

**HOW TO INCREASE
SPACE EFFICIENCY
AND REDUCE COSTS**

Moscow 2009

ARCHITECTURAL INTERIOR DESIGN

**OVER 1,000 SQM FIT-OUT PROJECTS
EXPERIENCE**

OFFICE INTERIOR

BUILDING COMMON AREAS

SPECIALIST PREMISES

OFFICE INTERIOR



NEW HQ OF TMK

Moscow 2009

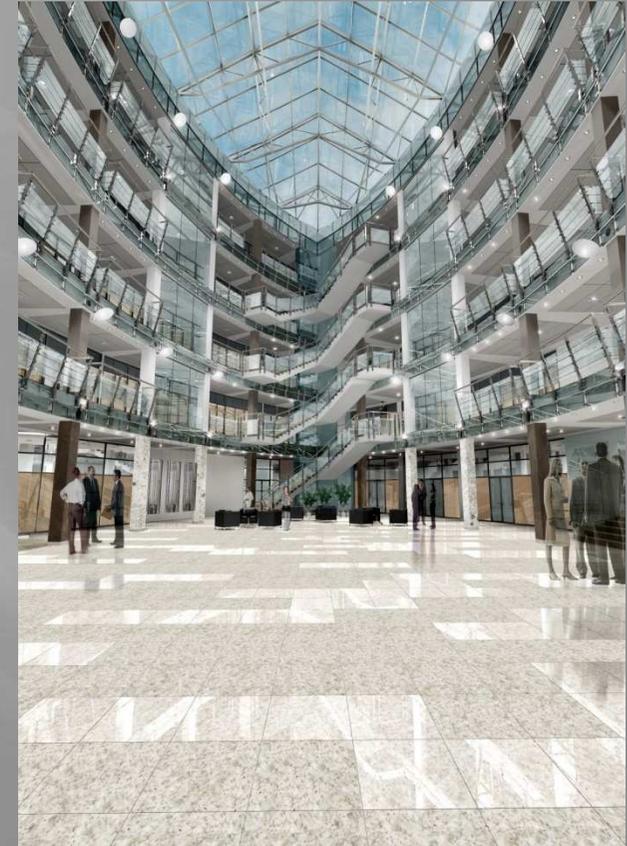
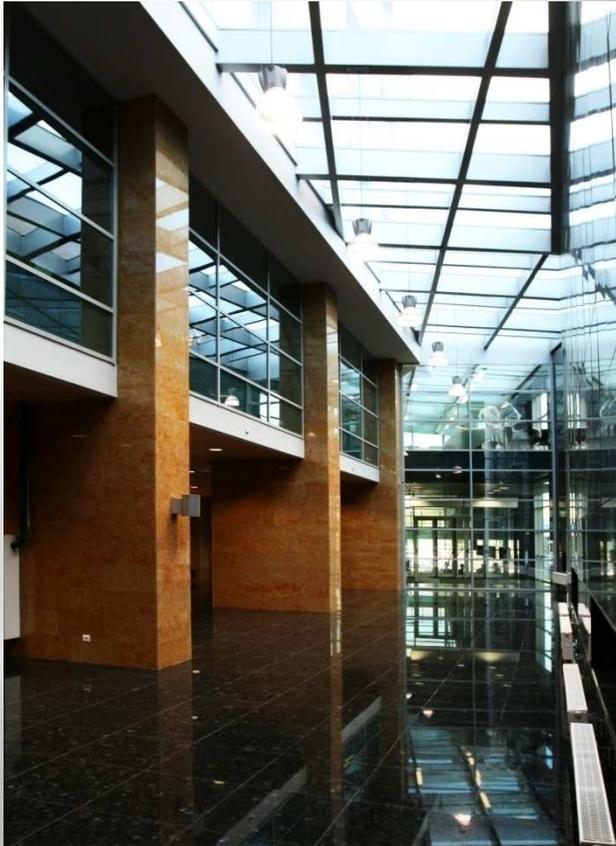
OFFICE INTERIOR



INTOUCH INSURANCE COMPANY

Moscow 2009

BUILDING COMMON AREAS



NOVOSUSHEVSKY & SVYATOGOR BUSINESS CENTRES

Moscow 2009

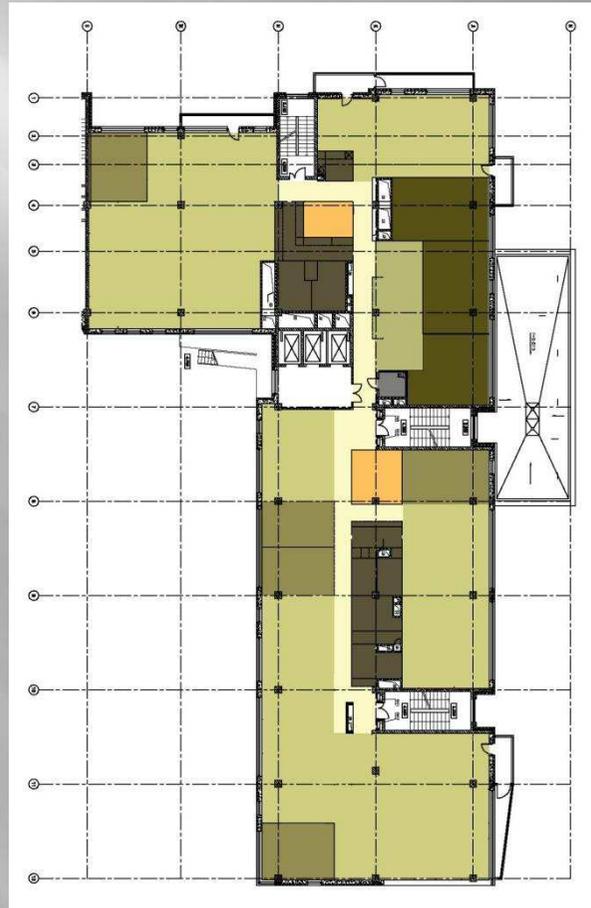
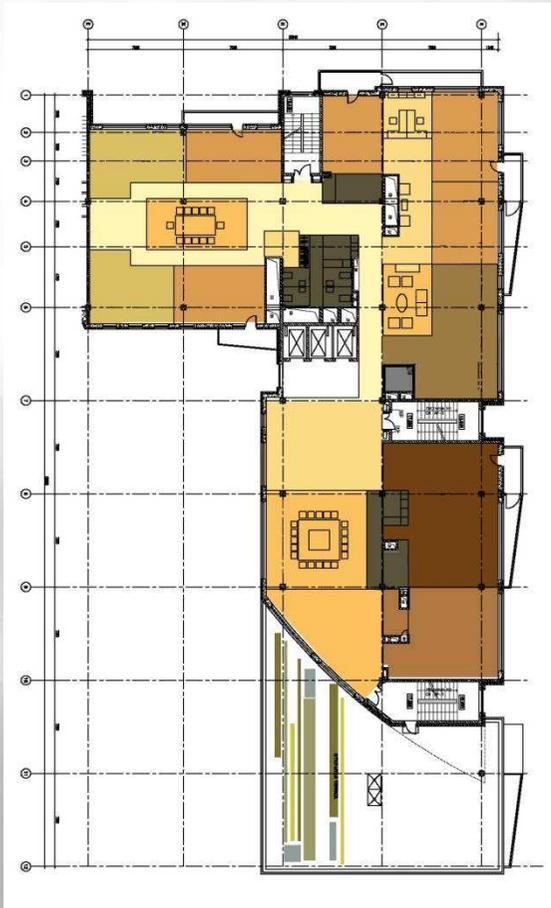
SPECIALIST PREMISES



COFFEEMANIA IN AVRORA BUSINESS PARK

Moscow 2009

SAMPLE LAYOUT



Moscow 2009

SAMPLE LAYOUT



Moscow 2009

DESIGN DEVELOPMENT



Moscow 2009

DETAILED DRAWINGS

Working Drawings (Architectural Part)

Working Drawings (Engineering Part):

Air cooling systems including split-systems;

Ventilation system;

Smoke extract system;

Cold and hot water system;

Sewer system;

Electrical system;

General and emergency lighting system;

**Automatic fire alarm system and fire fighting
systems controls;**

Fire notification system;

ON-SITE WORK SUPERVISION

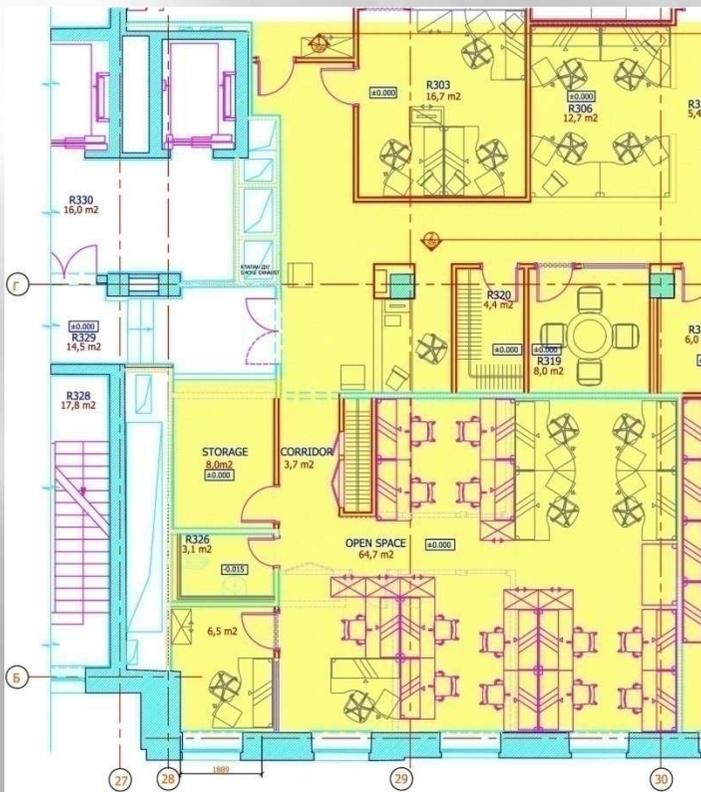


Moscow 2009

EXTRA AREA SPACES

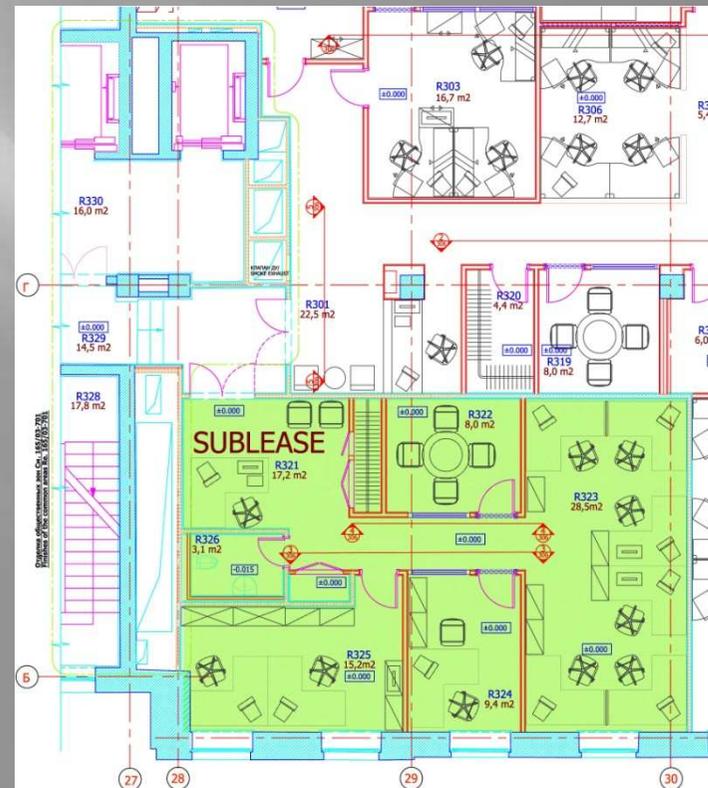
NEW OFFICE

**MEETING COMPANY'S
NEW REQUIREMENTS;
MOST EFFICIENT LAYOUT**



**REDESIGN OF THE EXISTING
SPACE**

**MAPPING OUT SUBLEASE
AREA
MOST EFFICIENT LAYOUT**



Moscow 2009

OFFICE PREMISES:

RECEPTION

CLIENT WAITING AREA

BOARDROOM / MEETING ROOM

OPEN SPACES

PRIVATE ROOMS / OFFICES

TOILETS

TEA / COFFEE POINTS

WARDROBES

STORAGE / ARCHIVE

CLEANER'S ROOM

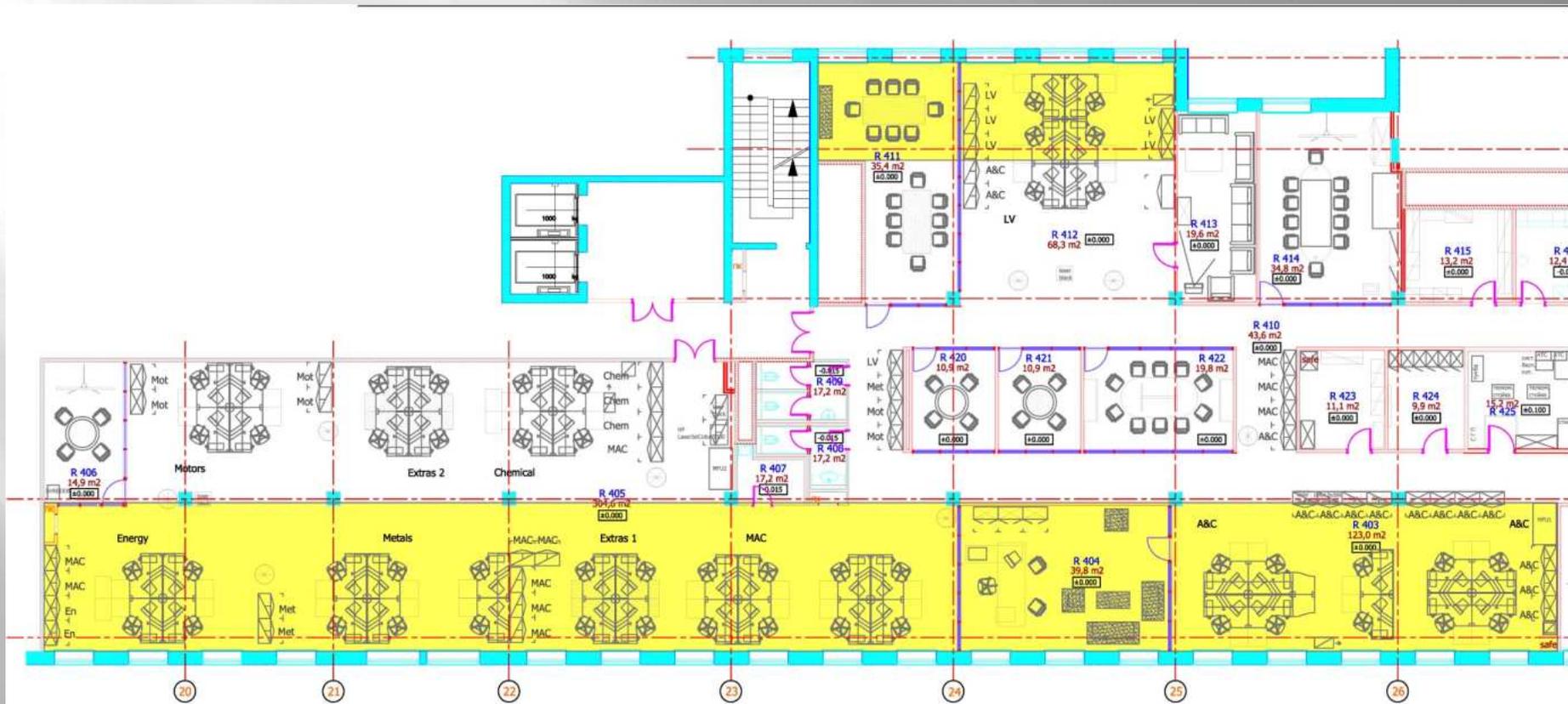
DRIVER'S ROOM

COPY ROOMS

SERVER ROOM

NATURAL LIGHT

OPEN SPACES; PRIVATE OFFICES – WINDOW EXPOSURE



NATURAL LIGHT

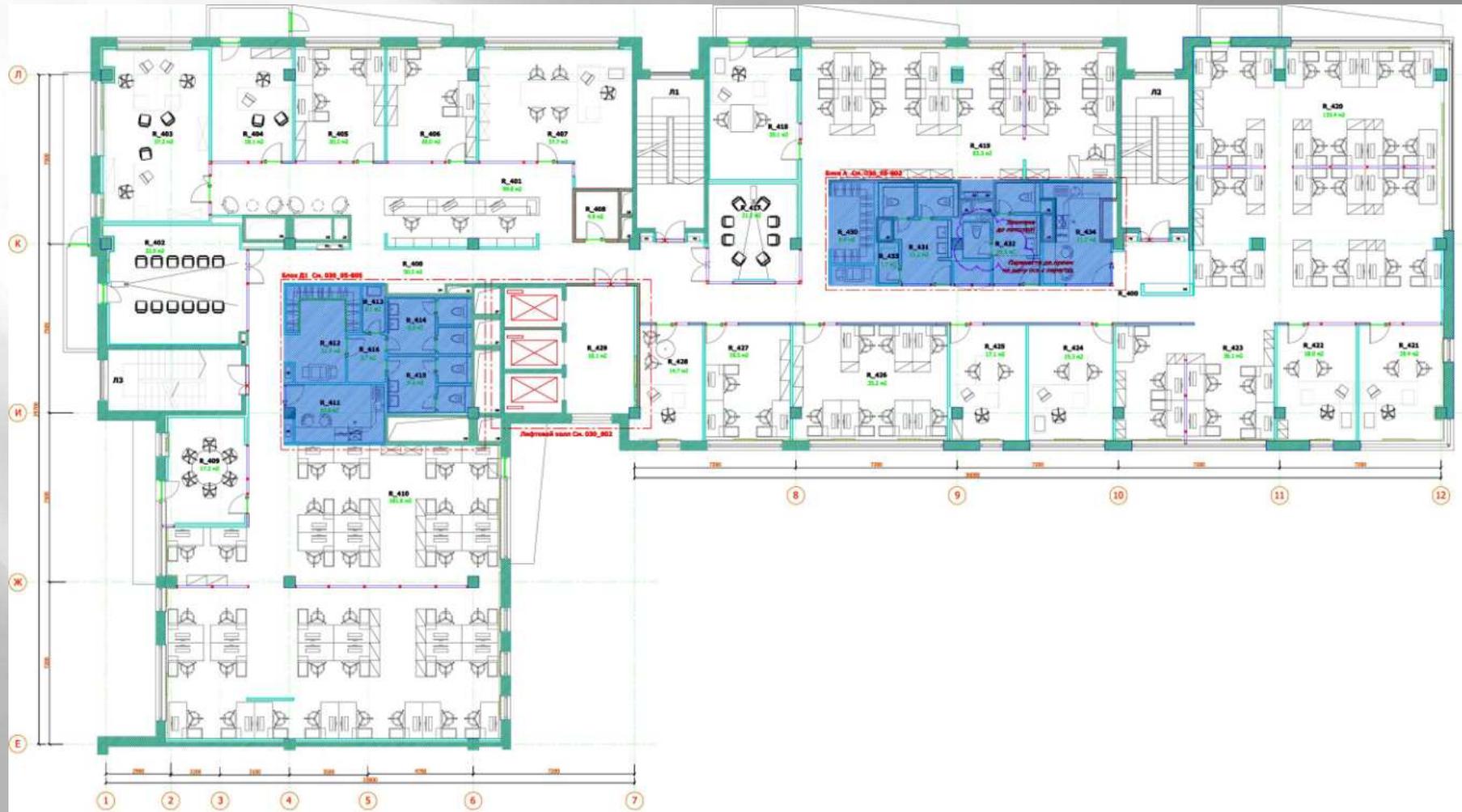
OPEN SPACES; PRIVATE OFFICES – WINDOW EXPOSURE



Moscow 2009

GROUPING TECHNICAL & SUPPORT AREAS

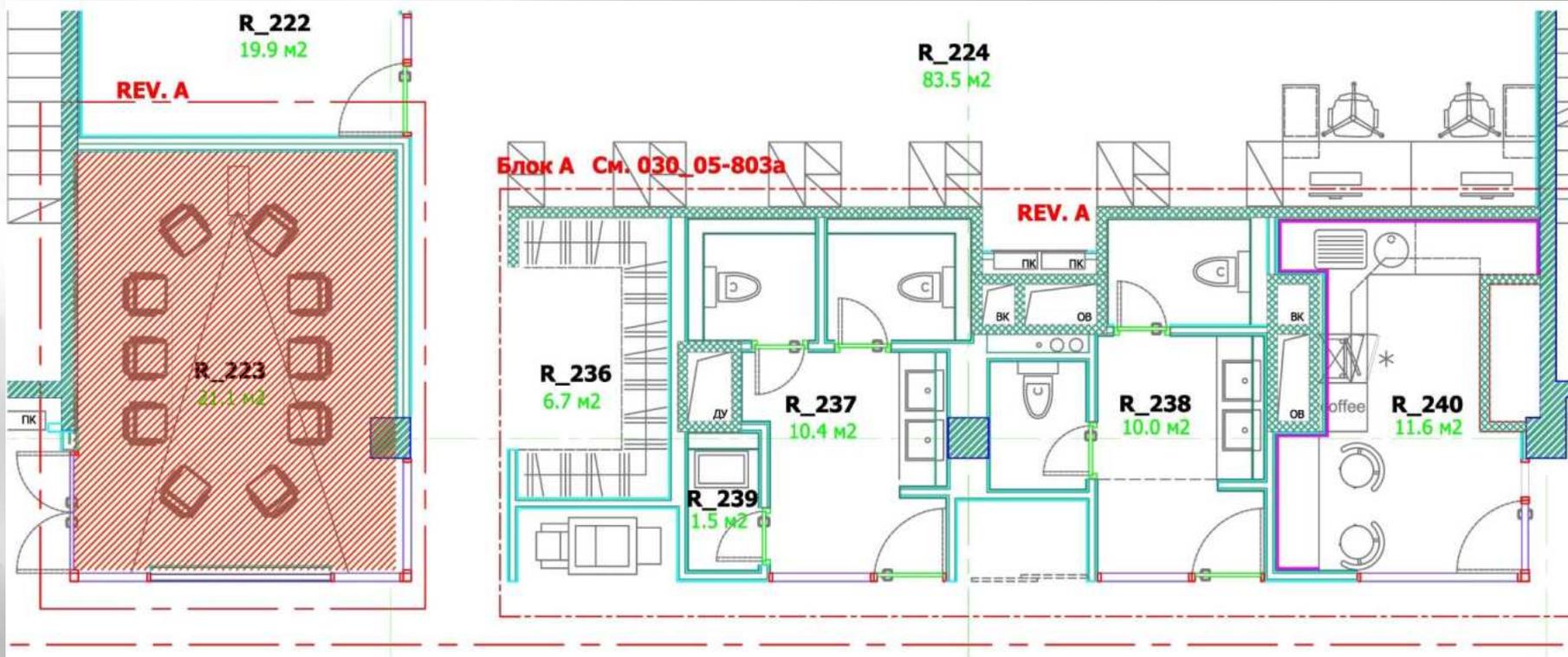
ARTIFICIAL LIGHT – CENTRE OF THE FLOOR



Moscow 2009

GROUPING TECHNICAL & SUPPORT AREAS

BUILDING ENGINEERING SYSTEM – CENTRE OF THE FLOOR

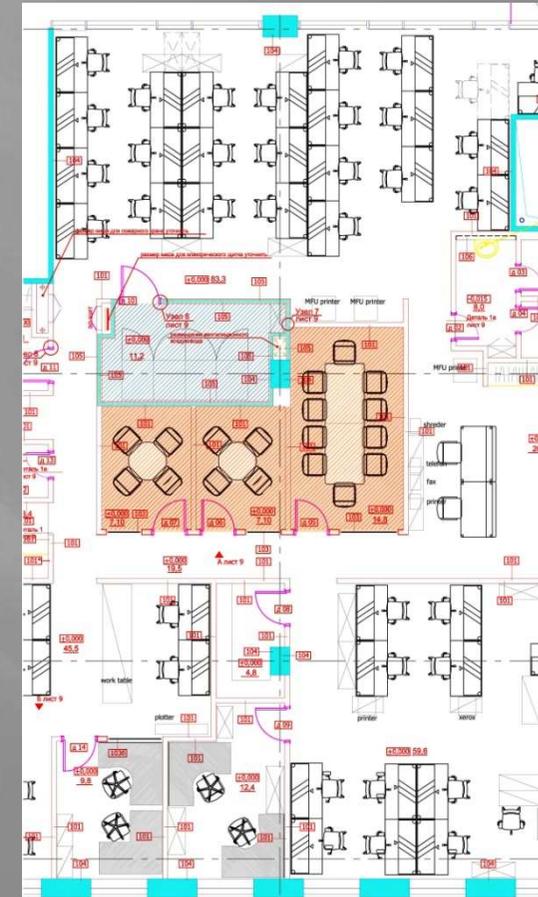
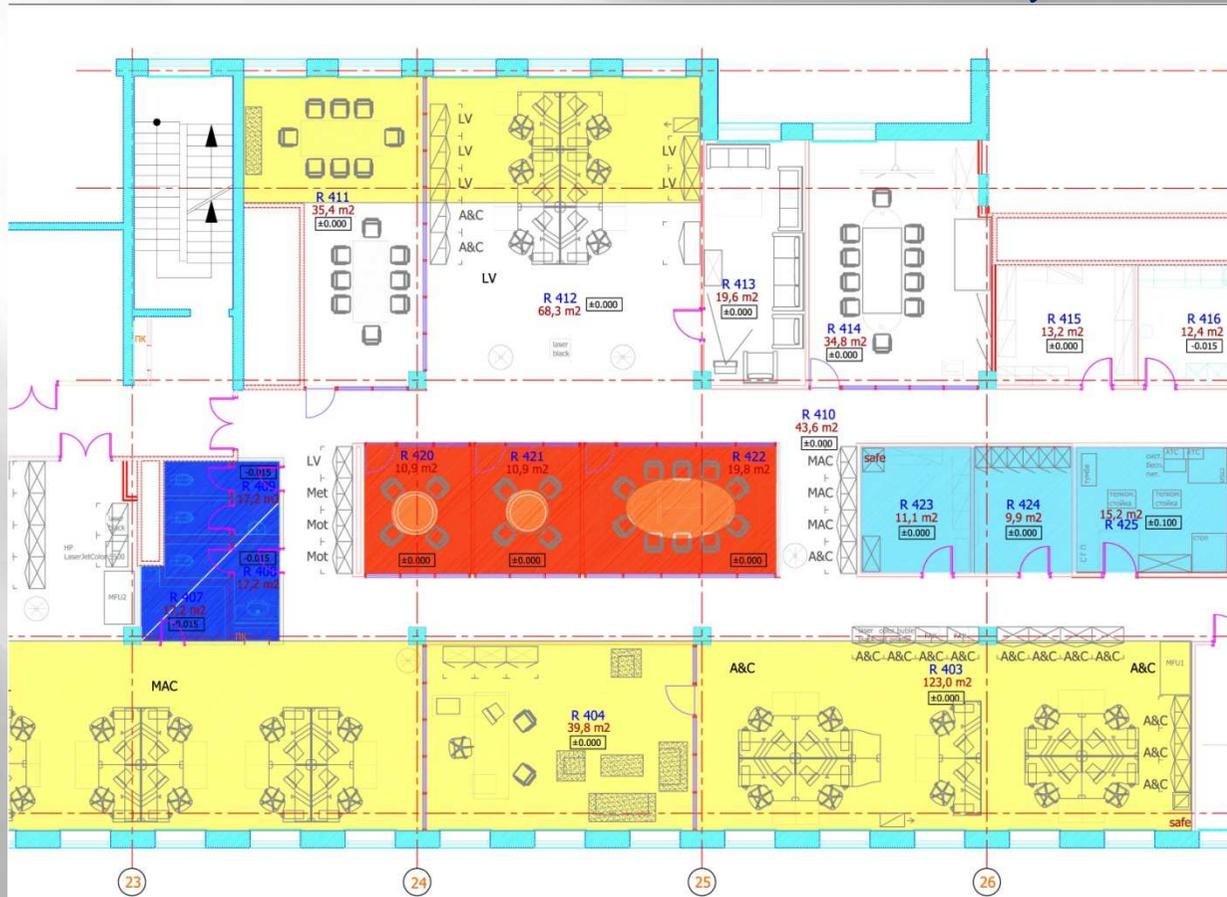


HELPS TO AVOID EXCESSIVE CORRIDOR SPACE
LOCATION OF MEETING ROOM – SAME AXIS

LOCATION OF MEETING ROOM

ARTIFICIAL LIGHT – CENTRE OF THE FLOOR;

TECHNICAL SPACE – SAME AXIS; BETTER ACCESSIBILITY



LOCATION OF MEETING ROOM

**CENTRE OF THE FLOOR - LIGHTING, AIR COOLING SYSTEM
CAN BE SWITCHED OFF WHEN YOU DON'T HAVE A MEETING**

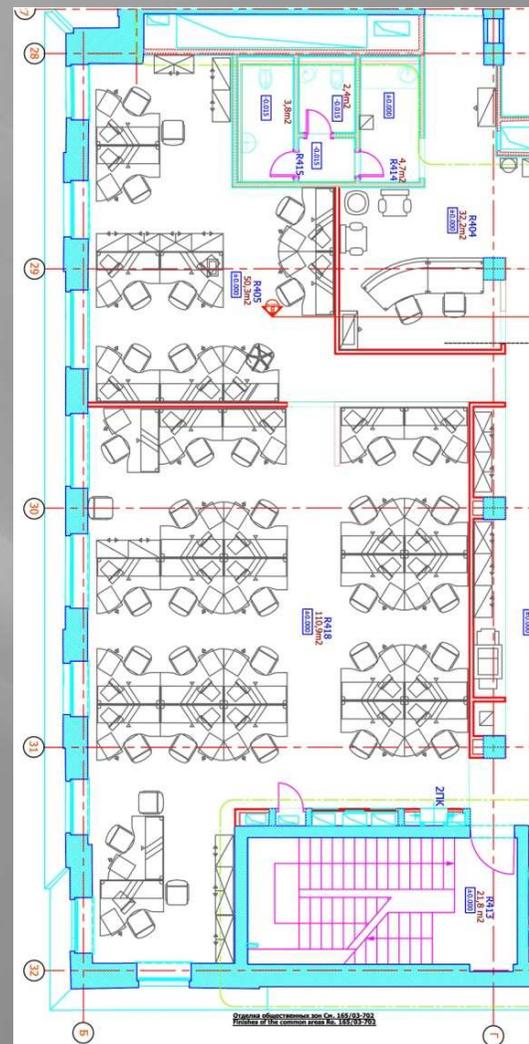
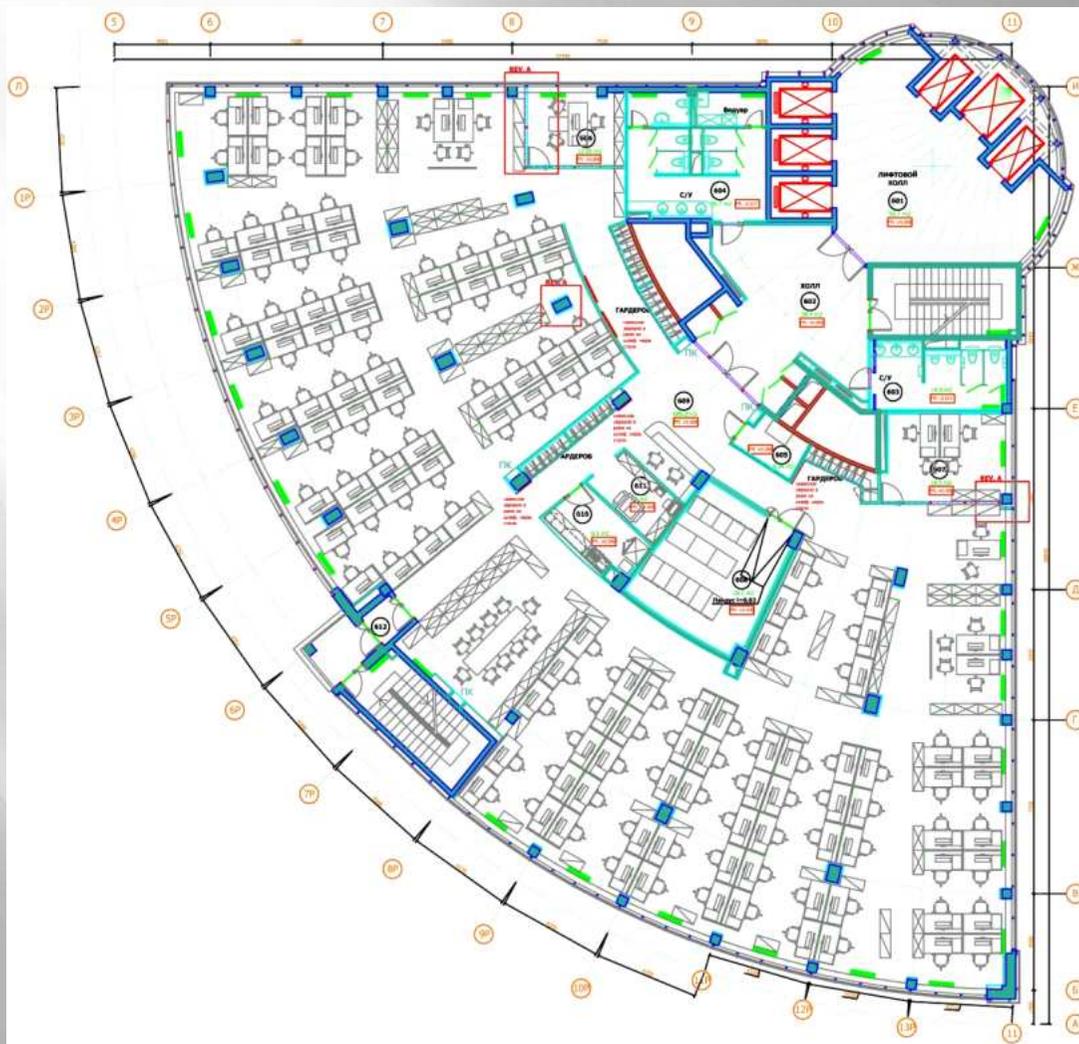


**HELPS TO AVOID EXCESSIVE CORRIDOR SPACE
TECHNICAL SPACE - SAME AXIS; BETTER ACCESSIBILITY**

Moscow 2009

OPEN SPACE

MOST EFFICIENT USE OF SPACE



Moscow 2009

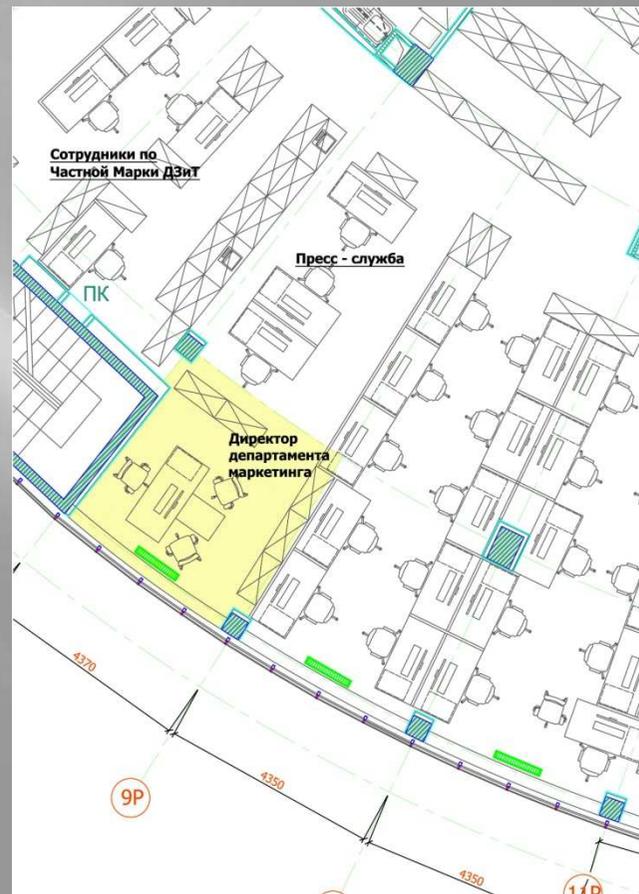
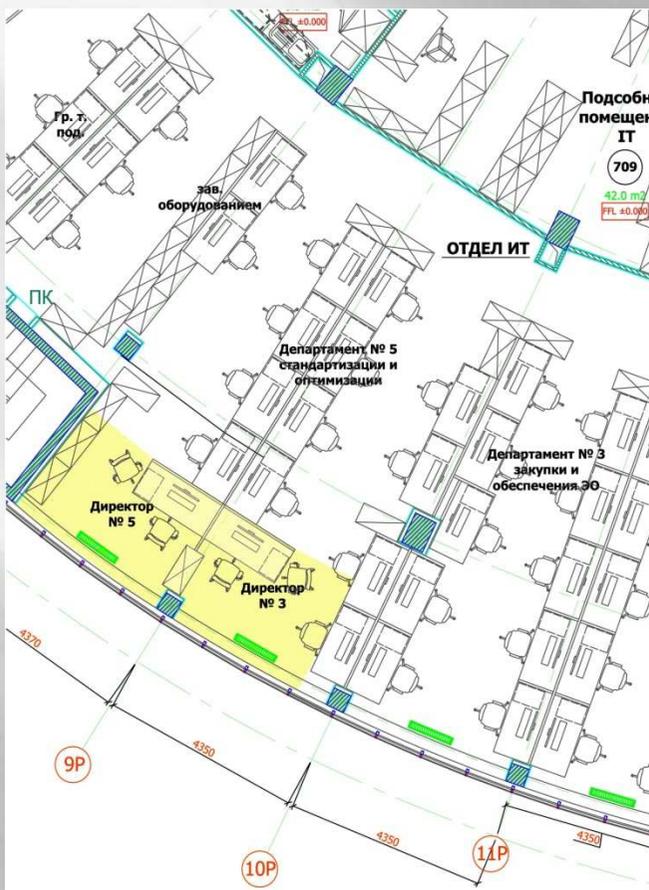
OPEN SPACE
TEAMWORK APPROACH



Moscow 2009

OPEN SPACE

DEPT. MANAGERS OFFICES



BETTER CONTROL OF YOUR DEPT. WORK

Moscow 2009

FIRE ESCAPE ROUTES

EMERGENCY EXITS SPACE: CAN YOU OPTIMIZE IT?



Moscow 2009

FIRE ESCAPE ROUTES

STRICT RULES & REGULATIONS (WIDTH, HEIGHT)



Moscow 2009

FIRE ESCAPE ROUTES

**NUMBER OF PEOPLE, BUILDING HEIGHT, DIRECTIONS OF DOORS
OPENING, LENGTH OF CORRIDORS**



Moscow 2009

'MUST-HAVE' ENGINEERING SOLUTIONS
DESIGN STAGE – AN INTEGRAL PART OF THE CONCEPT



Moscow 2009

OVERHEAD LIGHTING DESIGN

ENERGY SAVING, FUNCTIONAL & COMFORTABLE USE



Moscow 2009

LIGHTING CONTROL SYSTEM

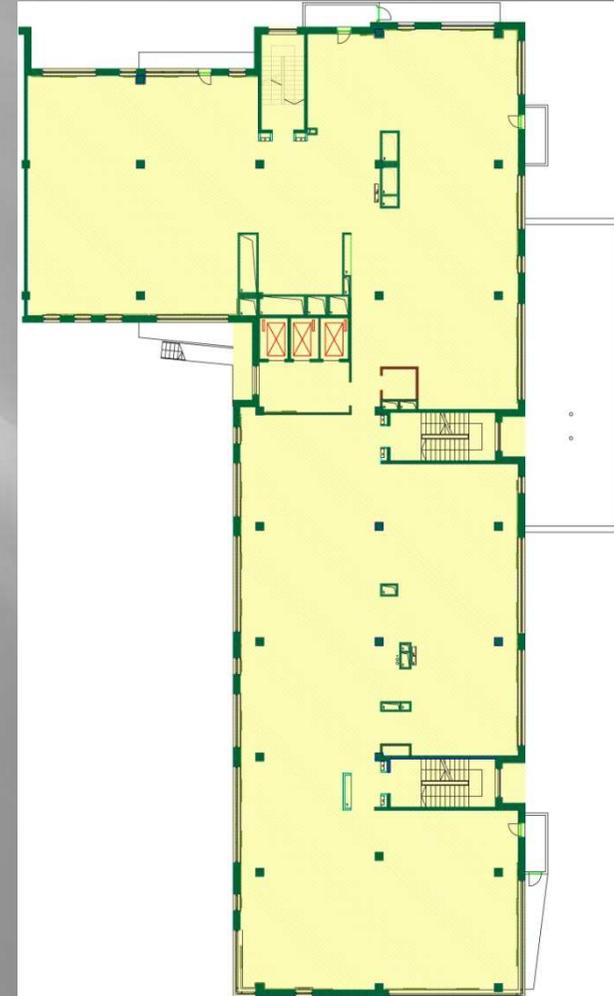
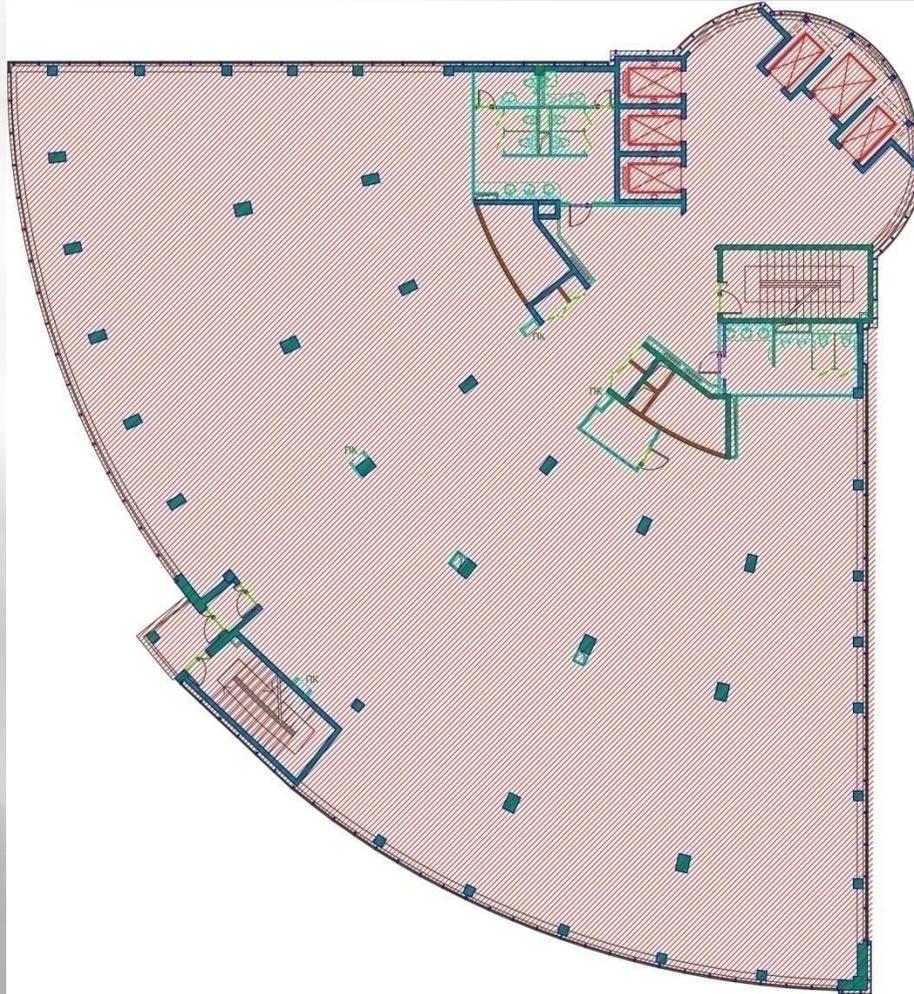
DAYLIGHT DETECTORS, ADJUSTING LIGHT LEVEL



Moscow 2009

TYPES OF FLOOR PLATES

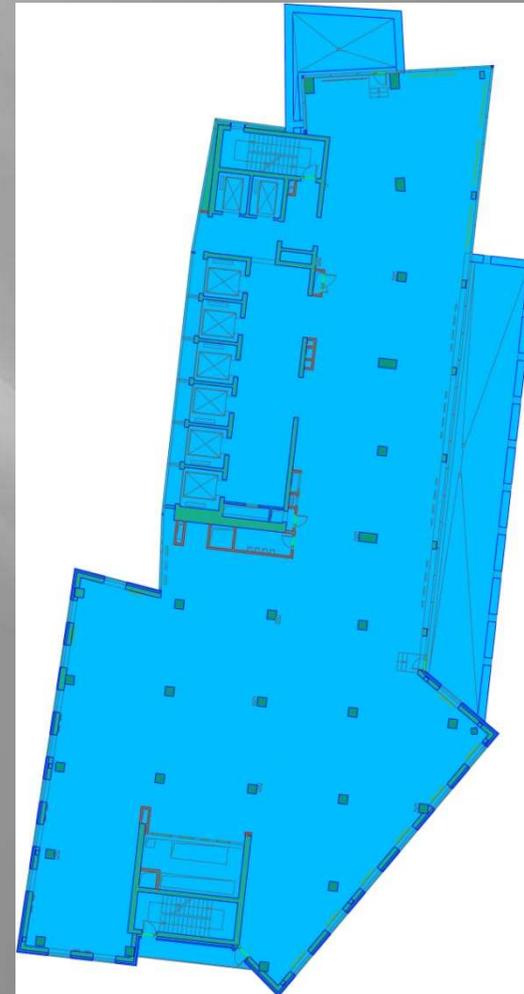
SHAPE OF THE BUILDING, FLOOR DEPTH FROM WINDOW TO WINDOW



Moscow 2009

TYPES OF FLOOR PLATES

OPEN SPACE PLAN, EFFICIENT FLOOR SPACE, RATIONAL COLUMN AND WINDOW GRID;



Moscow 2009

SPACE TECHNICAL FEATURES

**RAISED FLOORS, LOAD BEARING CAPACITY;
CLEAR CEILING HEIGHT, BASIC STANDARDS**



**BUSINESS CENTRES SHOULD MEET ARCHITECTURAL AND
CONSTRUCTION SPECS; BUILDING CLASSIFICATIONS**

Moscow 2009

TENANT TYPE BY ACTIVITY



**BANK; REGULAR OFFICE; CALL CENTRE; TV COMPANY; ETC.
DIFFERENT TYPES OF LAYOUT**

Moscow 2009

EXECUTIVE SPACE OR BACK OFFICE?



Moscow 2009

NUMBER OF SQUARE METERS PER PERSON

CLASS A BUILDING STANDARDS – 10 M²/PERSON

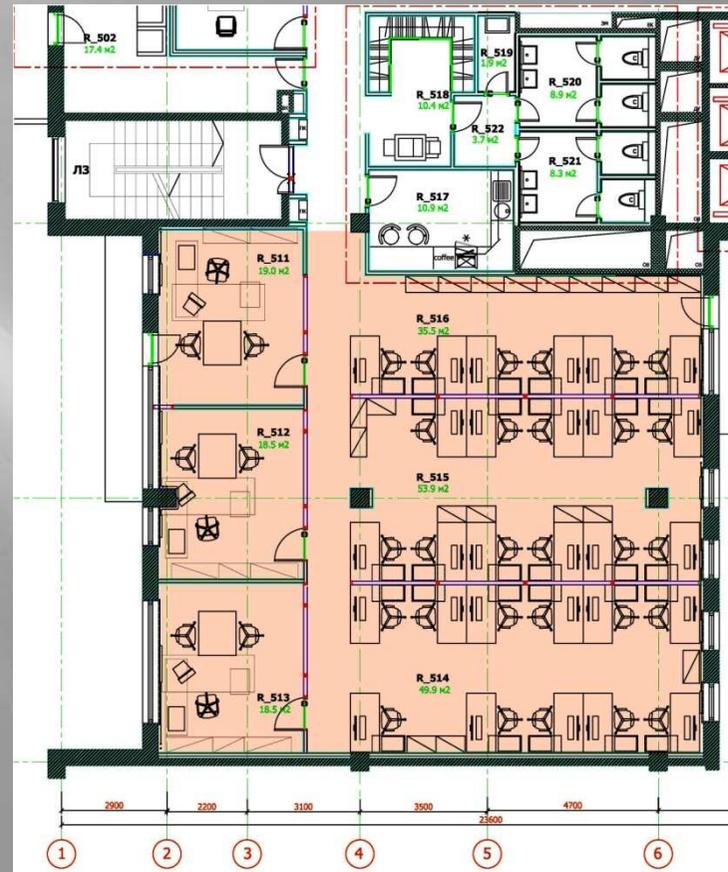
USABLE (CARPET) AREA INCL. MEETING ROOMS – 12-13 M²/PERSON

IT CAN BE REDUCED TO - 8 M²/PERSON

MIN. ALLOWED RATIO BY CONSTRUCTION NORMS - 6 M²/PERSON

DUE DILLIGENCE REPORT

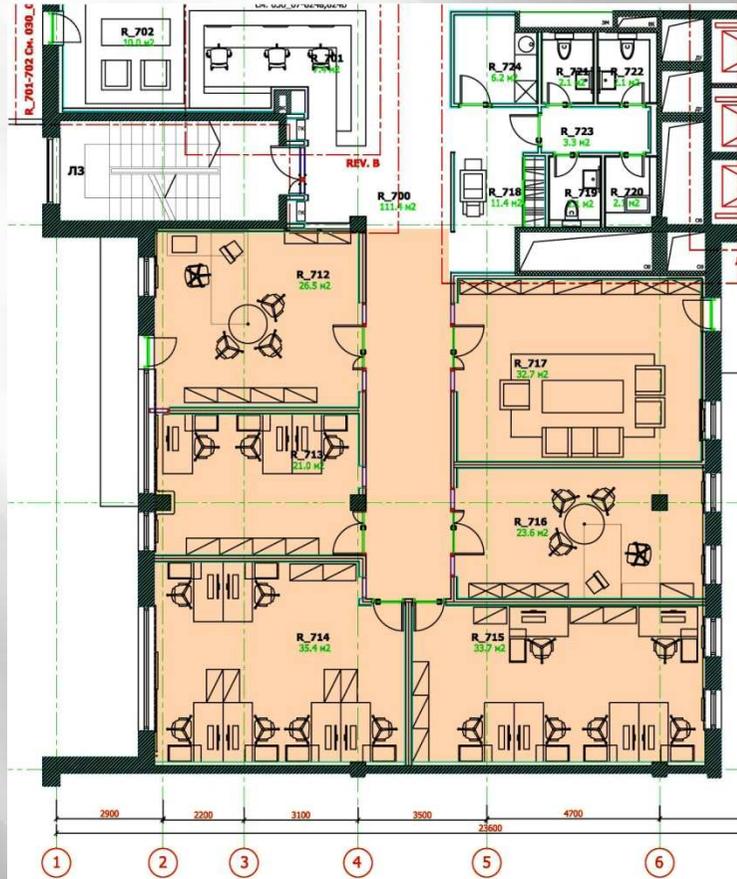
NUMBER OF SQUARE METERS PER PERSON



DUE DILLIGENCE REPORT, SCHEMATIC LAYOUT

Moscow 2009

NUMBER OF SQUARE METERS PER PERSON



DUE DILLIGENCE REPORT, SCHEMATIC LAYOUT

Moscow 2009

**PROFESSIONAL ARCHITECTURAL & ENGINEERING
SUPPORT CAN INCREASE SPACE EFFICIENCY
AND REDUCE OVERALL OFFICE EXPENSES**



WWW.ADPREMIER.RU

Moscow 2009