJACENCIES - Workstations, restrooms, vending room

FINISHES - Wood, upholstery, area rug

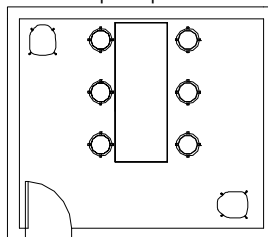
FURNISHINGS - End tables, lounge chairs, work tables

AMBIENT ENVIRONMENT - Medium to high light, acoustic ceiling

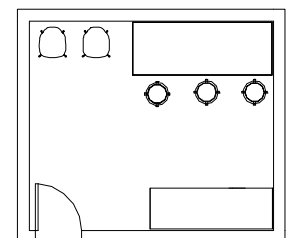
SAFETY & SECURITY - N/A

CRITICAL FACTORS - N/A

TYPICALS - Break area for 120 people. 12 x 14 ft, 168 sq ft



OPTION A



OPTION B

PLANNING INFORMATION

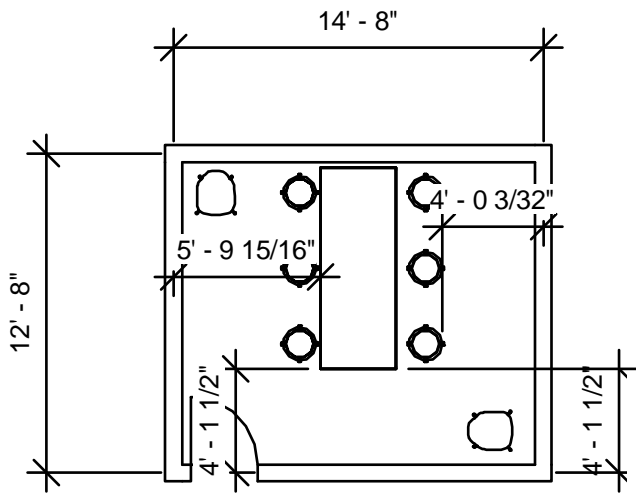
Break & Work Cafe

OCCUPANCY -

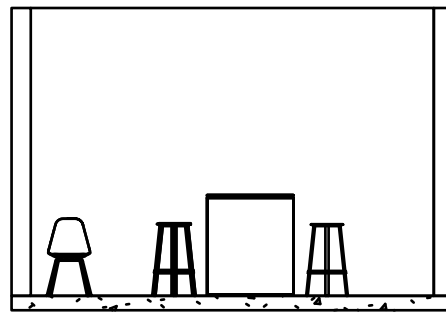
120 people

15 sq ft per person

168 sq ft total

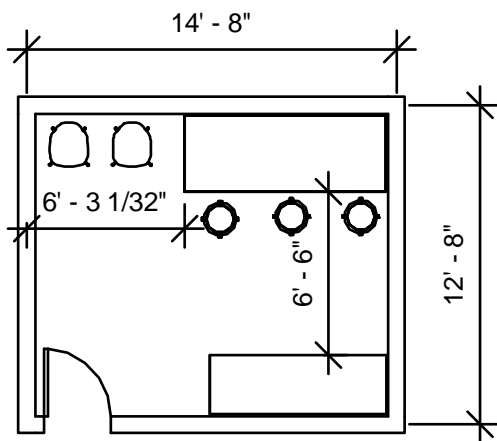


PLAN

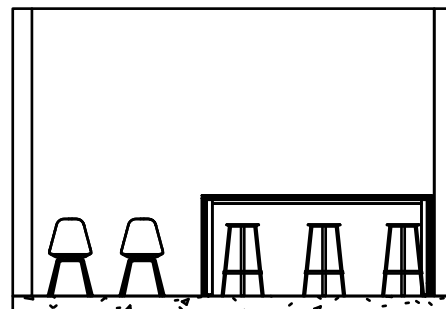


SECTION

OPTION A



PLAN



SECTION

OPTION B

SPACE SUMMARY

WORK BAR

OCCUPANCY - 6 SQ FT / PERSON - 16 TOTAL - 192

CODE REQUIREMENTS - Space does not hinder the flow of egress or accessibility

ACTIVITIES - Place for employees and coworkers can get away from their desks and either work together or alone

EQUIPMENT - Electrical outlets and a tv you can connect your computer or laptop to to share with a group

SPATIAL ADJACENCIES - Break/Work Cafe, Vending, Kitchen, Open Lounge, Universal Restroom
Public Access: high (employees can enter, not the public)

FINISHES - Carpet for accoustics, smooth table finish that is glare resistant to make a good work table

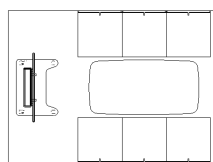
FURNISHINGS - Relaxed area for collaboration or individual work, long tables with chairs for people to gather

AMBIENT ENVIRONMENT - Neutral temperature with ambient and task lighting
level of privacy: low

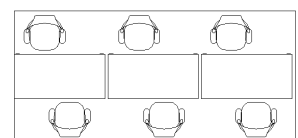
SAFETY & SECURITY - This is a public space, so there's nothing that requires above average security

CRITICAL FACTORS - Comfort, good ventilation, and collaboration

TYPICALS - Work Bar for 6 people. 8x12 ft, 96 square feet, 2 of them



OPTION A



OPTION B

PLANNING INFORMATION

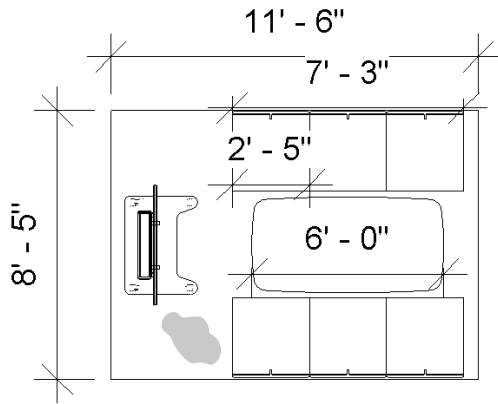
WORK BAR

OCCUPANCY -

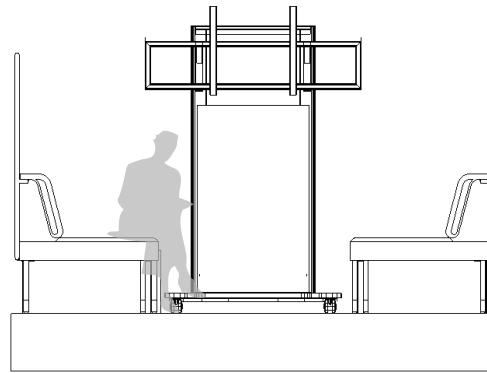
6

SQ FT / PERSON - 16

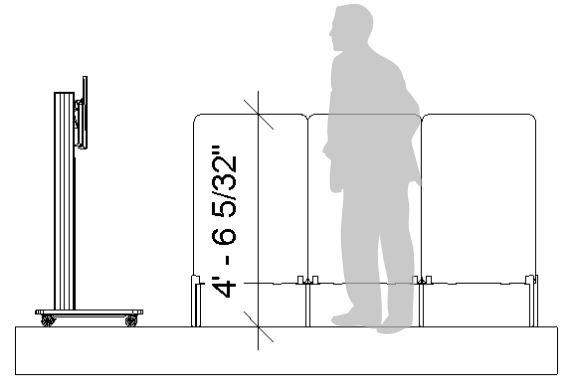
TOTAL - 192



PLAN

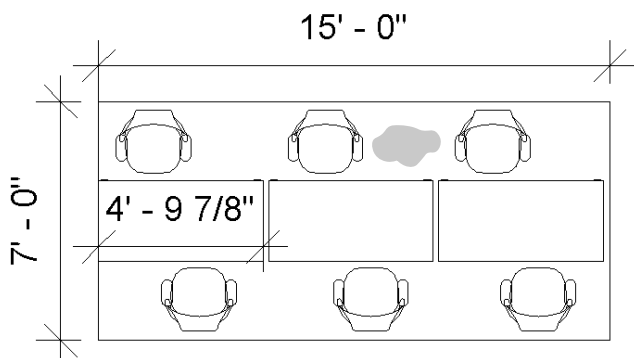


SECTION

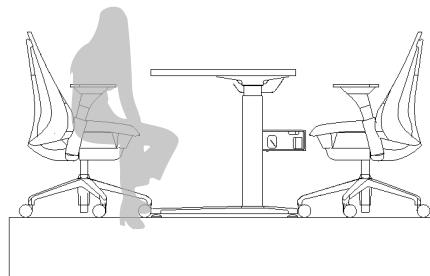


ELEVATION

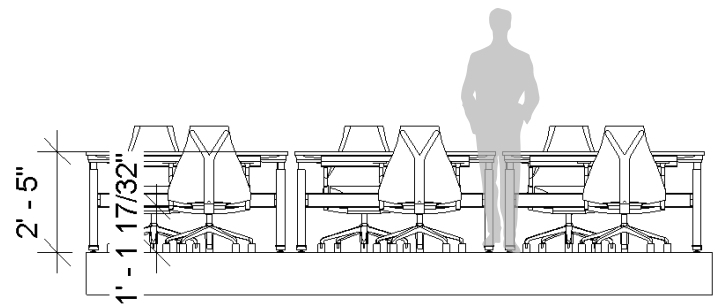
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

OPEN LOUNGE

OCCUPANCY - 5-6 SQ FT / PERSON - 16 TOTAL - 192

CODE REQUIREMENTS - Space does not hinder the flow of egress or accessibility

ACTIVITIES - Place for coworkers can relax and take a break from work and enjoy eachothers company, or a more relaxed seating area to work from your laptop

EQUIPMENT - Outlets, side tables, and tv's you can connect your computer or laptop to to share with a group in a relaxed setting

SPATIAL ADJACENCIES - Break/Work Cafe, Vending, Kitchen, Work Bar, Universal Restroom
Public Access: high (employees can enter, not the public)

FINISHES - Carpet for accoustics, several textiles to provide more accoustical help and comfort for the inhabitants of the space

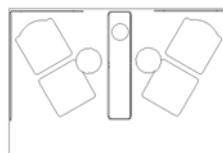
FURNISHINGS - Relaxed and flexible seating for collaboration and relaxation, moveable couch/chair modules and small tables

AMBIENT ENVIRONMENT - Neutral temperature, ambient lighting, and accoustic materials to help keep the space quiet
level of privacy: low

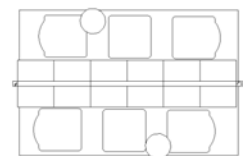
SAFETY & SECURITY - This is a public space, so there's nothing that requires above average security

CRITICAL FACTORS - Comfort and good ventilation

TYPICALS - Open Lounge for 5-6 people. 8x12 ft, 96 square feet, 2 of them



OPTION A



OPTION B

PLANNING INFORMATION

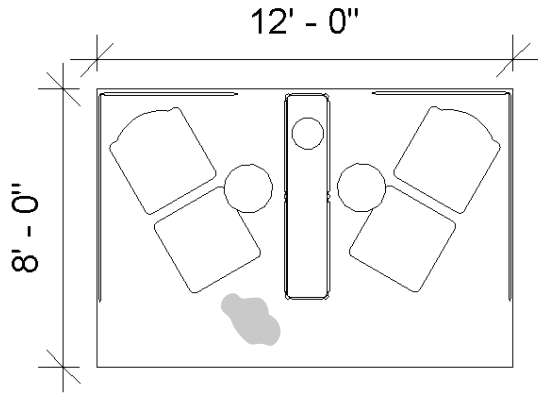
OPEN LOUNGE

OCCUPANCY -

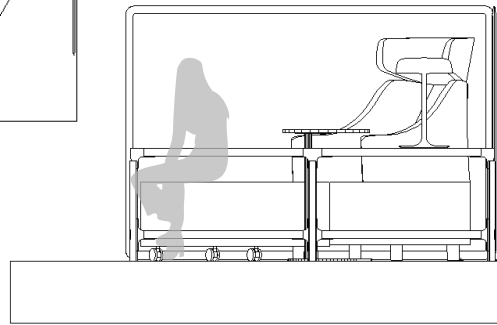
5-6

SQ FT / PERSON - 16

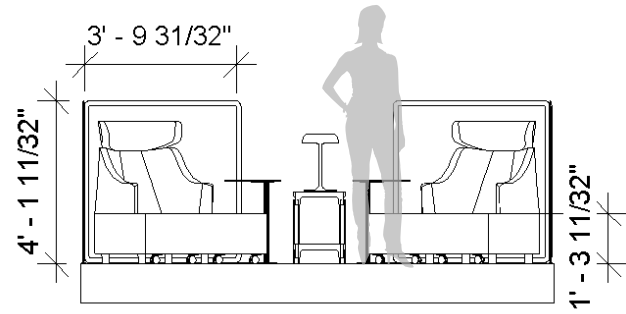
TOTAL - 192



PLAN

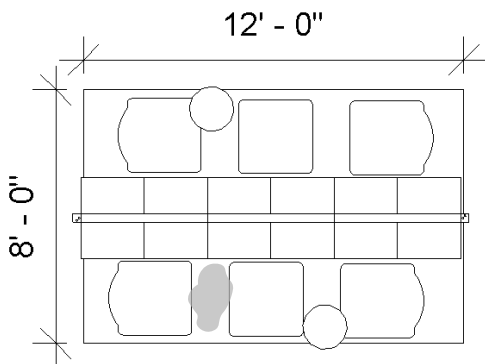


SECTION

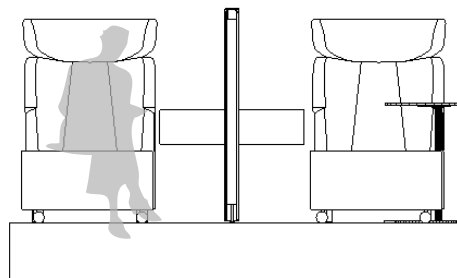


ELEVATION

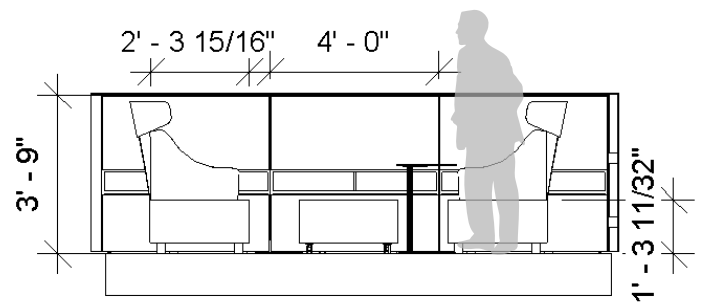
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

UNIVERSAL RESTROOM

OCCUPANCY - 3 SQ FT / PERSON - 40 TOTAL - 240

CODE REQUIREMENTS - Each stall will be accessible and at least one of every counter, fixture, element, dispenser, etc. will be accessible

ACTIVITIES - Going to the bathroom and washing their hands

EQUIPMENT - Toilets, stalls, sinks, counters, hand dryer, and hand rails

SPATIAL ADJACENCIES - Break/Work Cafe, Vending, Kitchen, Open Lounge, and Mother's Room
Public Access: medium

FINISHES - Cool colors, tile, glass, metal, porcelain, and laminate

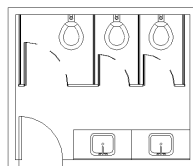
FURNISHINGS - Furniture is stationary, not a space for interaction, stalls set up along one wall of the space

AMBIENT ENVIRONMENT - Cool temperature, bright lighting, overall lack of accoustical material
level of privacy: high

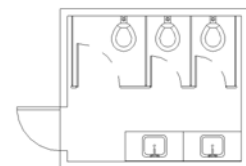
SAFETY & SECURITY - It's a bathroom so the stalls need to be secure with ADA handrails and space to be accessible

CRITICAL FACTORS - Making sure the bathroom is to code and that it is in fact Universal

TYPICALS - Universal Restrooms for 2 people. 10x12 ft, 120 square feet, 2 of them



OPTION A



OPTION B

PLANNING INFORMATION

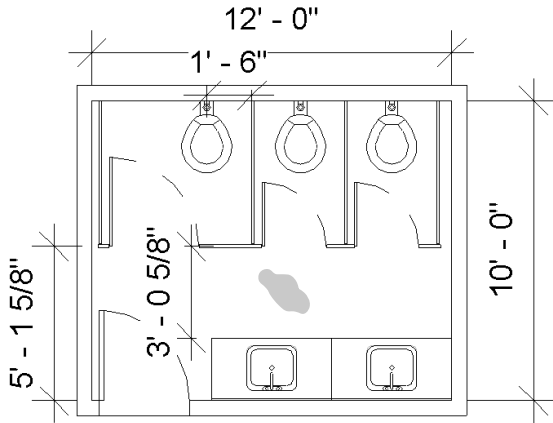
UNIVERSAL RESTROOM

OCCUPANCY -

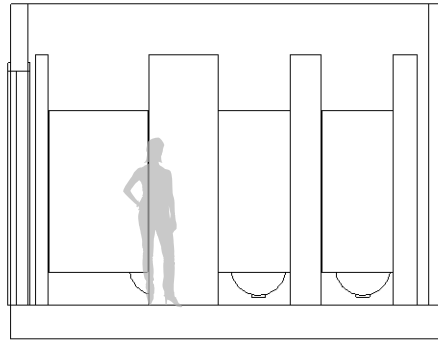
3

SQ FT / PERSON - 40

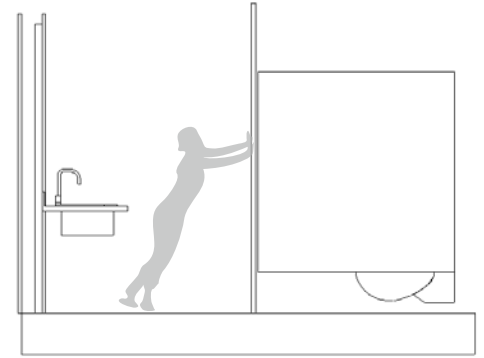
TOTAL - 240



PLAN

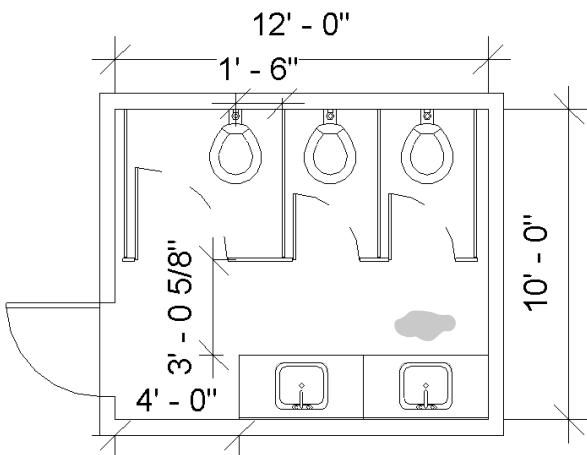


SECTION

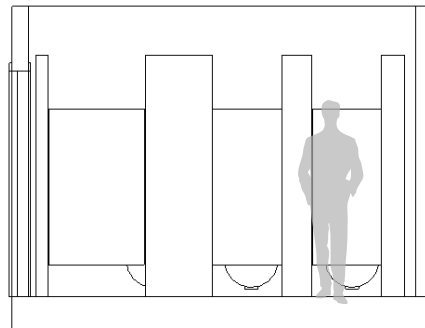


ELEVATION

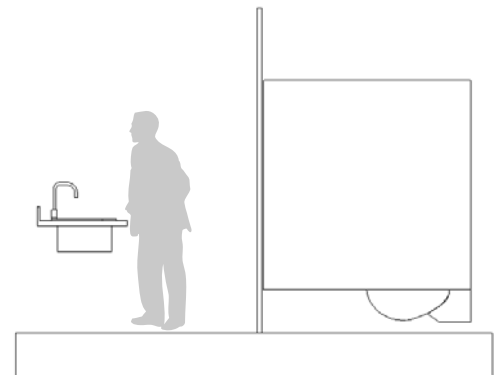
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

MOTHER'S ROOM

OCCUPANCY - 2 SQ FT / PERSON - 60 TOTAL - 120

CODE REQUIREMENTS - Private room is required for nursing mothers during the workday

ACTIVITIES - This is a room for nursing mothers to take care of themselves and children in a comfortable, safe, private environment

EQUIPMENT - Pump, nursing chair, storage, and counter space to change a diaper

SPATIAL ADJACENCIES - Break/Work Cafe, Vending, Kitchen, Prayer/Meditation, Universal Restroom
Public Access: medium (employees can enter, not the public)

FINISHES - Carpet for accoustics, several textiles to provide more accoustical help and comfort for the inhabitants of the space

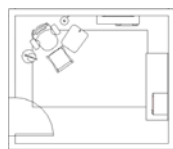
FURNISHINGS - Relaxed space, with cushioned chairs or benches with semi-large counter space and storage as well as some foliage

AMBIENT ENVIRONMENT - Warm temperature, ambient lighting, and accoustic materials to keep it calm and quiet
level of privacy: high

SAFETY & SECURITY - This space should be secluded and kept private for only the employees, same as the security of the employees when in the space

CRITICAL FACTORS - Security, privacy, and comfort

TYPICALS - Mother's Room for 2 people. 10x12 ft, 120 square feet



OPTION A



OPTION B

PLANNING INFORMATION

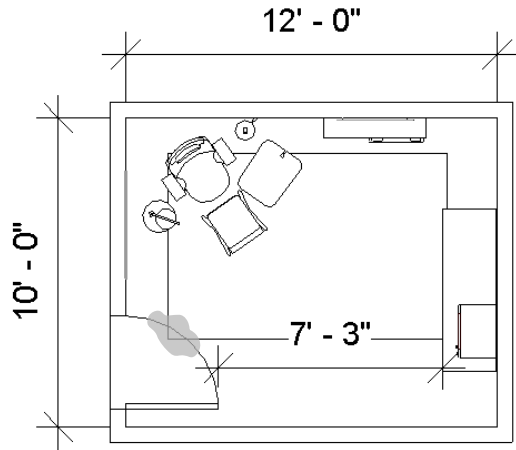
MOTHER'S ROOM

OCCUPANCY -

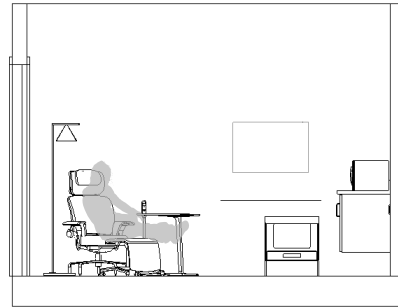
2

SQ FT / PERSON - 60

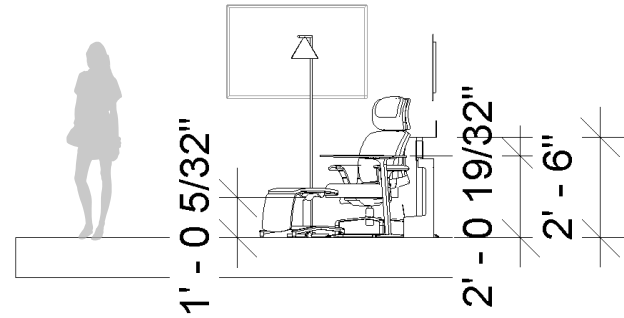
TOTAL - 120



PLAN

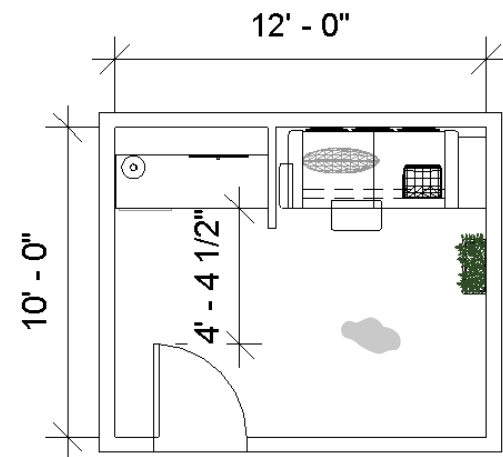


SECTION

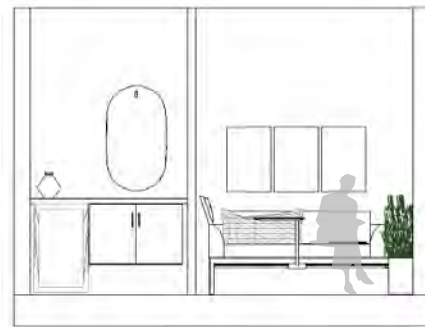


ELEVATION

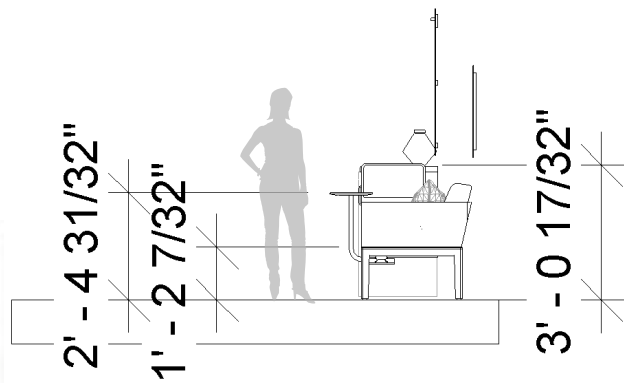
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

PRAYER/MEDITATION

OCCUPANCY - 4 SQ FT / PERSON - 30 TOTAL - 120

CODE REQUIREMENTS - Due to the size of the space, it does not have to be ADA accessible, though that always be a goal, Don't discriminate which religions are in the office prayer/meditation space

ACTIVITIES - A place for employees to safely perform their daily religious requirements and activities as well as a spot to have peace of mind

EQUIPMENT - A water fountain for those religions that require clean running water

SPATIAL ADJACENCIES - Break/Work Cafe, Vending, Kitchen, and Mother's room
Public Access: medium

FINISHES - Carpet to dampen noise, woven textiles in the form of prayer rugs, and plants/foilage

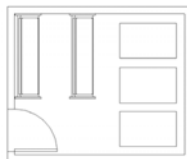
FURNISHINGS - Pews, prayer rugs, an alter, something to burn incense, etc

AMBIENT ENVIRONMENT - Neutral temperature, ambient lighting, and accoustic materials to keep it calm and quiet
level of privacy: high

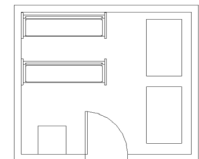
SAFETY & SECURITY - This space should be secluded and kept private for only the employees, same as the security of the employees when in the space

CRITICAL FACTORS - Because this is a religious space, employers should take into account their employees religions and what that religion requires

TYPICALS - Prayer/Meditation for 4 people. 10x12 ft, 120 square feet



OPTION A



OPTION B

PLANNING INFORMATION

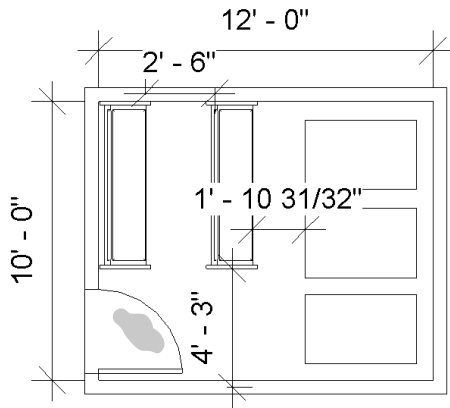
PRAYER/MEDITATION

OCCUPANCY -

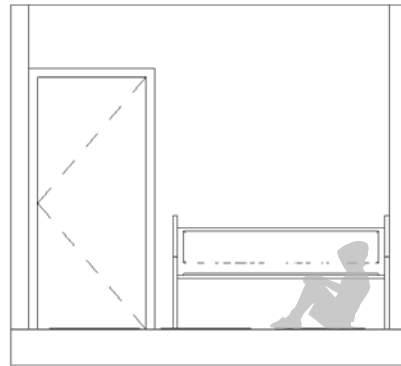
4

SQ FT / PERSON - 30

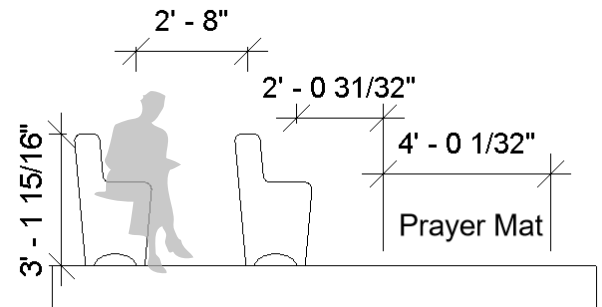
TOTAL - 120



PLAN

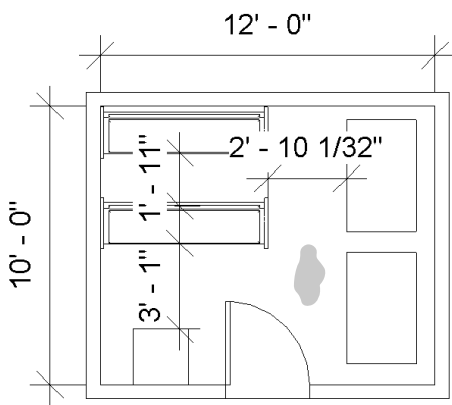


SECTION

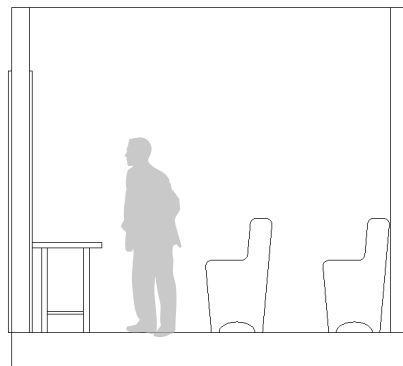


ELEVATION

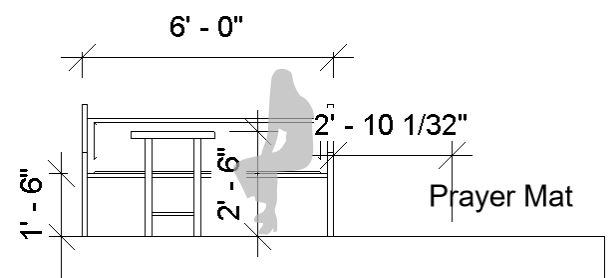
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

COPY/PRINT/SUPPLY

OCCUPANCY - 6 SQ FT / PERSON - 32 TOTAL - 384

CODE REQUIREMENTS - The counter height range for work surfaces is from 28" to 34" above finished floor.

ACTIVITIES - A place for employees to tend to activities like printing several documents, copy pages, and restock on paper and other common day to day office items

EQUIPMENT - Electrical outlets, shelving, storage, copiers, fax machines, printers, etc

SPATIAL ADJACENCIES - IT Storage, IT Build Lab, IT Service Bar, Storage
Public Access: medium

FINISHES - Flooring should be carpet to provide accoustics

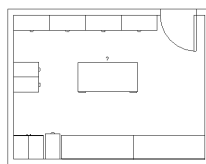
FURNISHINGS - Many shelves and cabinets for storage and counter space

AMBIENT ENVIRONMENT - Space should be well lit, kept cool, and quiet
level of privacy: medium

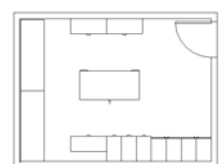
SAFETY & SECURITY - Only employees of the foundation should have access

CRITICAL FACTORS - Keeping this space for the employees secure and properly ventilated

TYPICALS - Copy/Print/Supply for 6 people. 12x16 ft, 192 square feet, 2 of them



OPTION A



OPTION B

PLANNING INFORMATION

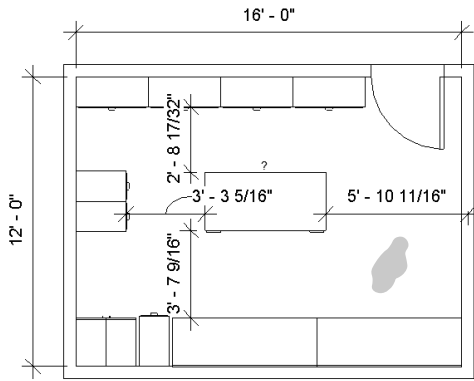
COPY/PRINT/SUPPLY

OCCUPANCY -

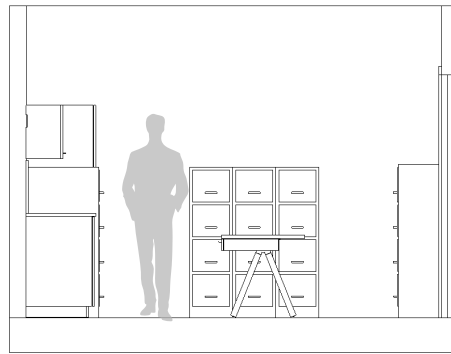
6

SQ FT / PERSON - 32

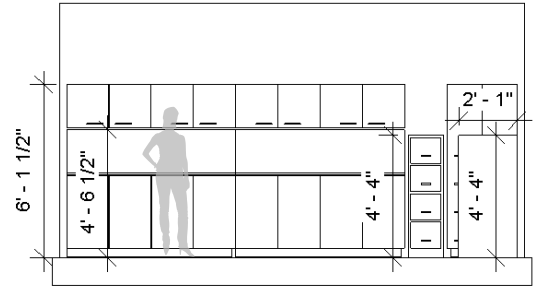
TOTAL - 384



PLAN

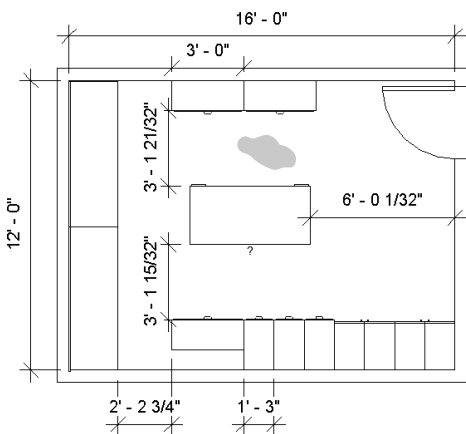


SECTION

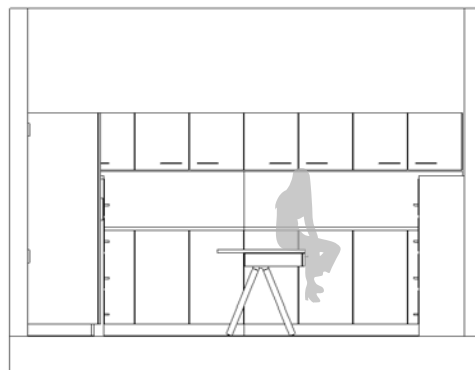


ELEVATION

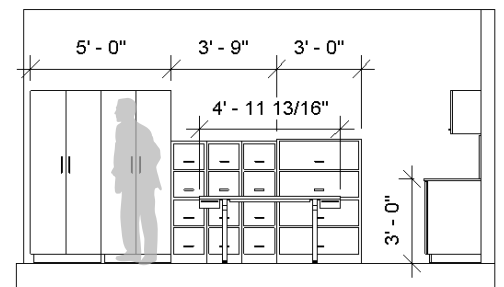
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

STORAGE

OCCUPANCY - 3 SQ FT / PERSON - 40 TOTAL - 360

CODE REQUIREMENTS - Should be accessible, but this space is for very specific personnel and isn't a space where a person randomly enters

ACTIVITIES - A place to store and house anything the foundation needs to have but doesn't constantly use.

EQUIPMENT - Electrical outlets and shelving

SPATIAL ADJACENCIES - IT Storage, IT Build Lab, IT Service Bar, Copy/Print/Supply
Public Access: low

FINISHES - Flooring needs durable and slip resistant as well

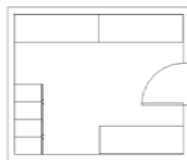
FURNISHINGS - Many shelves and cabinets for storage

AMBIENT ENVIRONMENT - Space should be artificially lit throughout
level of privacy: high

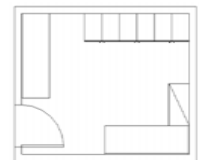
SAFETY & SECURITY - Locks on the door, only employees of the foundation should have access

CRITICAL FACTORS - Keeping the items in storage secure, properly ventilated, and thermals control to keep items in good condition

TYPICALS - Storage for 1-3 people. 10x12 ft, 120 square feet, 3 of them



OPTION A



OPTION B

PLANNING INFORMATION

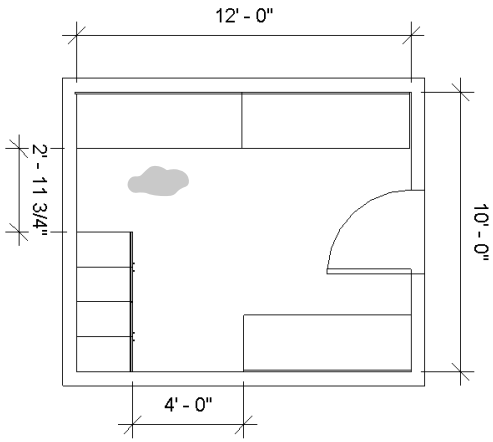
STORAGE

OCCUPANCY -

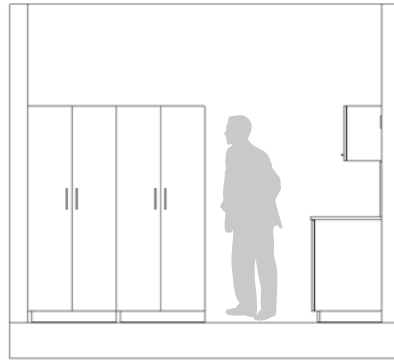
2

SQ FT / PERSON - 60

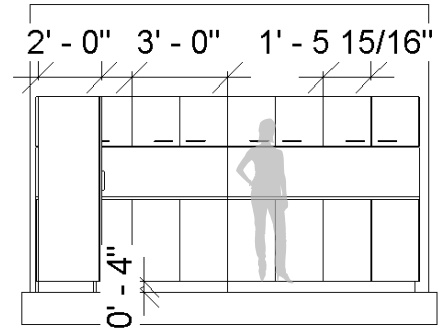
TOTAL - 360



PLAN

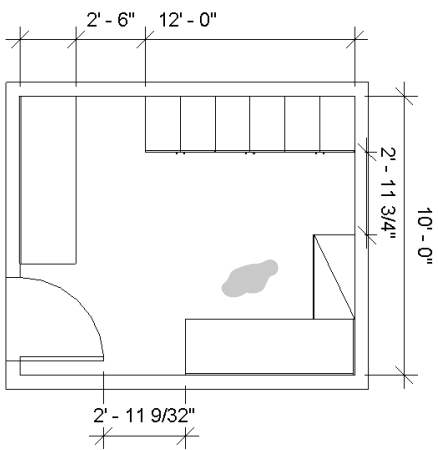


SECTION

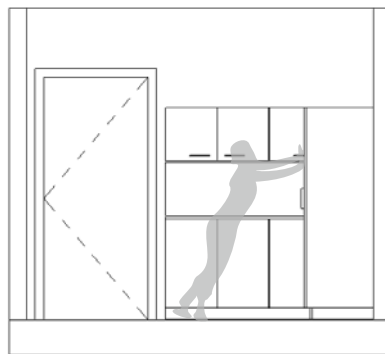


ELEVATION

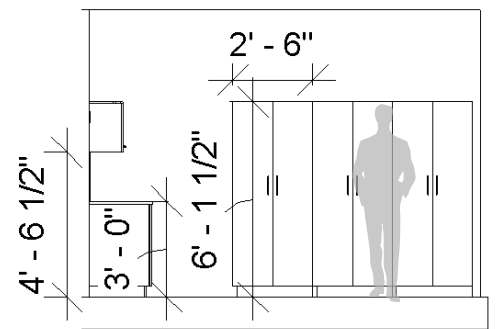
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

IT SERVICE BAR

OCCUPANCY - 2 SQ FT / PERSON - 48 TOTAL - 96

CODE REQUIREMENTS - The counter height range for work surfaces is from 28" to 34" above finished floor. Typical seating height will be 30", 34" with stand-up counter

ACTIVITIES - A place to go an have technology looked at and fixed, ask technology related questions, and pick up anything ordered relating to technology

EQUIPMENT - Multiple outlets, varied miscellaneous item for the technology like wires, cords, disks, hard drives, desktop computers, etc

SPATIAL ADJACENCIES - IT Storage, IT Build Lab, Storage, Copy/Print/Supply
Public Access: Medium

FINISHES - Carpet for the flooring to help with acoustics and aid slip resistance, and clean, smooth, light colored materials for the work surfaces

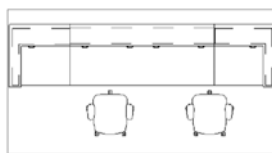
FURNISHINGS - Large desk system to enclose the space, storage/cabinets underneath, IT version of customer service, two office chairs and desktop computers, bar stools for customers to sit and wait or get helped

AMBIENT ENVIRONMENT - Room requires good ventilation and air-conditioning for any machinery with track lighting to provide a bright space, level of privacy: low

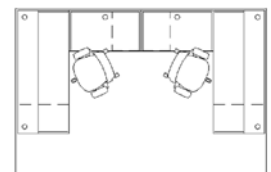
SAFETY & SECURITY - This place should not be open for the public, but open for those who work at the foundation

CRITICAL FACTORS - Heat and Fire detectors with a sprinkler system of CO2 or Dry chemicals to help protect the machines.

TYPICALS - IT Service Bar for 1-2 people. 8x12 ft, 96 square feet



OPTION A



OPTION B

PLANNING INFORMATION

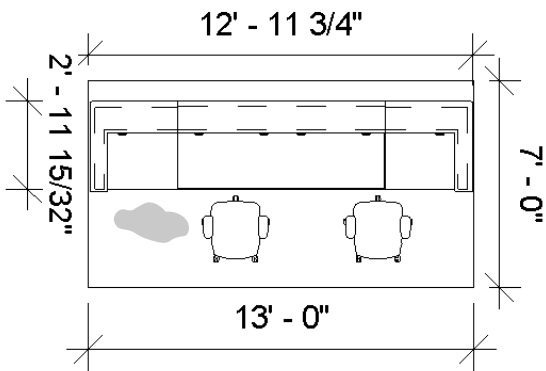
IT SERVICE BAR

OCCUPANCY -

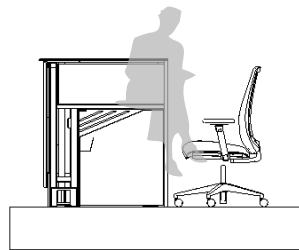
2

SQ FT / PERSON - 48

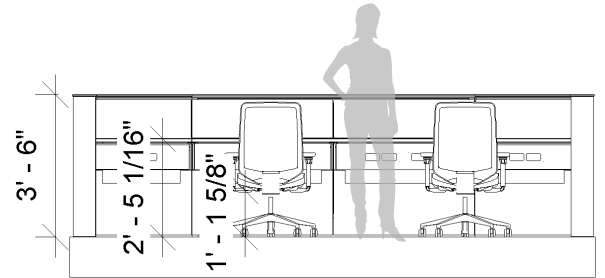
TOTAL - 96



PLAN

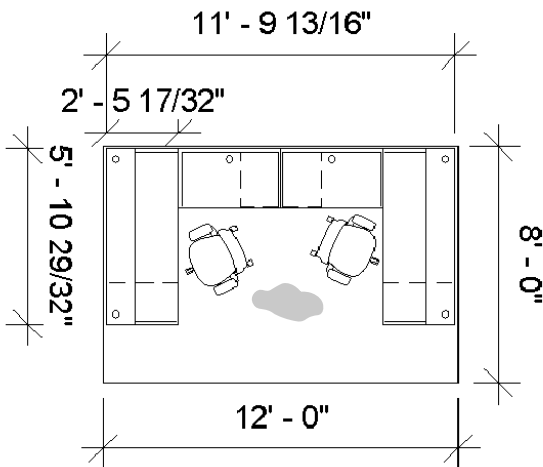


SECTION

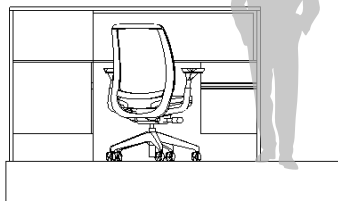


ELEVATION

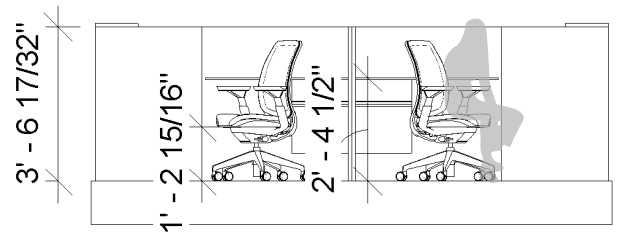
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

IT BUILD LAB

OCCUPANCY - 2 SQ FT / PERSON - 144 TOTAL - 288

CODE REQUIREMENTS - The counter height range for work surfaces is from 28" to 34" above finished floor. Typical seating height will be 30", 34" with stand-up counter

ACTIVITIES - A place to go an have technology looked at and fixed as well as to store technology that people have ordered and keep common things like HDMI cords in stock

EQUIPMENT - Multiple outlets, varied miscellaneous item for the technology like wires, cords, disks, Network Attached Storage, hard drives, etc as well as tools to fix any technology

SPATIAL ADJACENCIES - IT Storage, IT Service Bar, Storage, Copy/Print/Supply
Public Access: low

FINISHES - Carpet for the flooring to help with acoustics and aid slip resistance, and clean, smooth materials for the storage and work surfaces.

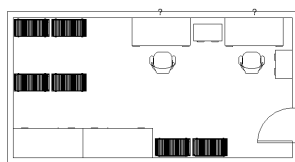
FURNISHINGS - Shelving units and desks for storage and open counter space, relaxed for the workers to focus on what they're doing, flexible lighting

AMBIENT ENVIRONMENT - Room requires good ventilation and air-conditioning for any machinery and well-lit with task lighting for the workers while they work on computers and other pieces of technology, level of privacy: high

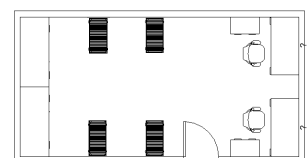
SAFETY & SECURITY - This place should be restricted for those in the IT department due to potential sensitive and potentially expensive machinery there

CRITICAL FACTORS - Heat and Fire detectors with a sprinkler system of CO2 or Dry chemicals to help protect the machines.

TYPICALS - IT Build Lab for 1-2 people. 24x12 ft, 288 square feet



OPTION A



OPTION B

PLANNING INFORMATION

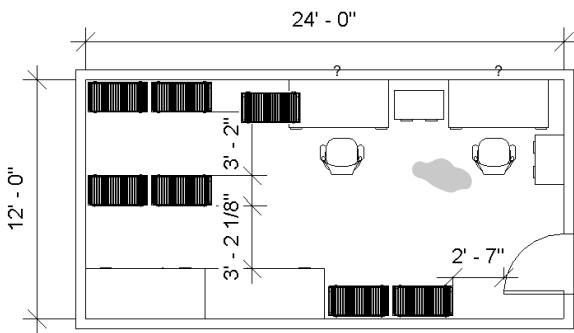
IT BUILD LAB

OCCUPANCY -

2

SQ FT / PERSON - 144

TOTAL - 288

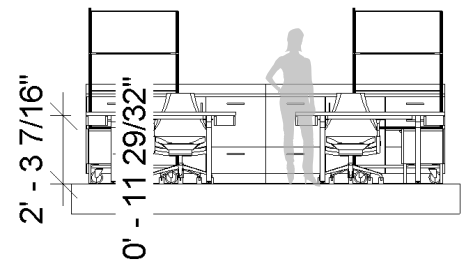
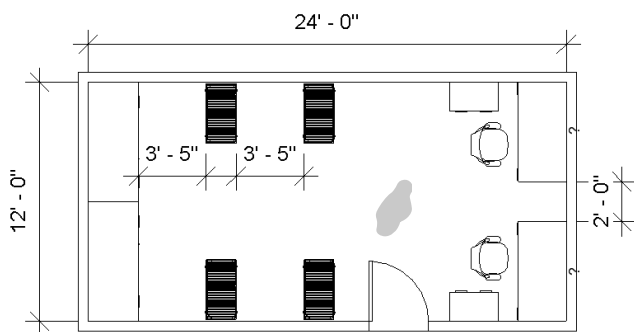


PLAN

SECTION

ELEVATION

OPTION A



PLAN

SECTION

ELEVATION

OPTION B

SPACE SUMMARY

IT STORAGE

OCCUPANCY - 2 SQ FT / PERSON - 96 TOTAL - 192

CODE REQUIREMENTS - Should be accessible, but this space is for very specific personnel and isn't a space where a person randomly enters

ACTIVITIES - A place to store and house the foundations technology, heavier machinery, and data bases

EQUIPMENT - Multiple outlets, varied miscellaneous item for the technology like wires, cords, disks, Network Attached Storage, hard drives, etc

SPATIAL ADJACENCIES - IT Build Lab, IT Service Bar, Storage, Copy/Print/Supply
Public Access: low

FINISHES - Flooring needs to be glare resistant, durable, and slip resistant as well

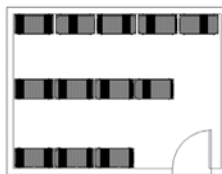
FURNISHINGS - Many shelves for the different machines and baskets for wires, cords, and other miscellaneous items,

AMBIENT ENVIRONMENT - Room required good ventilation and air-conditioning to keep the machines from overheating, artificial lighting, level of privacy: high, need for acoustic materials is moderate (not populated and quiet machines)

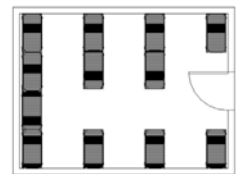
SAFETY & SECURITY - Due to sensitive and valuable items in IT Storage, restricted access is necessary with locked doors and only personal allowed to enter

CRITICAL FACTORS - Heat and Fire detectors with a sprinkler system of CO2 or Dry chemicals to help protect the machines.

TYPICALS - IT Storage for 1-2 people. 12x16 ft, 192 square feet



OPTION A



OPTION B

PLANNING INFORMATION

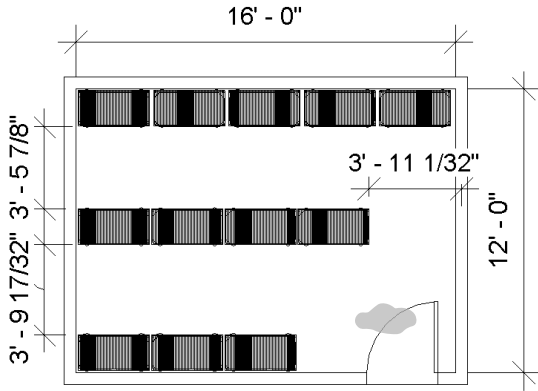
IT STORAGE

OCCUPANCY -

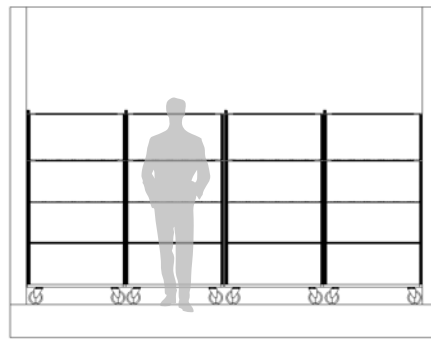
2

SQ FT / PERSON - 96

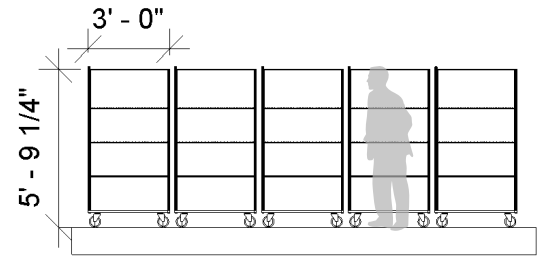
TOTAL - 192



PLAN

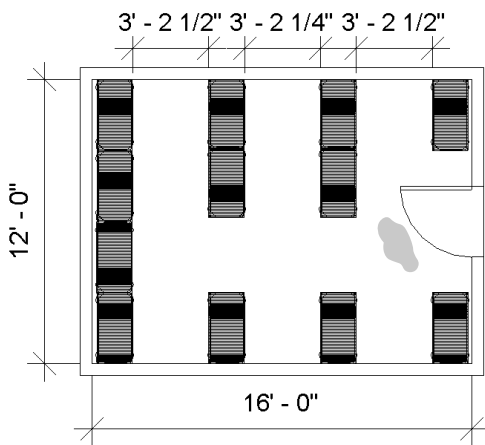


SECTION

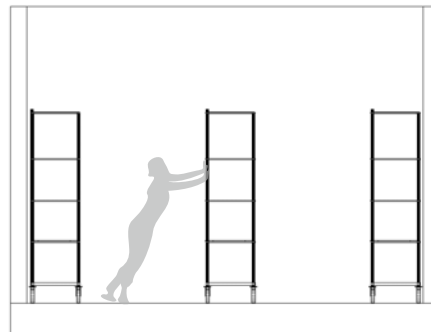


ELEVATION

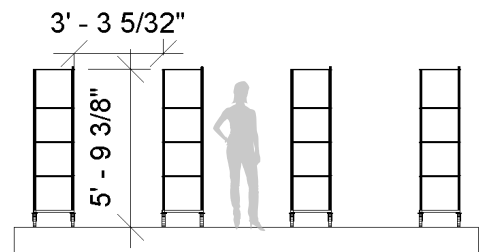
OPTION A



PLAN



SECTION



ELEVATION

OPTION B

SPACE SUMMARY

GRAND STAIRCASE

OCCUPANCY - # PEOPLE: 30 SQ FT /PERSON: 28 TOTAL: 1140

CODE REQUIREMENTS - 7 3/4" maximum rise, 10" minimum run, 34" minimum railing height & 38" maximum

ACTIVITIES - Circulation between multiple floors within the office

EQUIPMENT - Stairs and railings

SPATIAL ADJACENCIES - Adjacent to public entrance and administration workstation

FINISHES - Acoustic treatment above stairs to reduce noise pollution of footsteps and conversation.

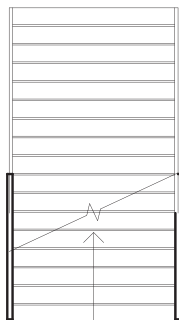
FURNISHINGS - No furnishing.

AMBIENT ENVIRONMENT - Comfortable temperature, ample natural lighting, & beautiful focal piece.

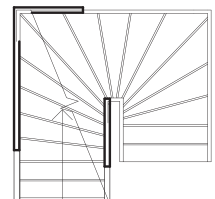
SAFETY & SECURITY - Safety & security of users through following building codes.

CRITICAL FACTORS - Staircase that follows building codes and acts as a focal point in the office.

TYPICALS -



OPTION A



OPTION B

PLANNING INFORMATION

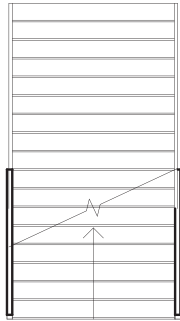
GRAND STAIRCASE

OCCUPANCY -

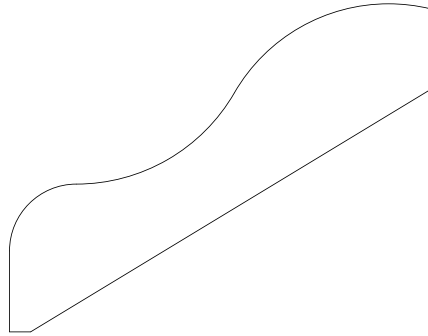
PEOPLE: 30

SQ FT /PERSON: 28

TOTAL: 1140



PLAN

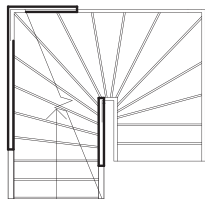


SECTION

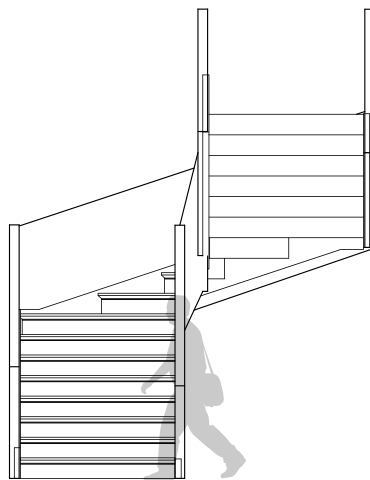


3D VIEW

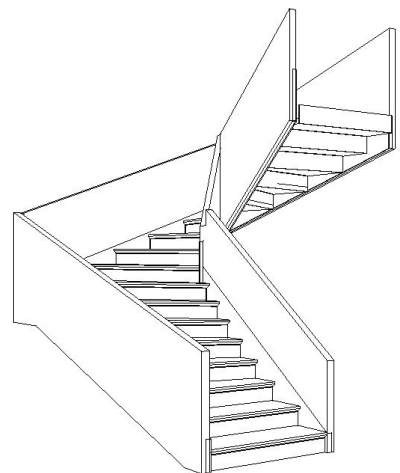
OPTION A



PLAN



SECTION



3D VIEW

OPTION B

TABLE

Area Spreadsheet, Current and 5 Year Projection

DEPARTMENT

	Type	NSF	Current	Total NSF	2026	Total NSF
President	P	200	1	200	1	200
Administration	W	60	1	60	1	60
			2	260	2	260

GLOBAL HEALTH

Director	P	120	1	120	1	120
Administrative	W	30	1	30	1	30
Senior	W	30	7	210	7	210
Program	W	30	50	1500	59	1770
			59	1860	68	2130

GLOBAL DEVELOPMENT

Director	P	120	1	120	1	120
Administration	W	30	1	30	1	30
Senior	W	30	6	180	6	180
Program	W	30	28	840	38	1140
			36	1170	46	1470

GLOBAL POLICY & ADVOCACY

Director	P	120	1	120	1	120
Administrative	W	30	1	30	1	30
Senior	W	30	3	90	3	90
Program	W	30	13	390	17	510
			18	630	22	750

GLOBAL GROWTH & OPPORTUNITY

Director	P	120	1	120	1	120
Administrative	W	30	1	30	1	30
Senior	W	30	3	90	3	90
Program	W	30	20	600	20	600
			25	840	25	840

OTHER DEPARTMENTS

Facilities and Security	P	120	1	120	1	120
F/S Staff	W	30	2	60	2	60
Legal Council	P	120	1	120	2	240
LC Staff	W	60	2	120	2	120
Communications Global Content/Ca	P	120	1	120	2	240
CG Staff		62	4	248	6	372
Communications Strategy and Insig	P	120	1	120	1	120
GS Staff		72	3	216	4	288
FoundationStrategy Officer	P	120	1	120	1	120
FS Staff	W	30	1	30	2	60
Payroll and Human Resources	P	120	1	120	2	240
P/HR Staff	W	30	2	60	2	60
IT	P	120	1	120	2	240
IT Staff	W	50	9	450	13	650
			30	2024	42	2930

170 6784 205 8380

CONCEPT SUMMARY

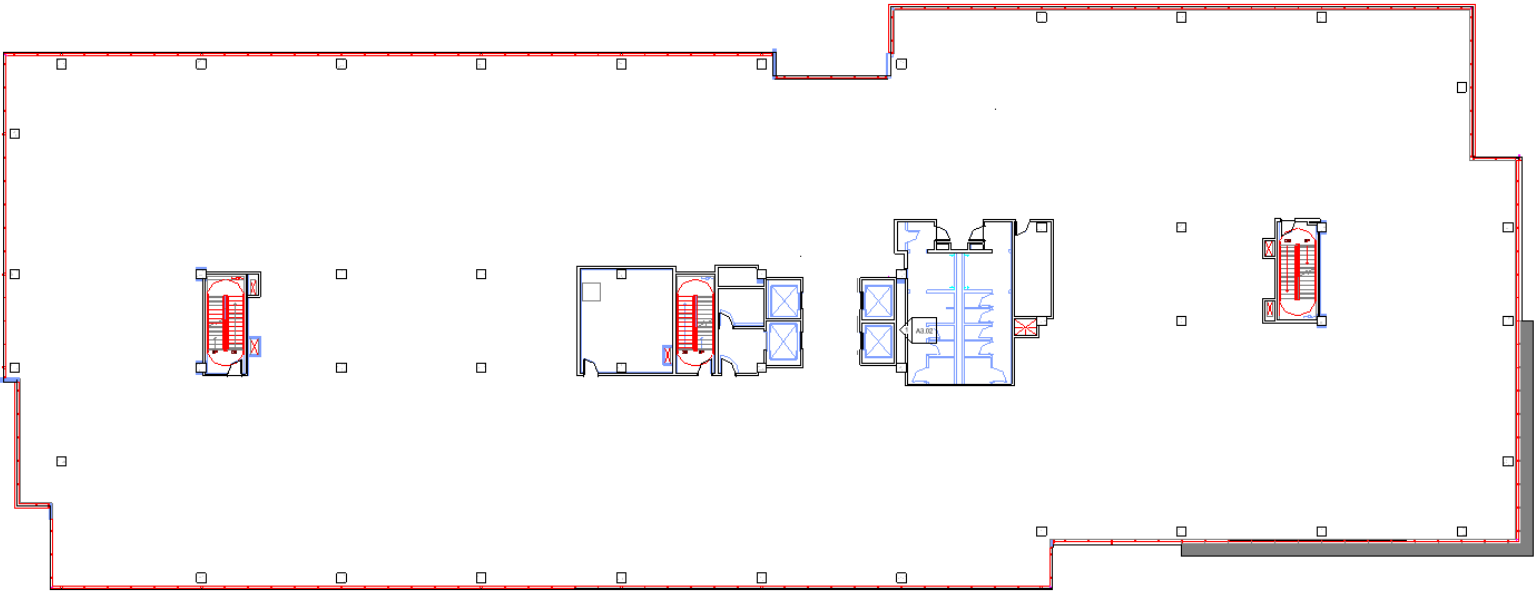
My topic of study is traditional Korean Drum Dancing. The concept of my model is to convey the drum dance of samgomu and the structure and uniformity of the drums themselves with the dynamic motions of the dancers. While all the drums and performers are identical, standing in a straight line with bright colors, masterly-crafted drums, and energetic movements of the dancers create a lively performance. I represent this dominantly through the use of line, shape and form, and color. The repetition of shape and form creates visual harmony and the slow to flurried motions of the dancers give the feeling of balance. These can smoothly be translated into interior space to create an environment that both comforts and stimulates its inhabitants.



BUILDING DRAWINGS

PLANS (NTS) OF THE BUILDING SHELL FOR THE CLIENT FLOORS

LEVEL 1



LEVEL 2

