

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

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OFFICE INTERIOR



NEW HQ OF TMK

Moscow 2009

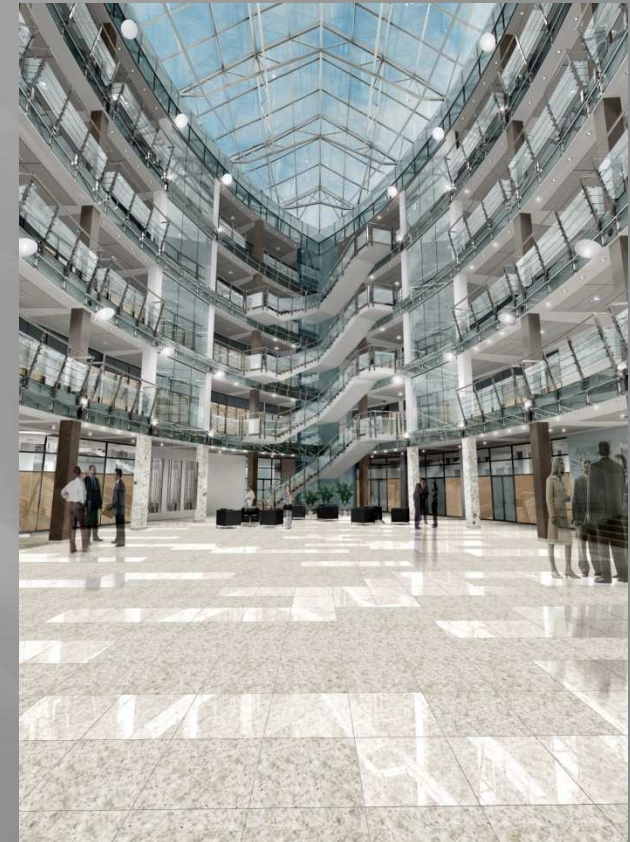
OFFICE INTERIOR



INTOUCH INSURANCE COMPANY

Moscow 2009

BUILDING COMMON AREAS



NOVOSUSHEVSKY & SVYATOGOR BUSINESS CENTRES

Moscow 2009

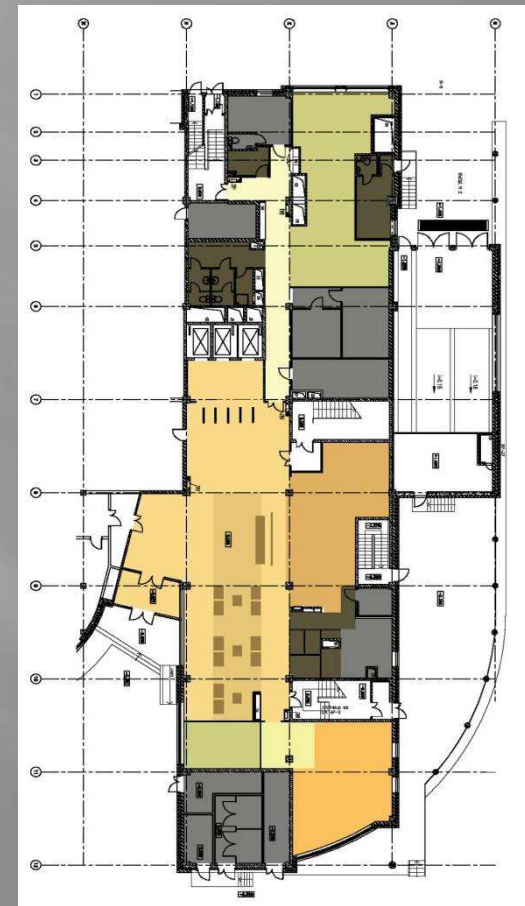
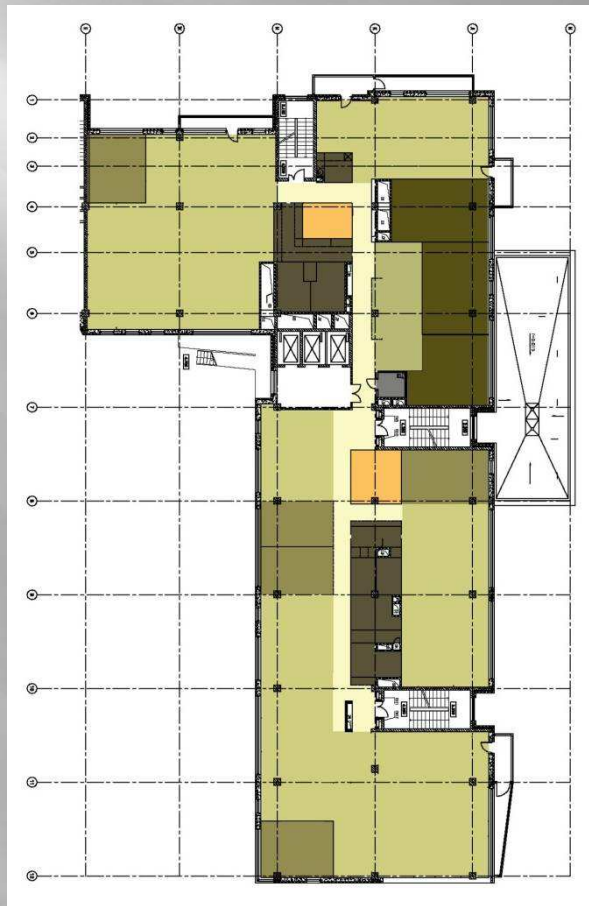
SPECIALIST PREMISES



COFFEEMANIA IN AVRORA BUSINESS PARK

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SAMPLE LAYOUT



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SAMPLE LAYOUT



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DESIGN DEVELOPMENT



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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

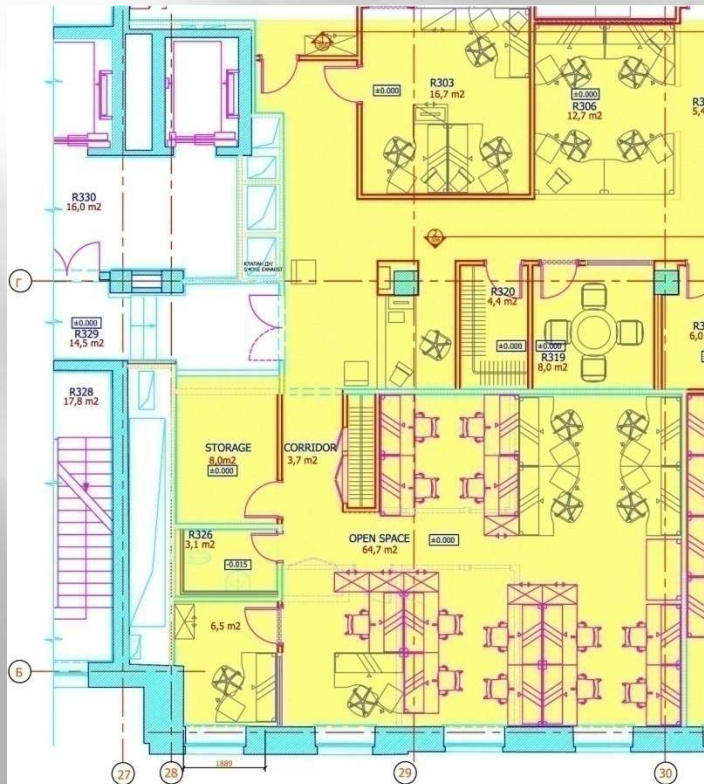


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EXTRA AREA SPACES

NEW OFFICE

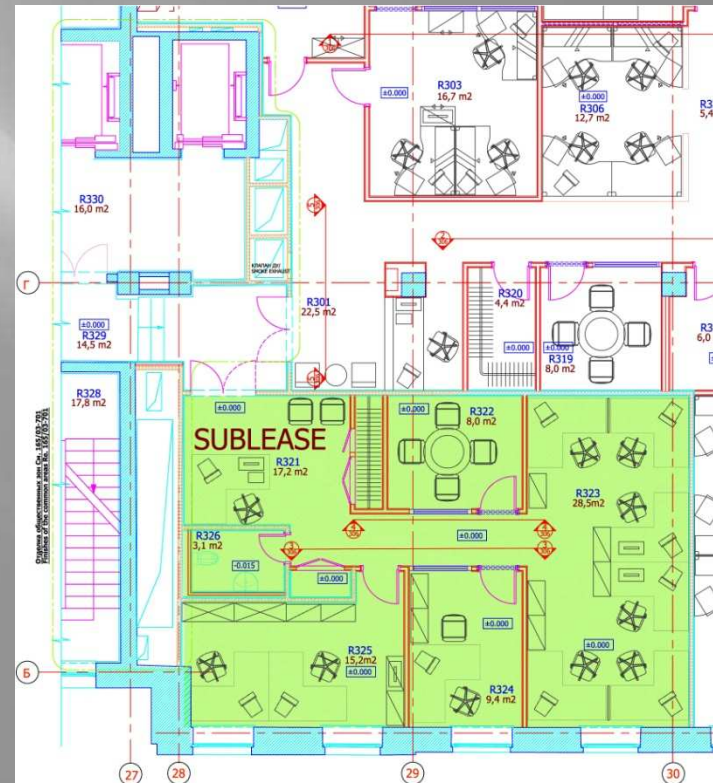
**MEETING COMPANY'S
NEW REQUIREMENTS;
MOST EFFICIENT LAYOUT**



REDESIGN OF THE EXISTING SPACE

MAPPING OUT SUBLEASE AREA

MOST EFFICIENT LAYOUT



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OFFICE PREMISES:

RECEPTION

CLIENT WAITING AREA

BOARDROOM / MEETING ROOM

OPEN SPACES

PRIVATE ROOMS / OFFICES

TOILETS

TEA / COFFEE POINTS

WARDROBES

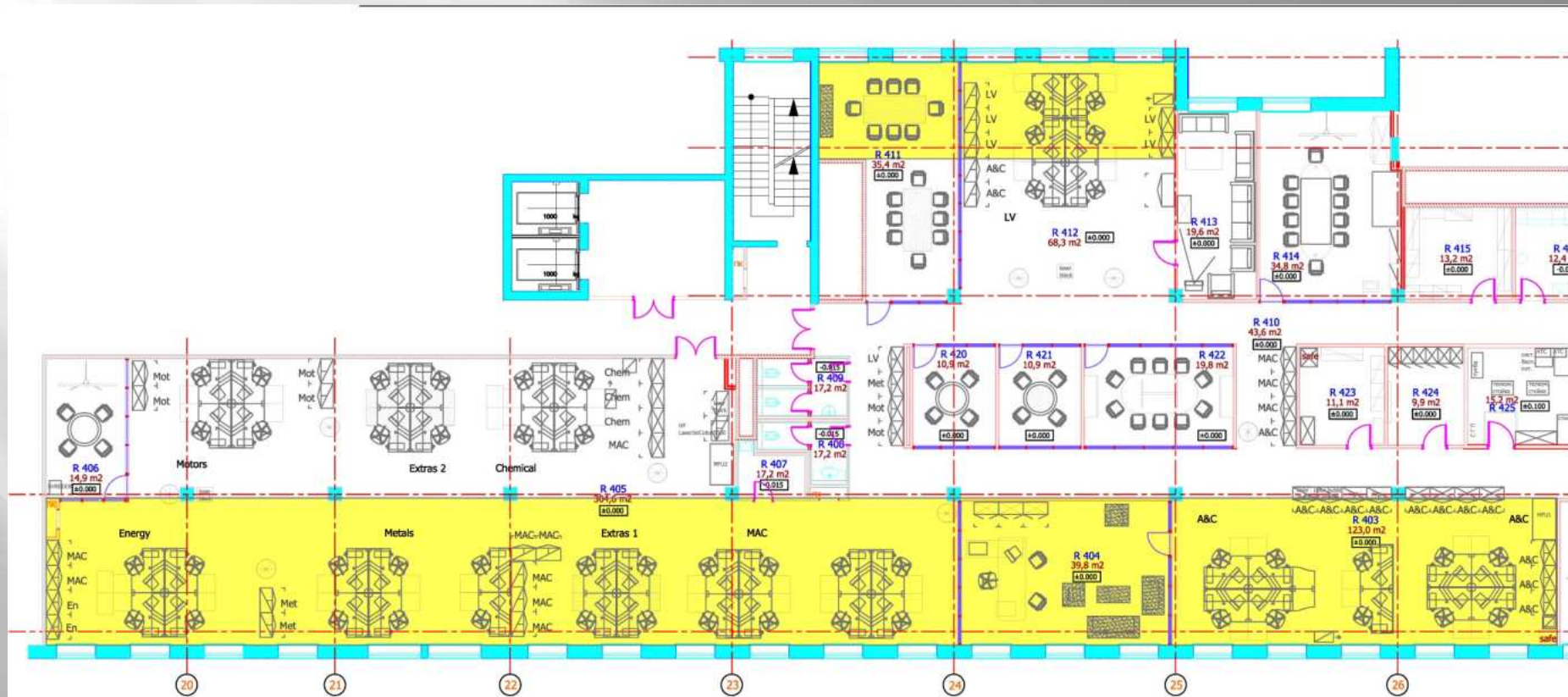
STORAGE / ARCHIVE

CLEANER'S ROOM

DRIVER'S ROOM

COPY ROOMS

SERVER ROOM

NATURAL LIGHT**OPEN SPACES; PRIVATE OFFICES – WINDOW EXPOSURE**

NATURAL LIGHT

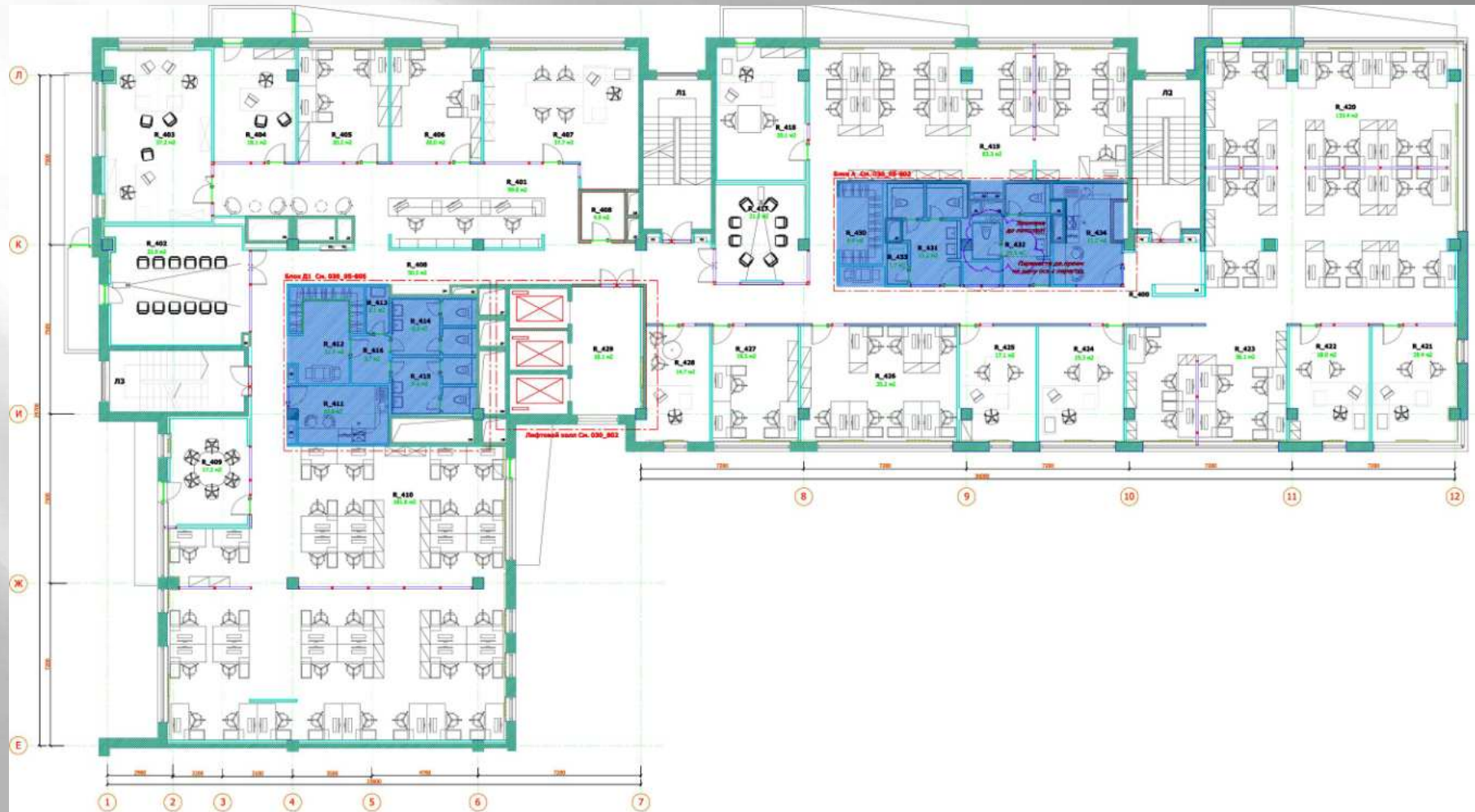
OPEN SPACES; PRIVATE OFFICES – WINDOW EXPOSURE



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GROUPING TECHNICAL & SUPPORT AREAS

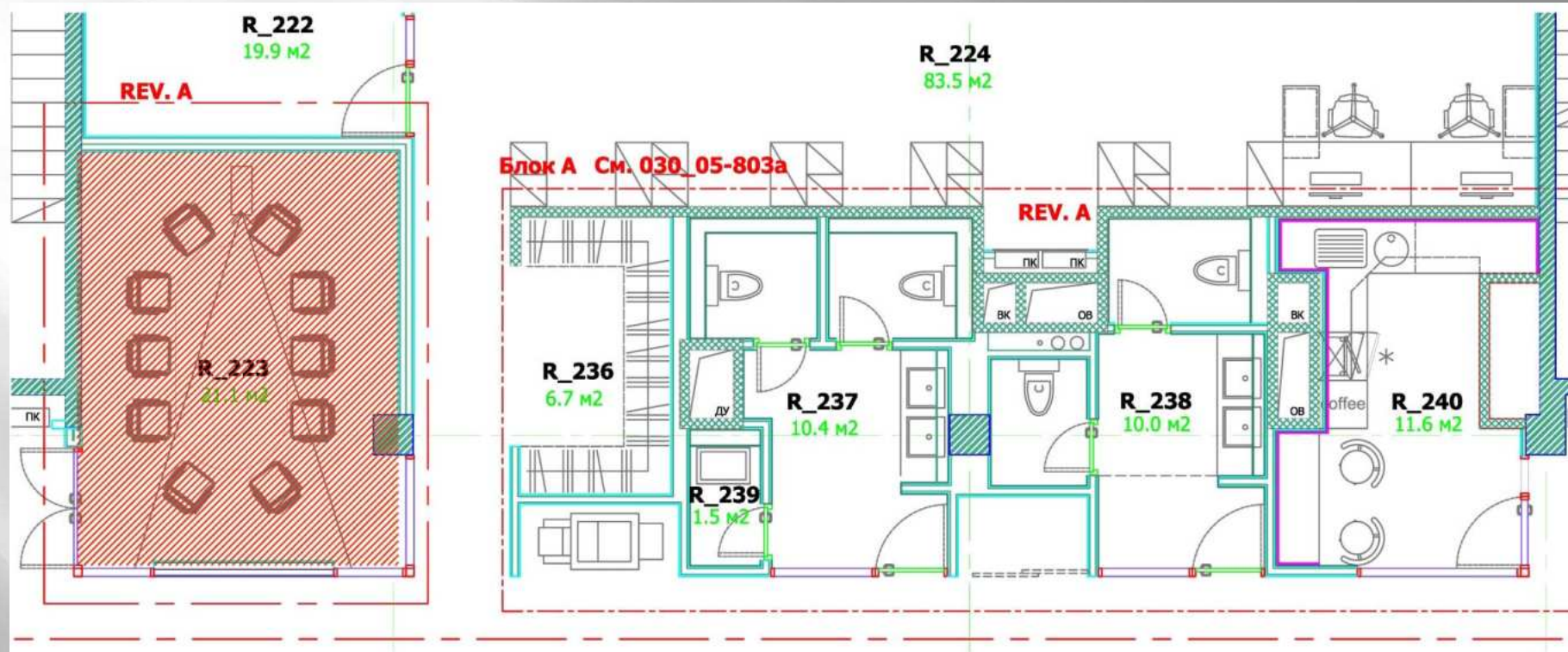
ARTIFICIAL LIGHT – CENTRE OF THE FLOOR



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GROUPING TECHNICAL & SUPPORT AREAS

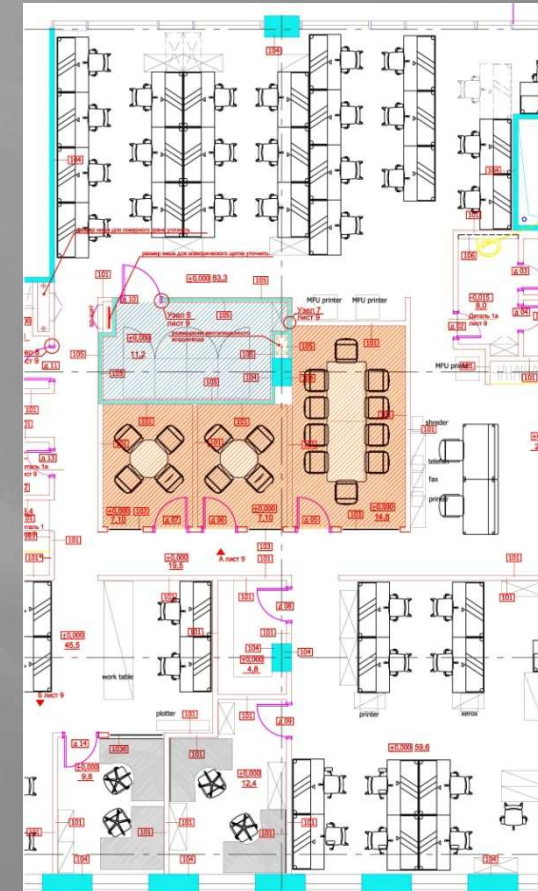
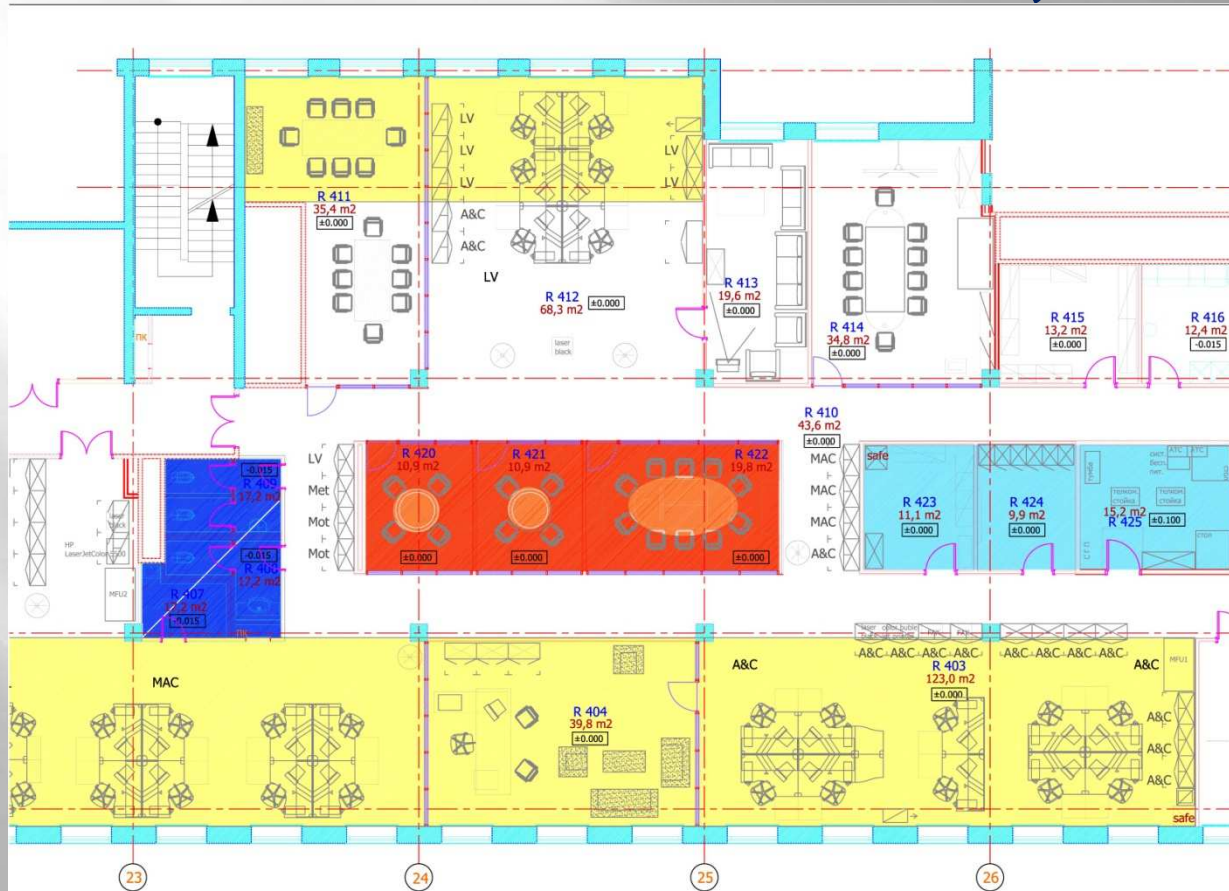
BUILDING ENGINEERING SYSTEM – CENTRE OF THE FLOOR



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**

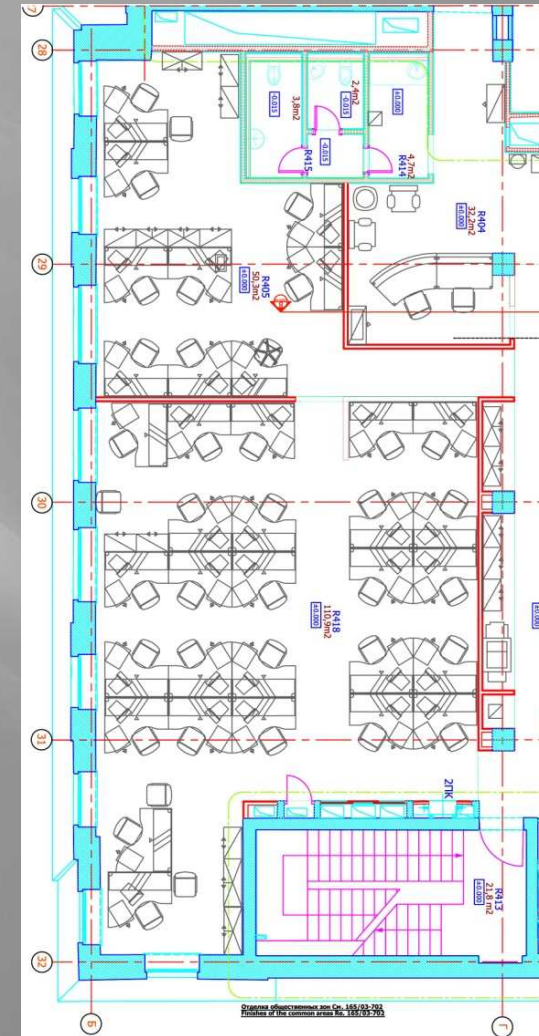
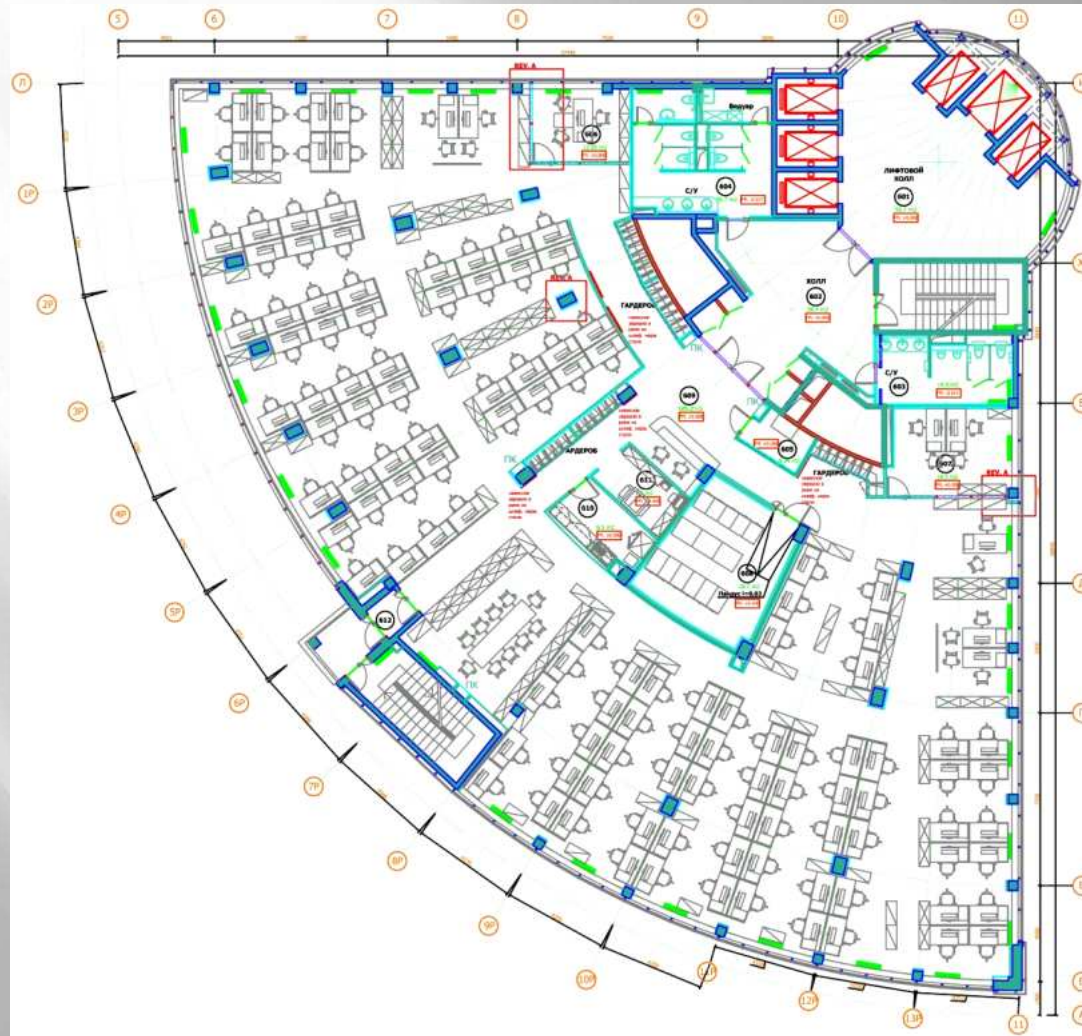


**HELPS TO AVOID EXCESSIVE CORRIDOR SPACE
TECHNICAL SPACE – SAME AXIS; BETTER ACCESSIBILITY**

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OPEN SPACE

MOST EFFICIENT USE OF SPACE



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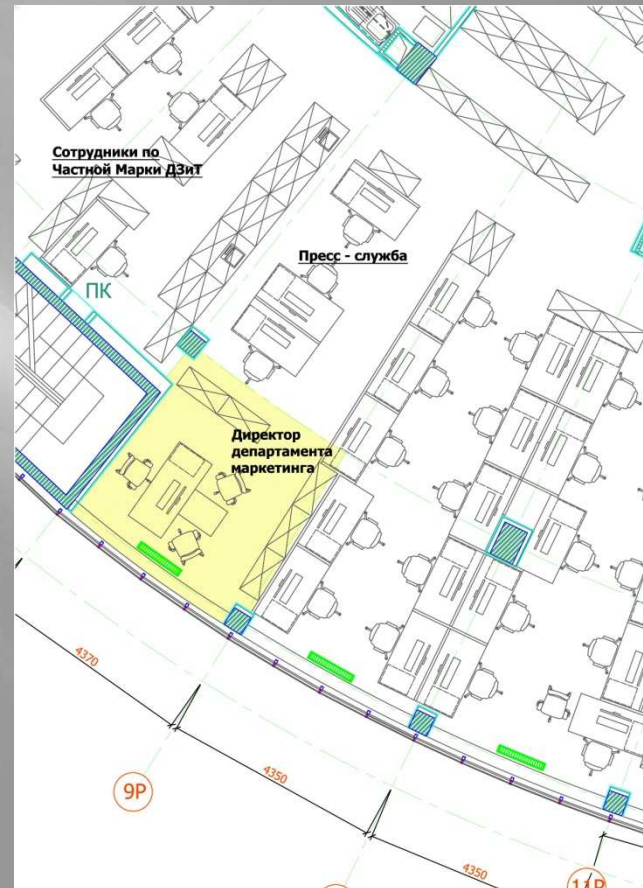
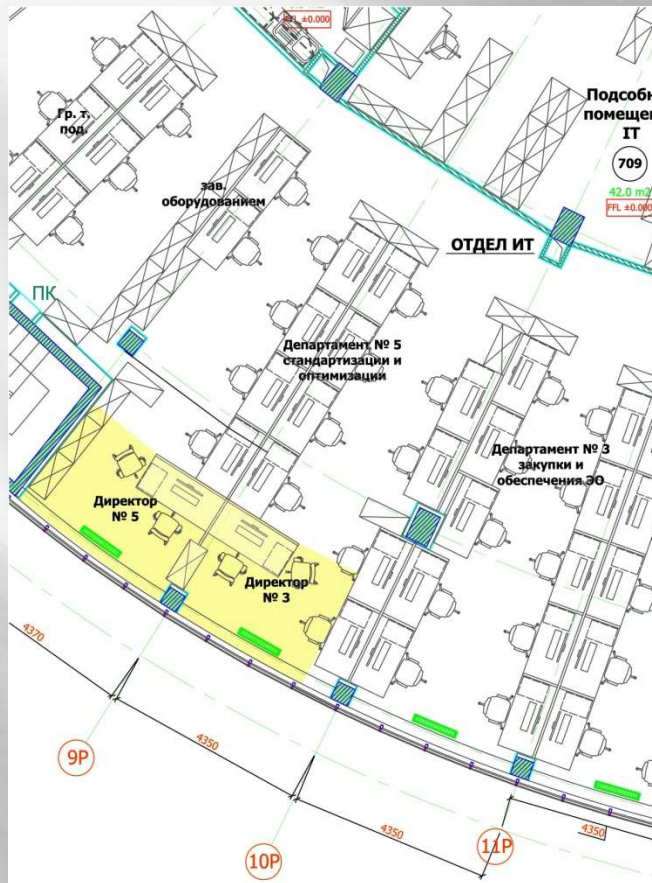
OPEN SPACE
TEAMWORK APPROACH



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OPEN SPACE

DEPT. MANAGERS OFFICES



BETTER CONTROL OF YOUR DEPT. WORK

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OFFICE COMMON AREAS

EXECUTIVE FLOOR



**RECEPTION & CLIENT WAITING AREA, PRIVATE OFFICES,
BOARDROOM**

FIRE ESCAPE ROUTES

EMERGENCY EXITS SPACE: CAN YOU OPTIMIZE IT?



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This is a detailed architectural floor plan of a building, oriented horizontally. A prominent green-shaded corridor runs vertically through the center of the plan, connecting various rooms. The rooms are labeled with identifiers such as R_2001, R_2002, R_2003, R_2004, R_2005, R_2006, R_2007, R_2008, R_2009, R_2010, R_2011, R_2012, R_2013, R_2014, R_2015, R_2016, R_2017, R_2018, R_2019, R_2020, R_2021, R_2022, R_2023, R_2024, R_2025, R_2026, R_2027, R_2028, R_2029, R_2030, R_2031, R_2032, R_2033, R_2034, R_2035, R_2036, R_2037, R_2038, R_2039, R_2040, R_2041, R_2042, R_2043, R_2044, R_2045, R_2046, R_2047, R_2048, R_2049, R_2050, R_2051, R_2052, R_2053, R_2054, R_2055, R_2056, R_2057, R_2058, R_2059, R_2060, R_2061, R_2062, R_2063, R_2064, R_2065, R_2066, R_2067, R_2068, R_2069, R_2070, R_2071, R_2072, R_2073, R_2074, R_2075, R_2076, R_2077, R_2078, R_2079, R_2080, R_2081, R_2082, R_2083, R_2084, R_2085, R_2086, R_2087, R_2088, R_2089, R_2090, R_2091, R_2092, R_2093, R_2094, R_2095, R_2096, R_2097, R_2098, R_2099, R_2100, R_2101, R_2102, R_2103, R_2104, R_2105, R_2106, R_2107, R_2108, R_2109, R_2110, R_2111, R_2112, R_2113, R_2114, R_2115, R_2116, R_2117, R_2118, R_2119, R_2120, R_2121, R_2122, R_2123, R_2124, R_2125, R_2126, R_2127, R_2128, R_2129, R_2130, R_2131, R_2132, R_2133, R_2134, R_2135, R_2136, R_2137, R_2138, R_2139, R_2140, R_2141, R_2142, R_2143, R_2144, R_2145, R_2146, R_2147, R_2148, R_2149, R_2150, R_2151, R_2152, R_2153, R_2154, R_2155, R_2156, R_2157, R_2158, R_2159, R_2160, R_2161, R_2162, R_2163, R_2164, R_2165, R_2166, R_2167, R_2168, R_2169, R_2170, R_2171, R_2172, R_2173, R_2174, R_2175, R_2176, R_2177, R_2178, R_2179, R_2180, R_2181, R_2182, R_2183, R_2184, R_2185, R_2186, R_2187, R_2188, R_2189, R_2190, R_2191, R_2192, R_2193, R_2194, R_2195, R_2196, R_2197, R_2198, R_2199, R_2200, R_2201, R_2202, R_2203, R_2204, R_2205, R_2206, R_2207, R_2208, R_2209, R_2210, R_2211, R_2212, R_2213, R_2214, R_2215, R_2216, R_2217, R_2218, R_2219, R_2220, R_2221, R_2222, R_2223, R_2224, R_2225, R_2226, R_2227, R_2228, R_2229, R_2230, R_2231, R_2232, R_2233, R_2234, R_2235, R_2236, R_2237, R_2238, R_2239, R_2240, R_2241, R_2242, R_2243, R_2244, R_2245, R_2246, R_2247, R_2248, R_2249, R_2250, R_2251, R_2252, R_2253, R_2254, R_2255, R_2256, R_2257, R_2258, R_2259, R_2260, R_2261, R_2262, R_2263, R_2264, R_2265, R_2266, R_2267, R_2268, R_2269, R_2270, R_2271, R_2272, R_2273, R_2274, R_2275, R_2276, R_2277, R_2278, R_2279, R_2280, R_2281, R_2282, R_2283, R_2284, R_2285, R_2286, R_2287, R_2288, R_2289, R_2290, R_2291, R_2292, R_2293, R_2294, R_2295, R_2296, R_2297, R_2298, R_2299, R_2300, R_2301, R_2302, R_2303, R_2304, R_2305, R_2306, R_2307, R_2308, R_2309, R_2310, R_2311, R_2312, R_2313, R_2314, R_2315, R_2316, R_2317, R_2318, R_2319, R_2320, R_2321, R_2322, R_2323, R_2324, R_2325, R_2326, R_2327, R_2328, R_2329, R_2330, R_2331, R_2332, R_2333, R_2334, R_2335, R_2336, R_2337, R_2338, R_2339, R_2340, R_2341, R_2342, R_2343, R_2344, R_2345, R_2346, R_2347, R_2348, R_2349, R_2350, R_2351, R_2352, R_2353, R_2354, R_2355, R_2356, R_2357, R_2358, R_2359, R_2360, R_2361, R_2362, R_2363, R_2364, R_2365, R_2366, R_2367, R_2368, R_2369, R_2370, R_2371, R_2372, R_2373, R_2374, R_2375, R_2376, R_2377, R_2378, R_2379, R_2380, R_2381, R_2382, R_2383, R_2384, R_2385, R_2386, R_2387, R_2388, R_2389, R_2390, R_2391, R_2392, R_2393, R_2394, R_2395, R_2396, R_2397, R_2398, R_2399, R_2400, R_2401, R_2402, R_2403, R_2404, R_2405, R_2406, R_2407, R_2408, R_2409, R_2410, R_2411, R_2412, R_2413, R_2414, R_2415, R_2416, R_2417, R_2418, R_2419, R_2420, R_2421, R_2422, R_2423, R_2424, R_2425, R_2426, R_2427, R_2428, R_2429, R_2430, R_2431, R_2432, R_2433, R_2434, R_2435, R_2436, R_2437, R_2438, R_2439, R_2440, R_2441, R_2442, R_2443, R_2444, R_2445, R_2446, R_2447, R_2448, R_2449, R_2450, R_2451, R_2452, R_2453, R_2454, R_2455, R_2456, R_2457, R_2458, R_2459, R_2460, R_2461, R_2462, R_2463, R_2464, R_2465, R_2466, R_2467, R_2468, R_2469, R_2470, R_2471, R_2472, R_2473, R_2474, R_2475, R_2476, R_2477, R_2478, R_2479, R_2480, R_2481, R_2482, R_2483, R_2484, R_2485, R_2486, R_2487, R_2488, R_2489, R_2490, R_2491, R_2492, R_2493, R_2494, R_2495, R_2496, R_2497, R_2498, R_2499, R_2500, R_2501, R_2502, R_2503, R_2504, R_2505, R_2506, R_2507, R_2508, R_2509, R_2510, R_2511, R_2512, R_2513, R_2514, R_2515, R_2516, R_2517, R_2518, R_2519, R_2520, R_2521, R_2522, R_2523, R_2524, R_2525, R_2526, R_2527, R_2528, R_2529, R_2530, R_2531, R_2532, R_2533, R_2534, R_2535, R_2536, R_2537, R_2538, R_2539, R_2540, R_2541, R_2542, R_2543, R_2544, R_2545, R_2546, R_2547, R_2548, R_2549, R_2550, R_2551, R_2552, R_2553, R_2554, R_2555, R_2556, R_2557, R_2558, R_2559, R_2560, R_2561, R_2562, R_2563, R_2564, R_2565, R_2566, R_2567, R_2568, R_2569, R_2570, R_2571, R_2572, R_2573, R

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FIRE ESCAPE ROUTES

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



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



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OVERHEAD LIGHTING DESIGN

ENERGY SAVING, FUNCTIONAL & COMFORTABLE USE



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LIGHTING CONTROL SYSTEM

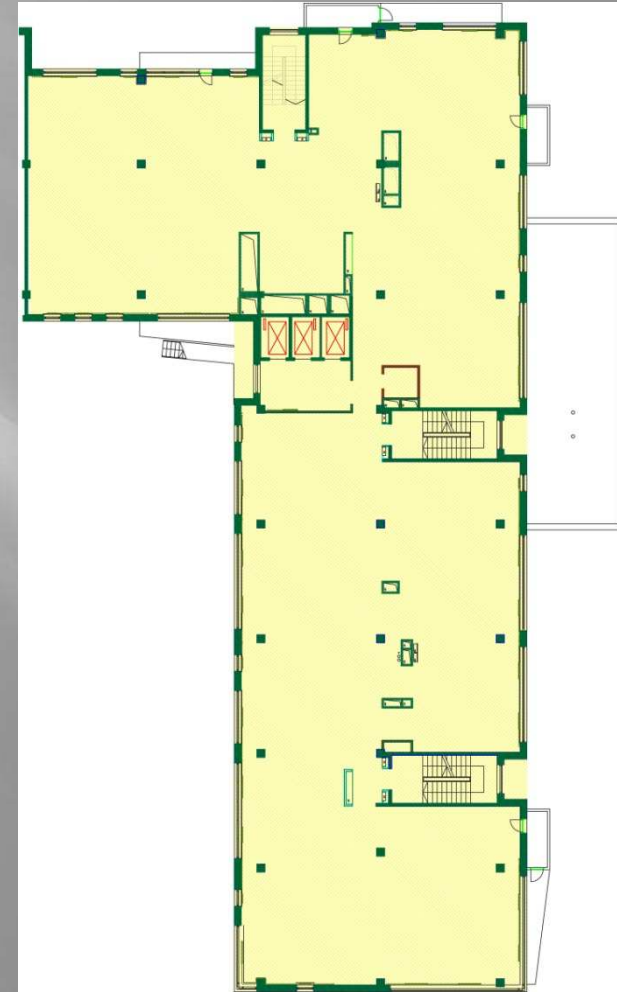
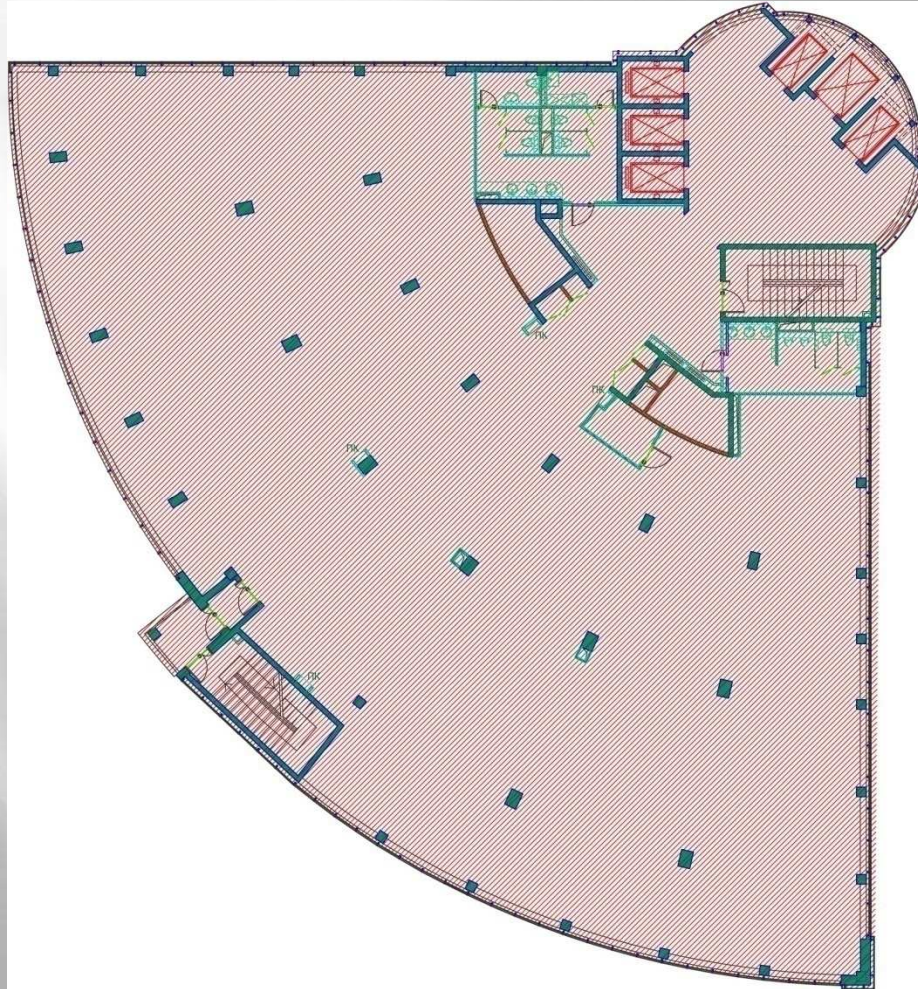
DAYLIGHT DETECTORS, ADJUSTING LIGHT LEVEL



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TYPES OF FLOOR PLATES

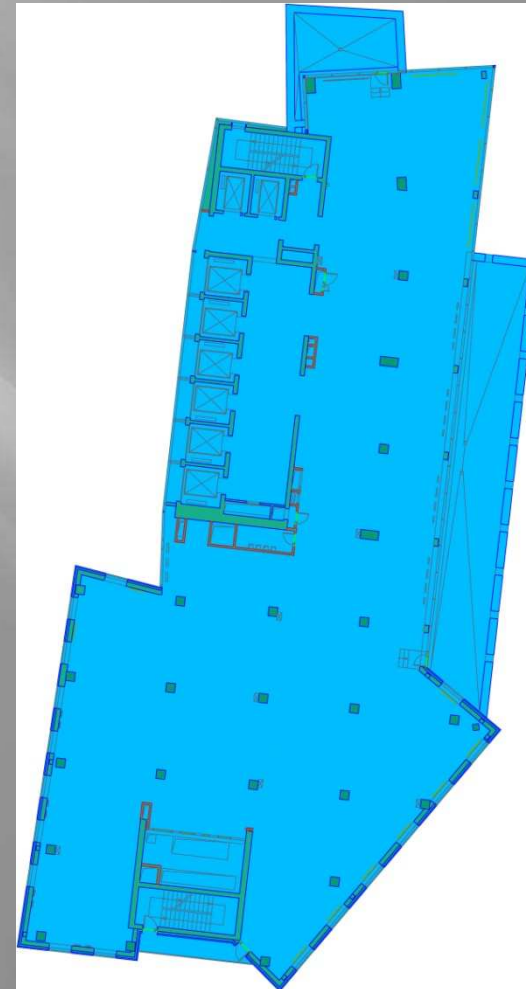
SHAPE OF THE BUILDING, FLOOR DEPTH FROM WINDOW TO WINDOW



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TYPES OF FLOOR PLATES

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



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SPACE TECHNICAL FEATURES

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



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

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TENANT TYPE BY ACTIVITY



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

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EXECUTIVE SPACE OR BACK OFFICE?



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NUMBER OF SQUARE METERS PER PERSON

CLASS A BUILDING STANDARDS – 10 M2/PERSON

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

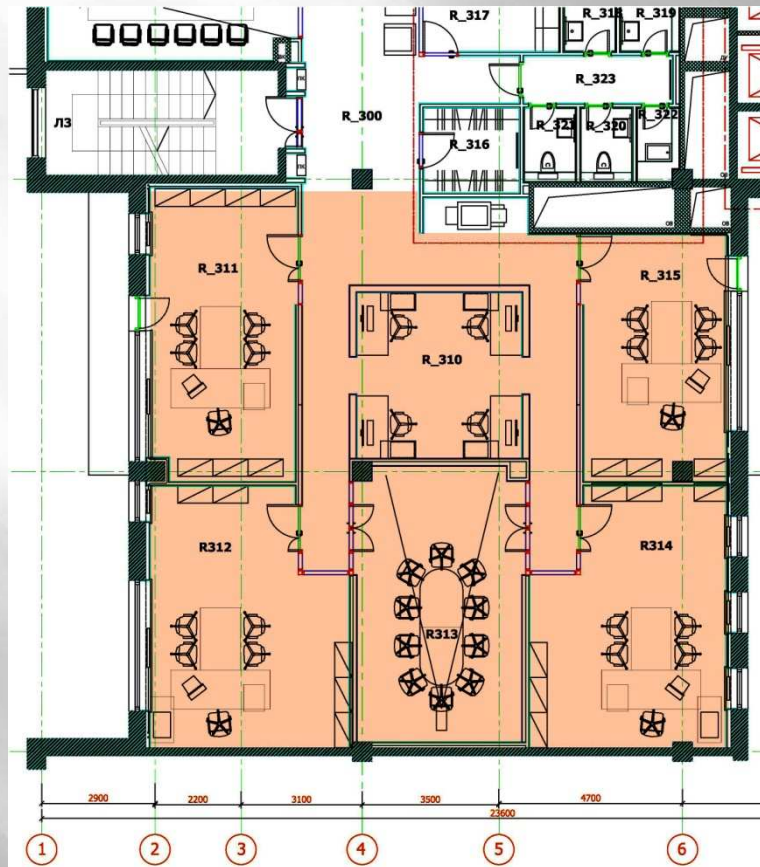
IT CAN BE REDUCED TO - 8 M2/PERSON

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

DUE DILLIGENCE REPORT

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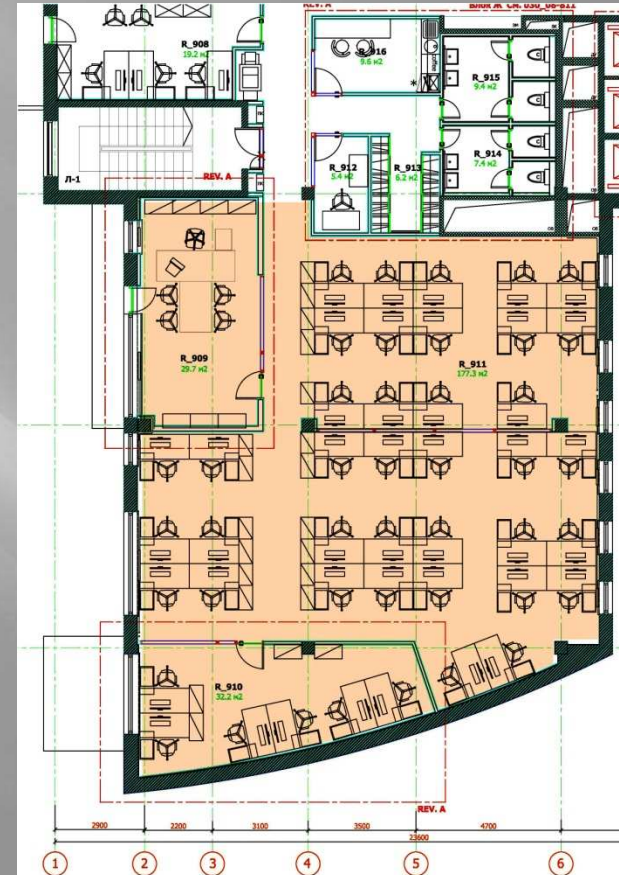
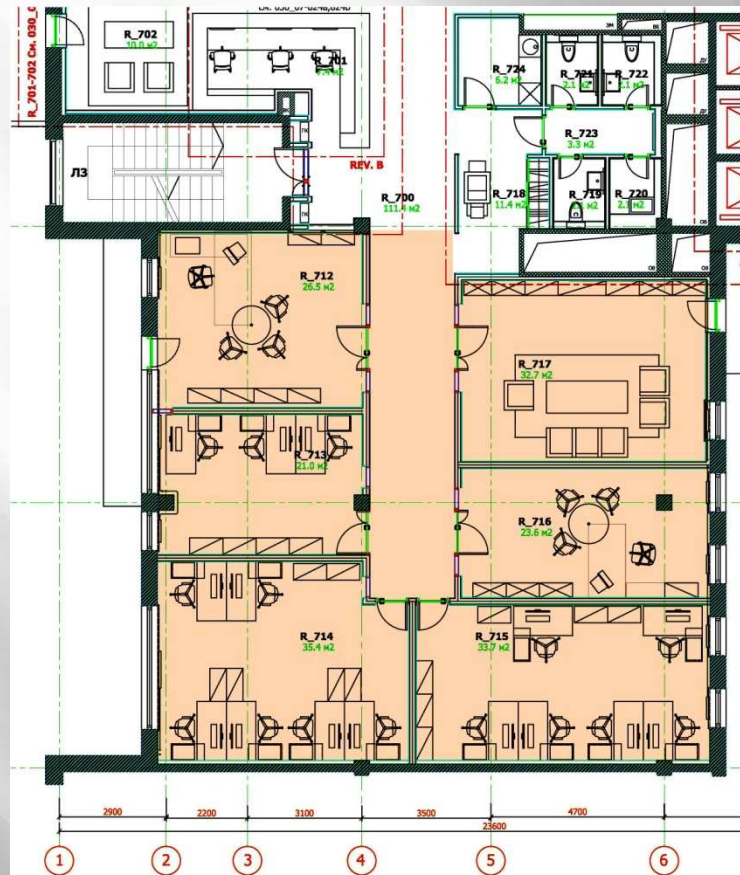
NUMBER OF SQUARE METERS PER PERSON



DUE DILLIGENCE REPORT, SCHEMATIC LAYOUT

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NUMBER OF SQUARE METERS PER PERSON



DUE DILLIGENCE REPORT, SCHEMATIC LAYOUT

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



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