

Phase III: **Design Development**

July 14, 2015

1001 Brickell Bay Drive
Brickell Bay Office Tower, Suite 2100
Miami, FL 33131

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COLLEGE OF ARCHITECTURE + THE ARTS

CONCEPT
MANGROVE



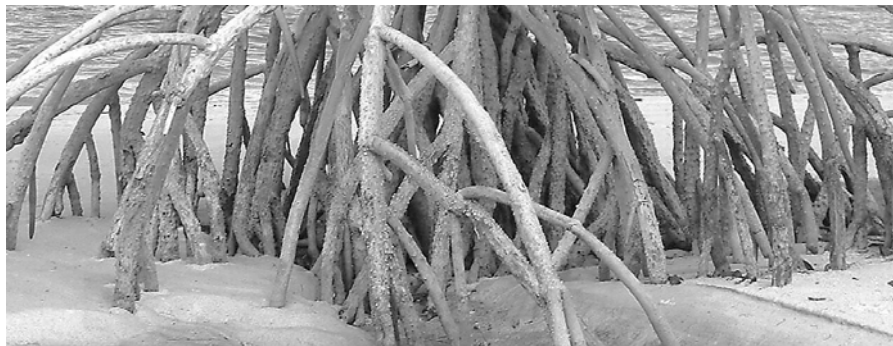
Concept: Mangrove

Surviving the stock market's rough and choppy waters requires strength and resiliency. In today's changing climate, investors must be adaptable.

TCH's investments are designed to weather the storm. With knowledge formed by research and experience, they thrive where others fail.

TIME AND TIME AGAIN.

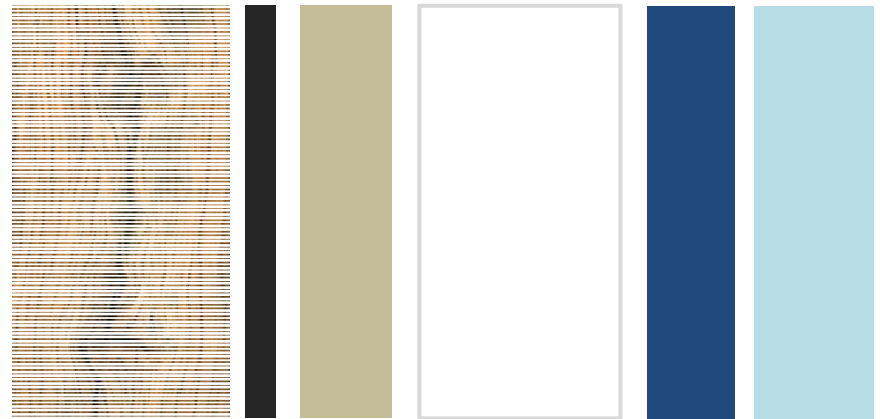
Strong roots stabilize investments for long-term growth.



STRONG ROOTS | *Long-Term Growth*



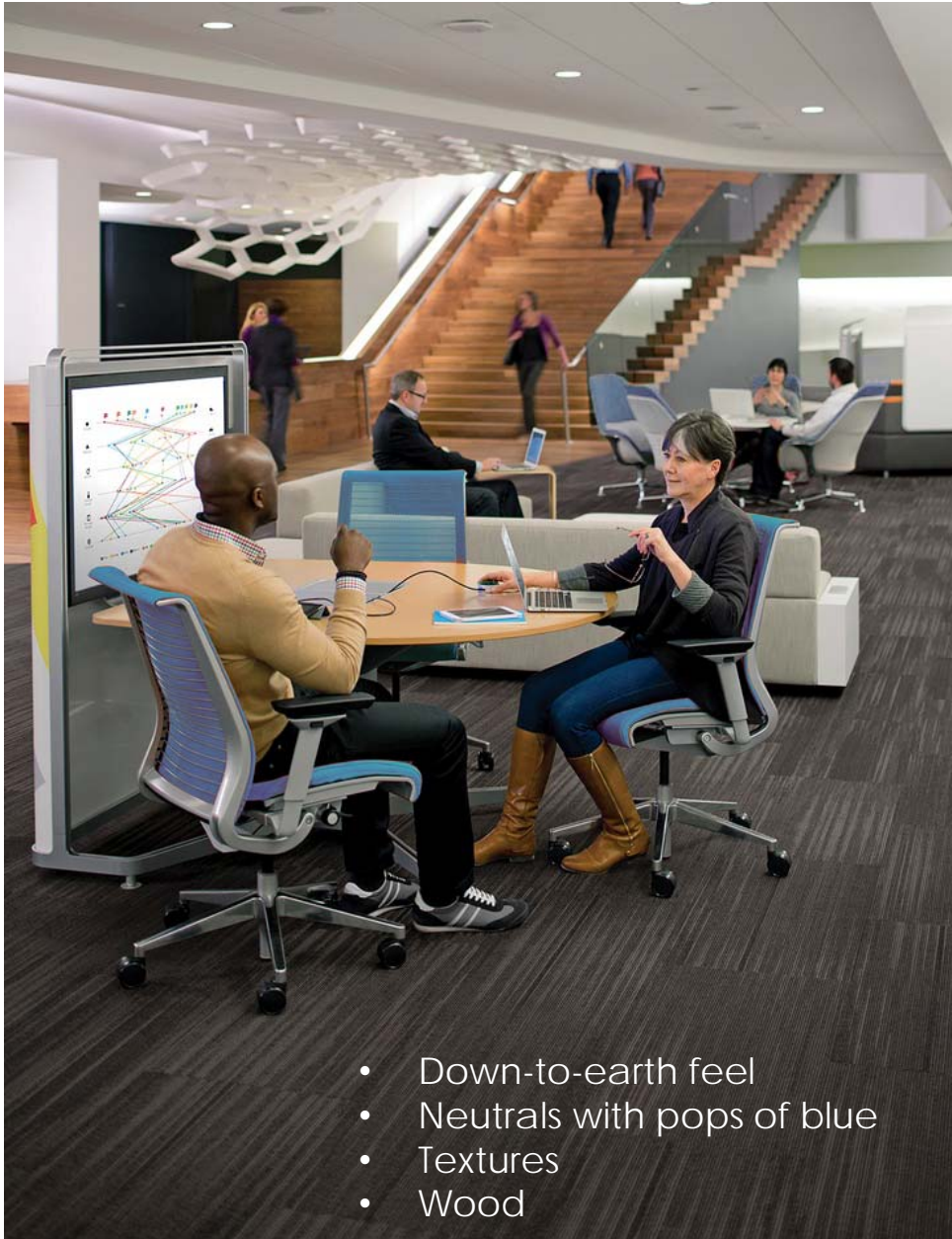
Concept: Mangrove



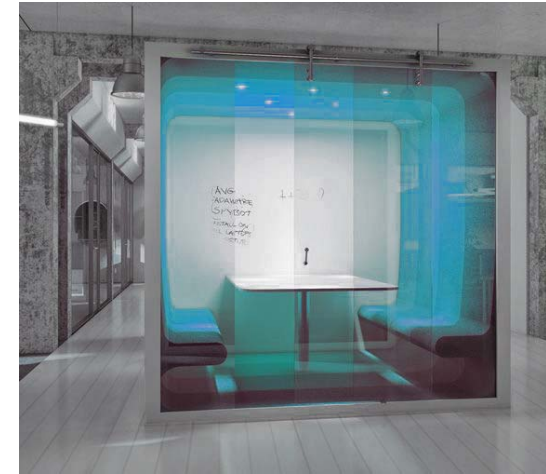
Color Palette & Inspiration: Mangrove



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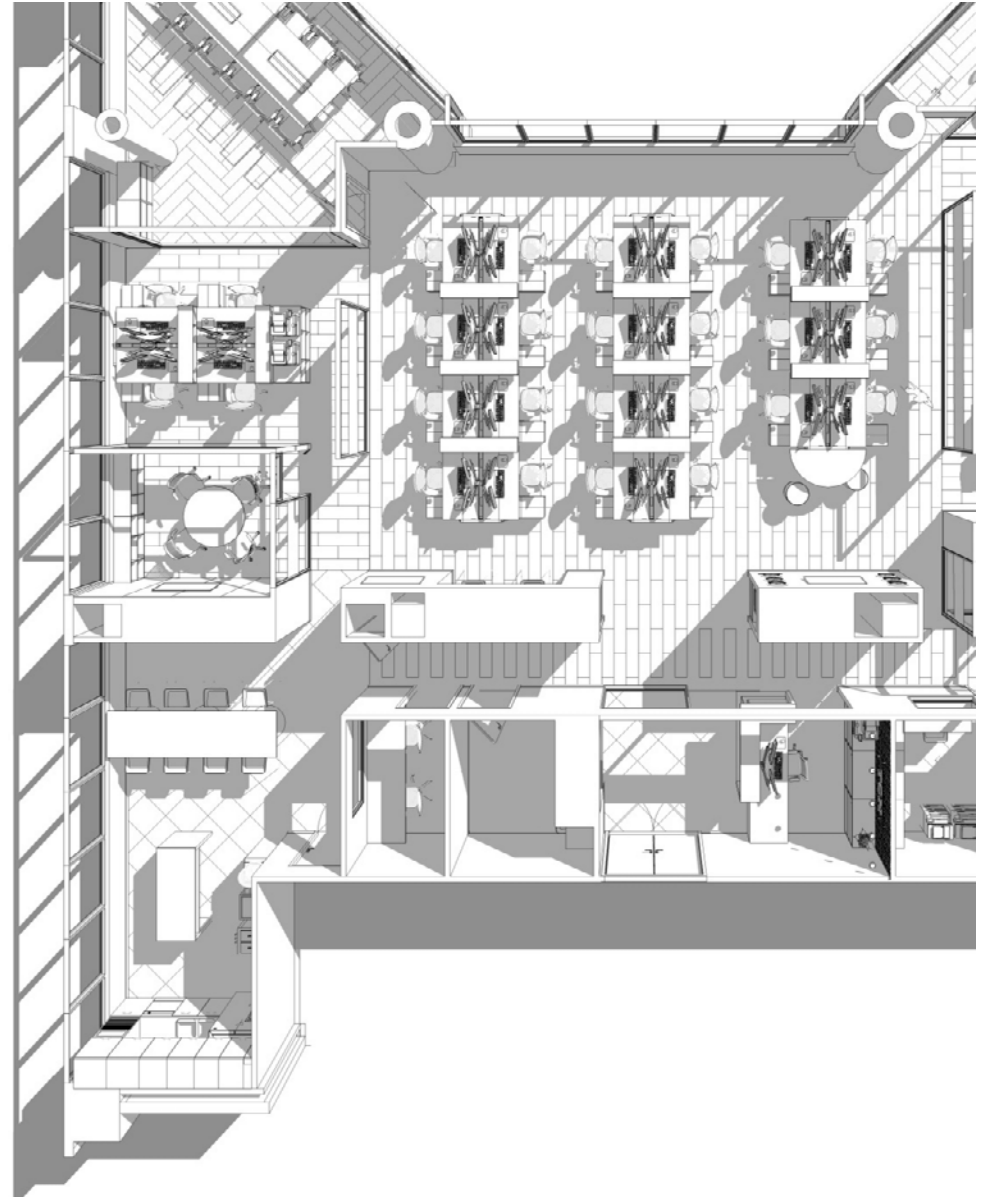


- Down-to-earth feel
- Neutrals with pops of blue
- Textures
- Wood

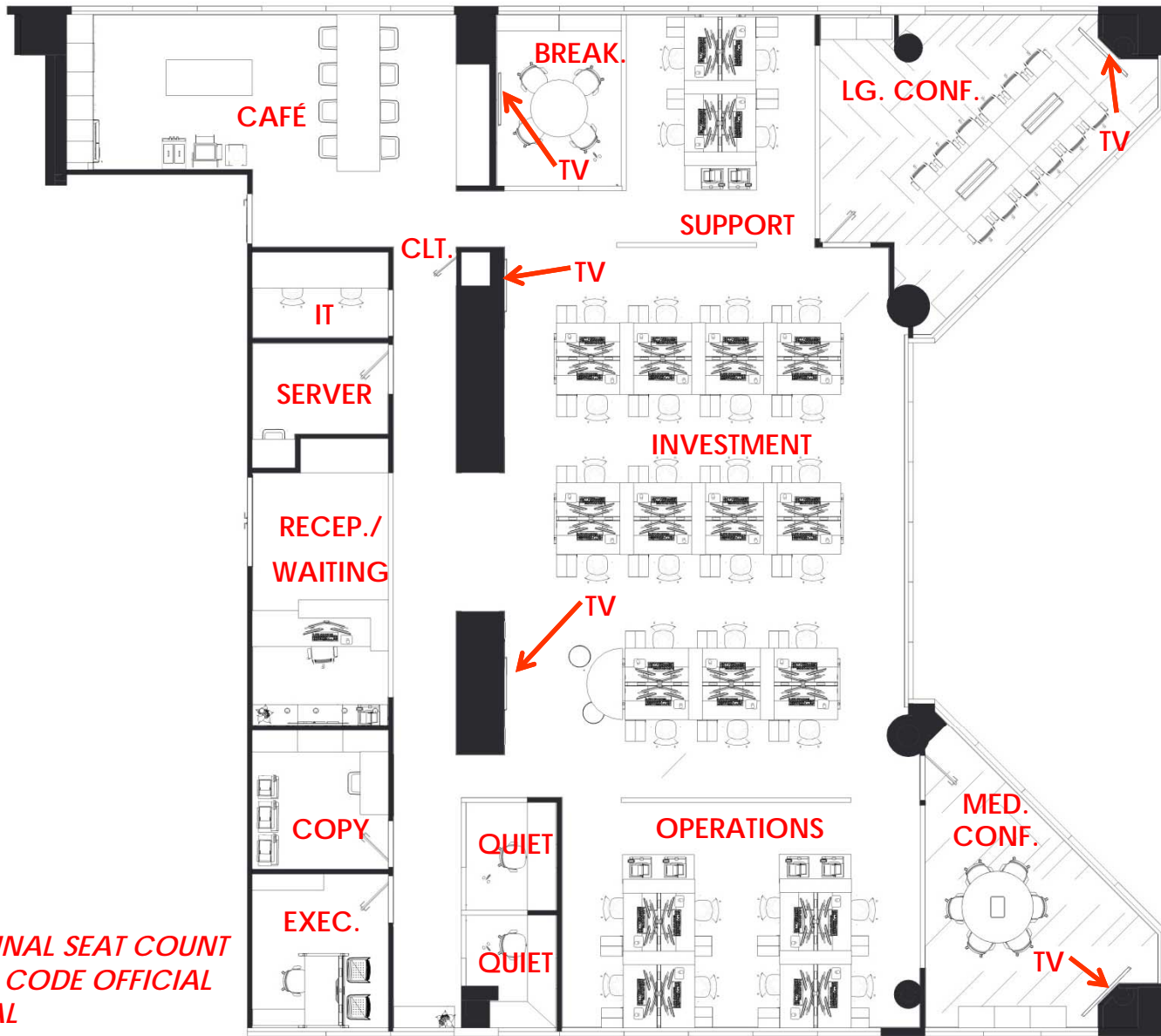


Inspiration: Mangrove

DESIGN
PLANS



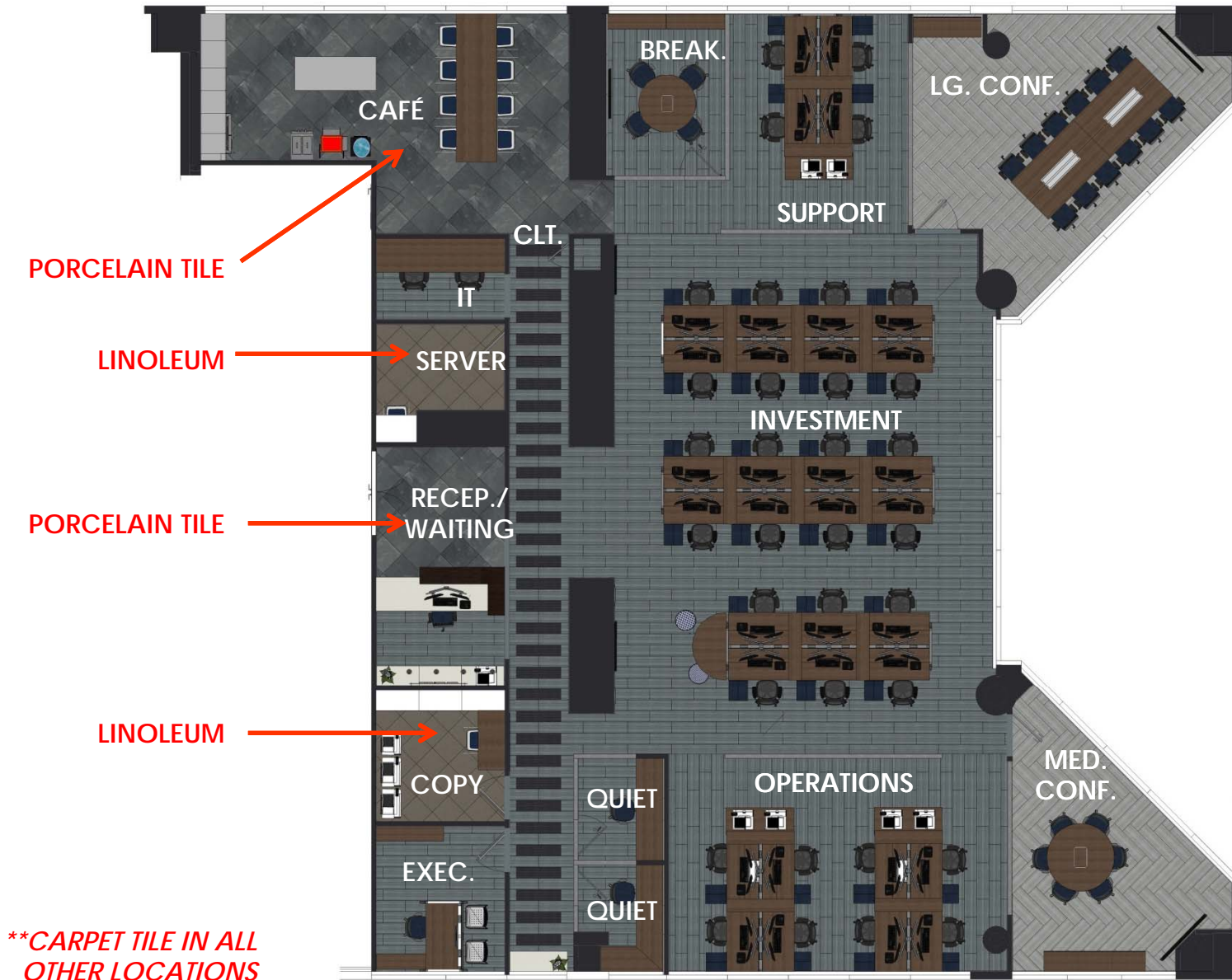
Design: Plans



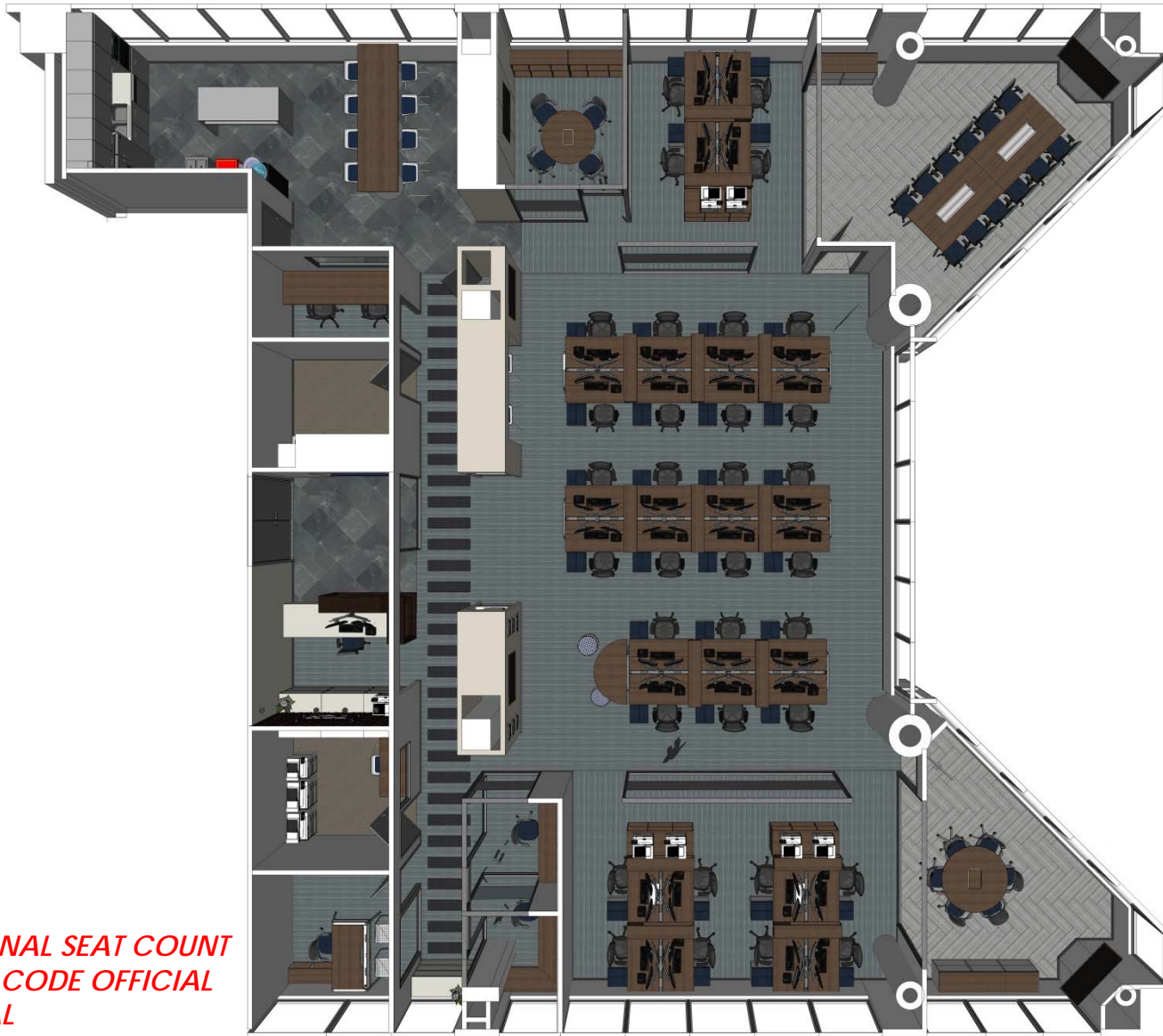
**NOTE: FINAL SEAT COUNT
PENDING CODE OFFICIAL
APPROVAL*



Floor Plan: 2D



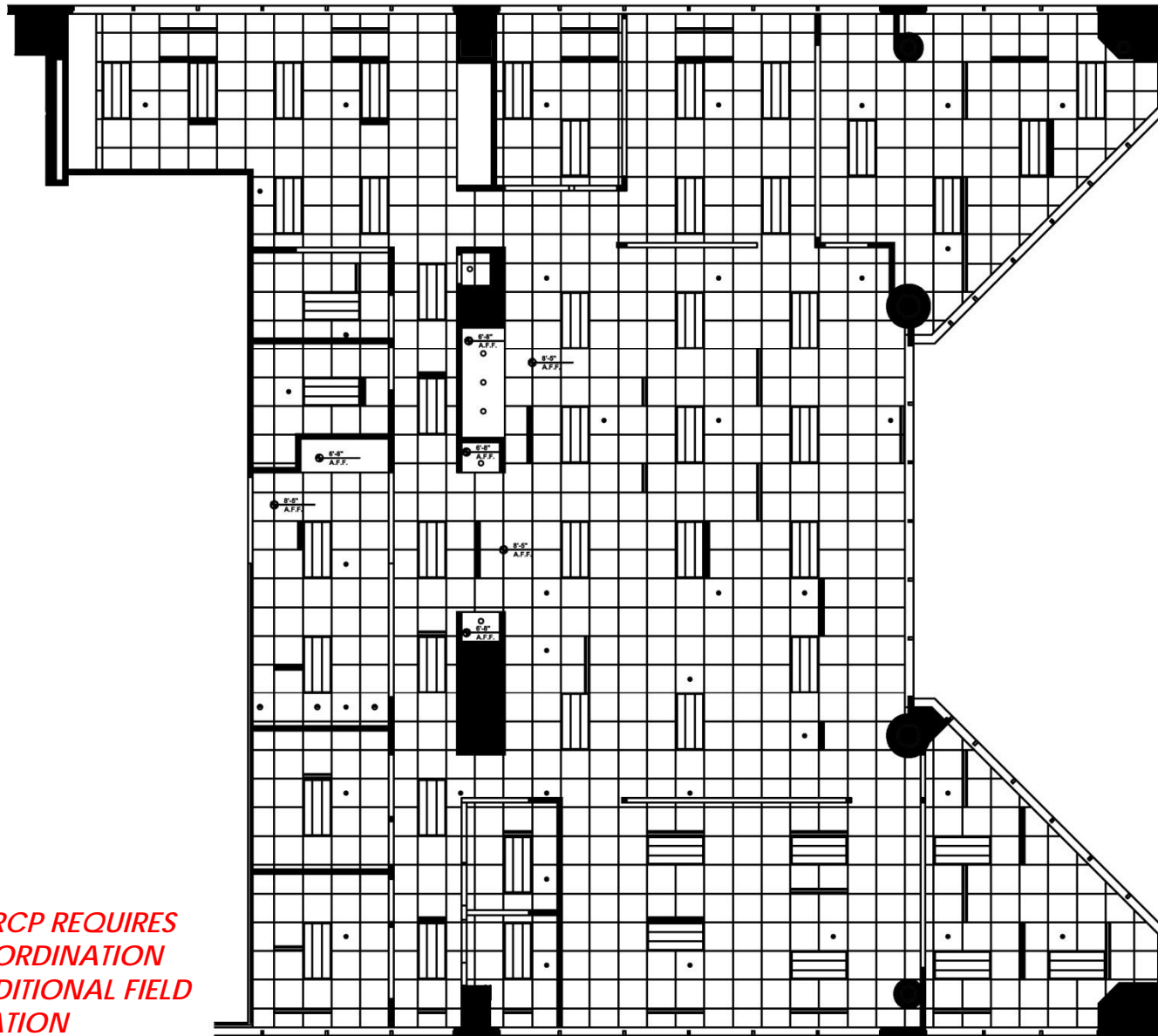
Floor Finish Plan: 2D



**NOTE: FINAL SEAT COUNT
PENDING CODE OFFICIAL
APPROVAL*



Floor Plan: 3D Rendered



**NOTE: RCP REQUIRES
MEP COORDINATION
AND ADDITIONAL FIELD
VERIFICATION*



Preliminary Reflected Ceiling Plan: 2D

DESIGN
PERSPECTIVES



Design: Perspectives

RECEPTION



VIEW FROM ENTRY



Perspective: **Southeast**

RECEPTION



VIEW FROM CORRIDOR

INSPIRATION



Perspective: West



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RECEPTION & CORRIDOR

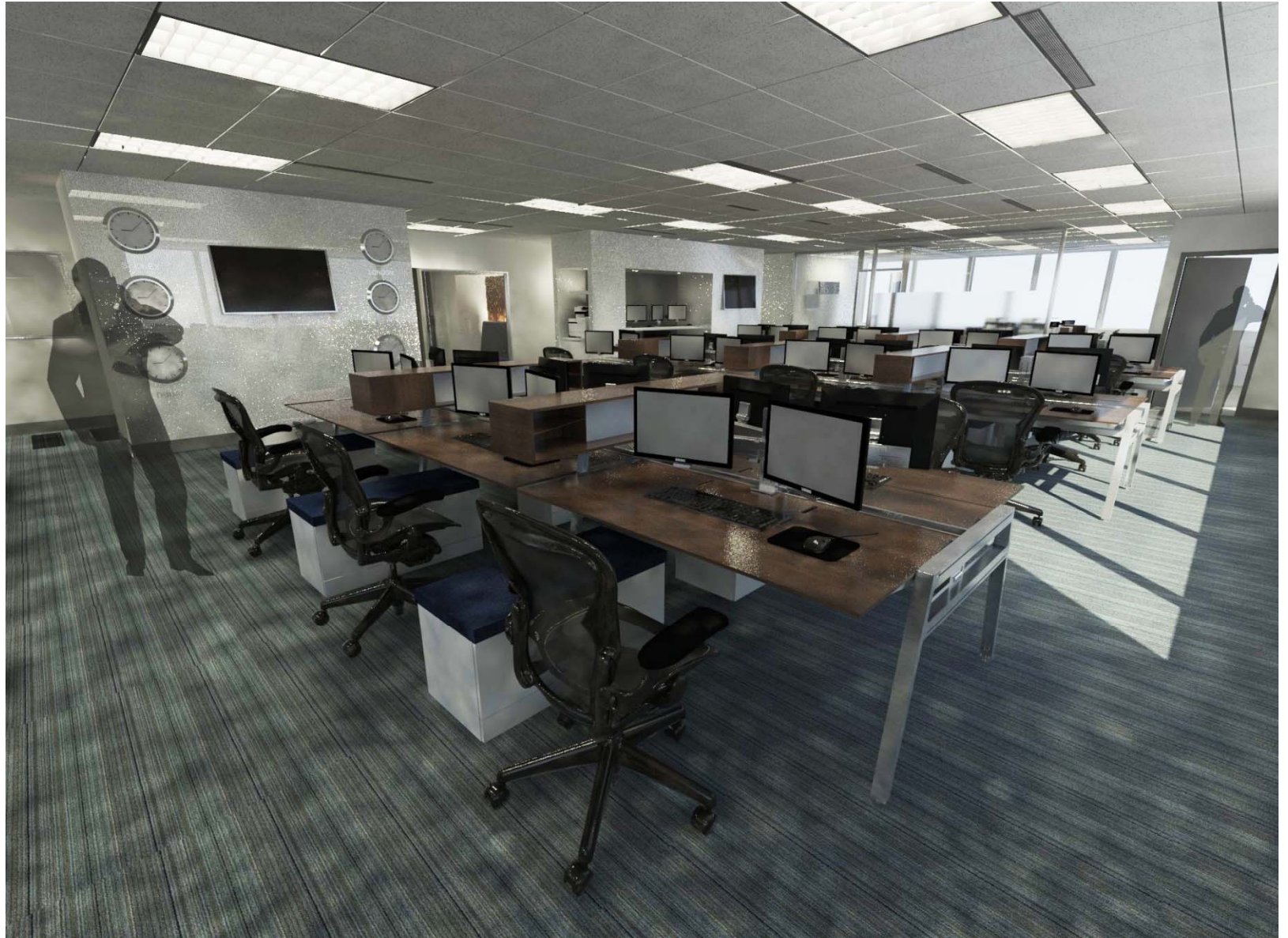


VIEW FROM CORRIDOR



Perspective: **Northwest**

INVESTMENT



VIEW FROM CORRIDOR



Perspective: **Northwest**

BLOOMBERG STATIONS



VIEW FROM INVESTMENT



Perspective: **Northwest**

INVESTMENT



VIEW FROM CORRIDOR



Perspective: **Southwest**

OPERATIONS



VIEW FROM CORRIDOR



Perspective: **Southeast**

SUPPORT



VIEW FROM SUPPORT



Perspective: **Northwest**

LARGE CONFERENCE



VIEW FROM SUPPORT



Perspective: East

MEDIUM CONFERENCE



VIEW FROM OPERATIONS



Perspective: Southeast

BREAKOUT



VIEW FROM SUPPORT



Perspective: **Northwest**

QUIET



VIEW FROM CORRIDOR



Perspective: **Southeast**

CAFÉ



VIEW FROM CAFÉ



Perspective: Southwest

CAFÉ

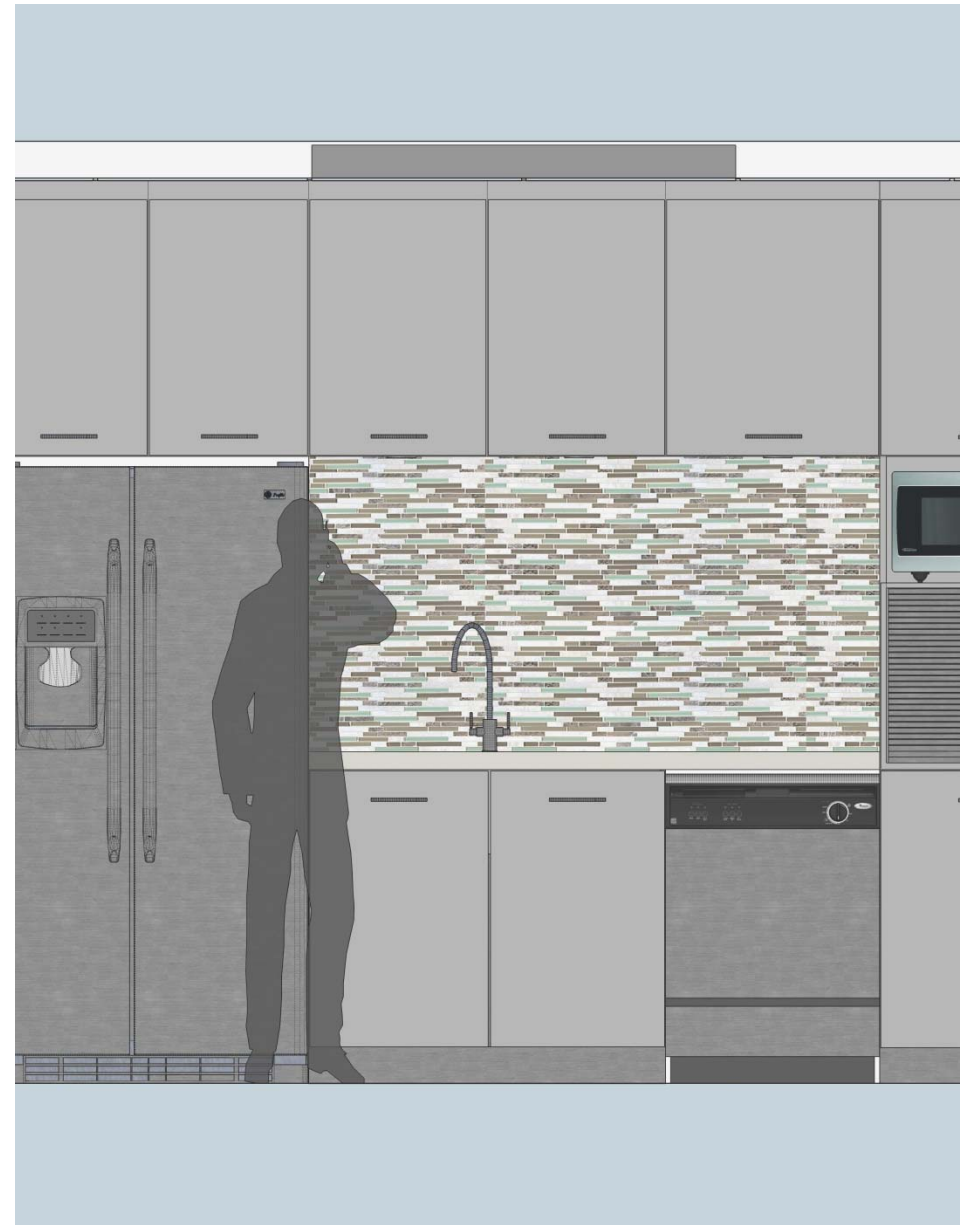


VIEW FROM CAFÉ



Perspective: Southeast

DESIGN
SECTIONS &
ELEVATIONS



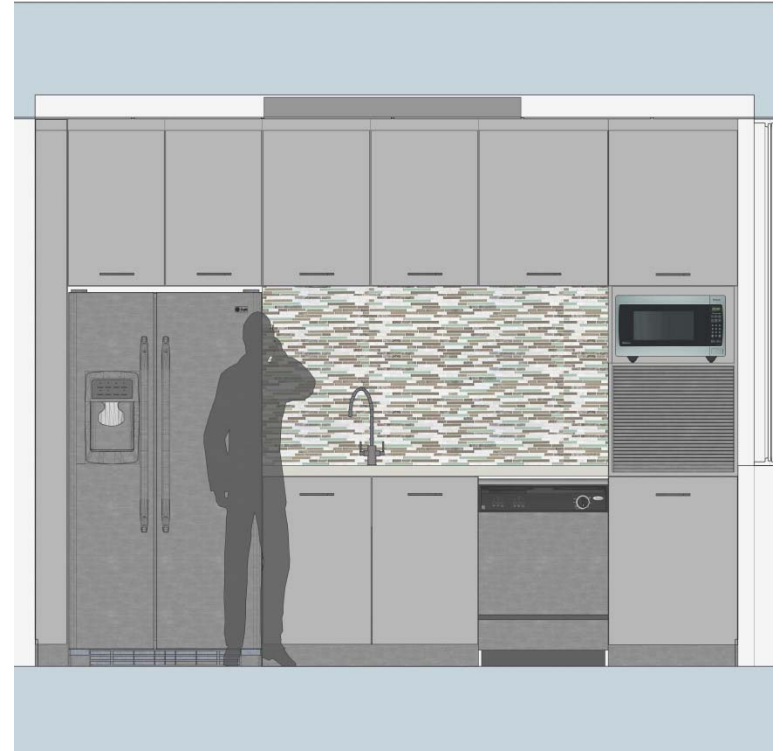
Design: Sections & Elevations

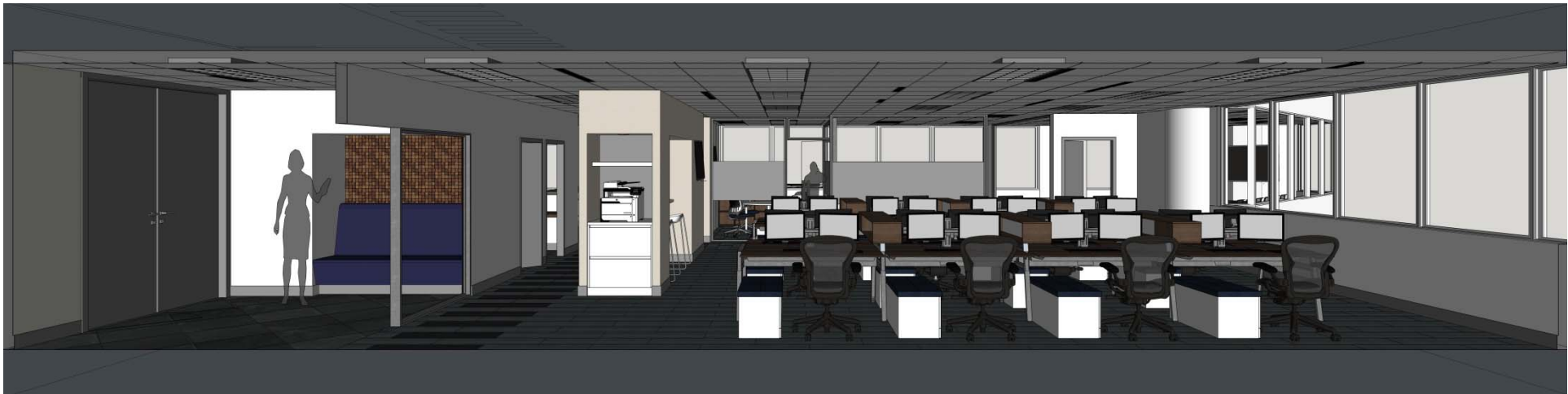
RECEPTION & CORRIDOR



Sections & Elevations: **Southeast**

CAFÉ



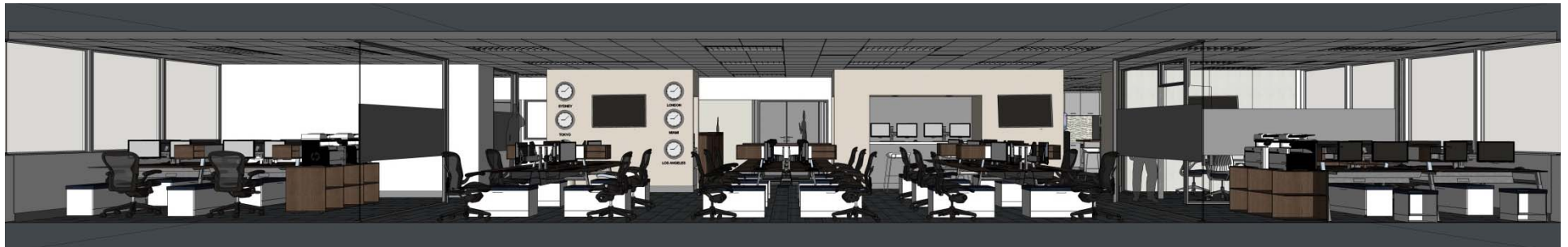
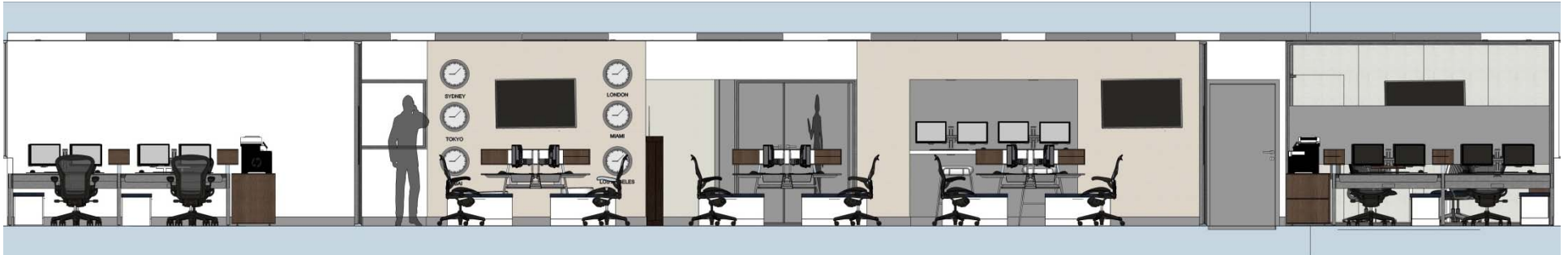


Sections & Elevations: **North**



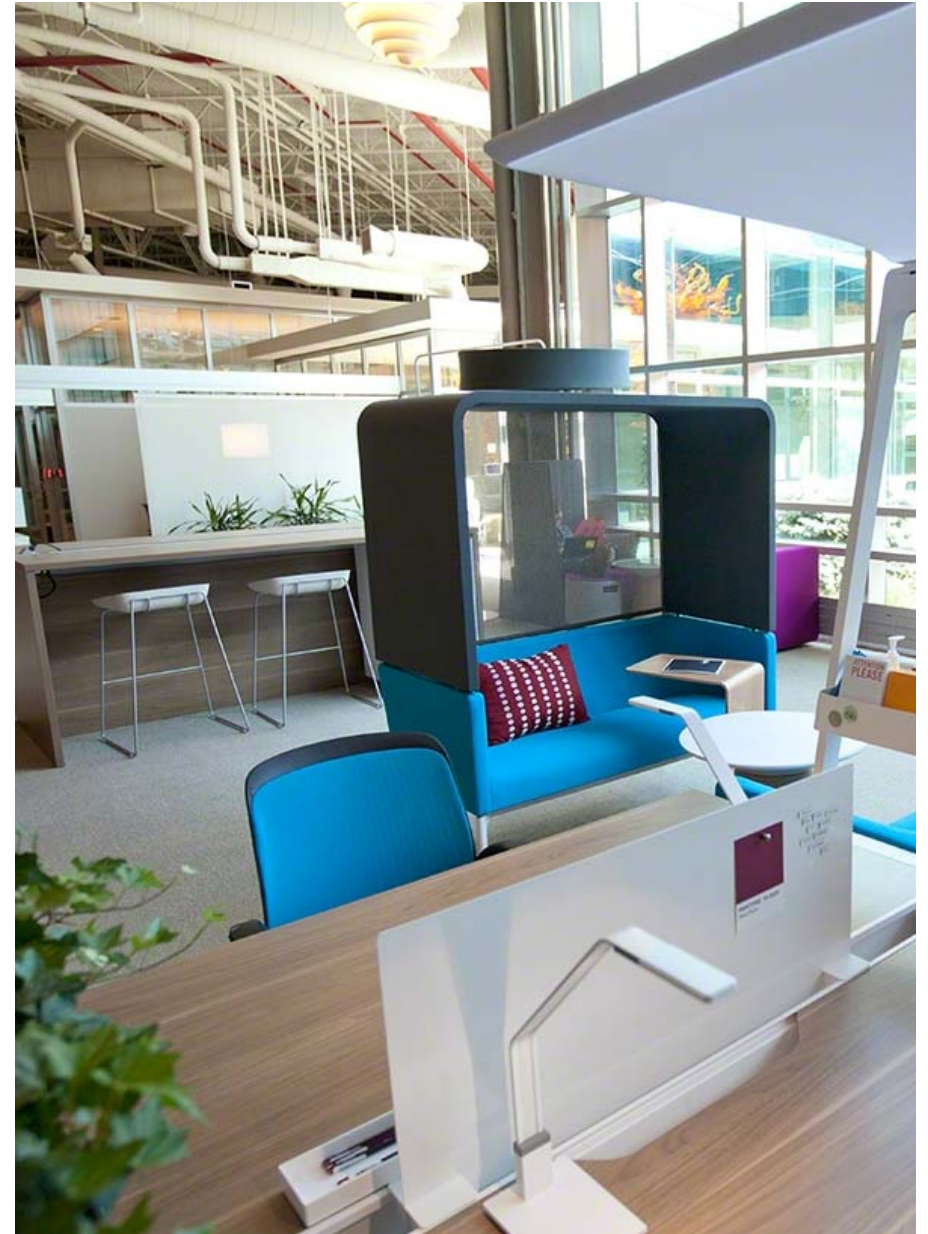
Sections & Elevations: **South**

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Sections & Elevations: **West**

DESIGN
FF&E

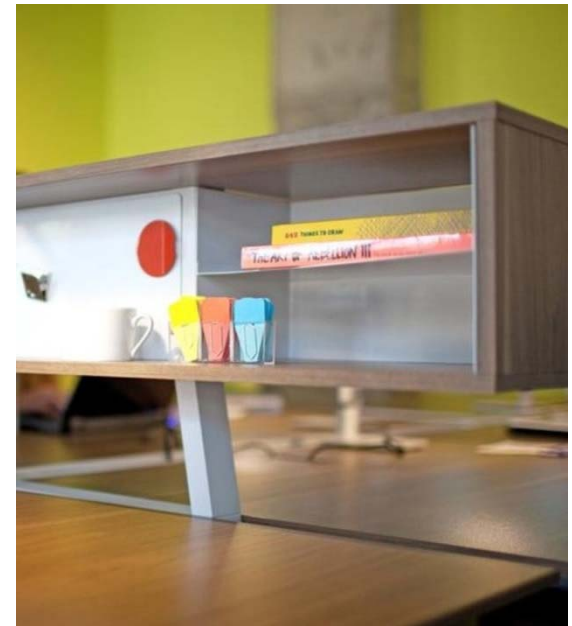


Design: FF&E

WORKSTATIONS



Bivi: Workstations



Steelcase

Why?

- Low-budget
- High style



Design: **FF&E**

TASK SEATING



Aeron:
Workstations



Think:
Large Conference,
Reception, &
Executive Office



Cobi:
Medium Conference,
Breakout, & Quiet

 **Herman Miller**
Steelcase

Why?

- Using existing Aeron chairs are ergonomic, classic, & cost-effective
- Steelcase seating offers functionality and fun



Design: **FF&E**

SUPPORT SEATING



Move:
Executive Office



Scoop:
Bloomberg, Copy,
Server, & Café



Buoy:
Investment

Steelcase

Why?

- Steelcase seating offers functionality and fun



Design: **FF&E**

CAFÉ APPLIANCES



Counter-Depth Refrigerator
Model TBD



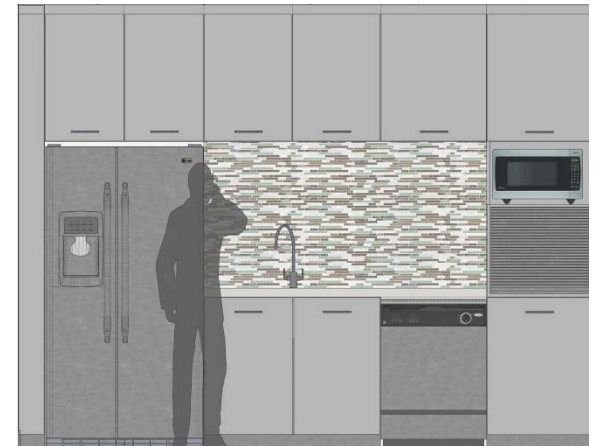
Dishwasher
Model TBD



Microwave
Model TBD



Why? • High-style at moderate prices



Design: FF&E

RECEPTION MATERIALS



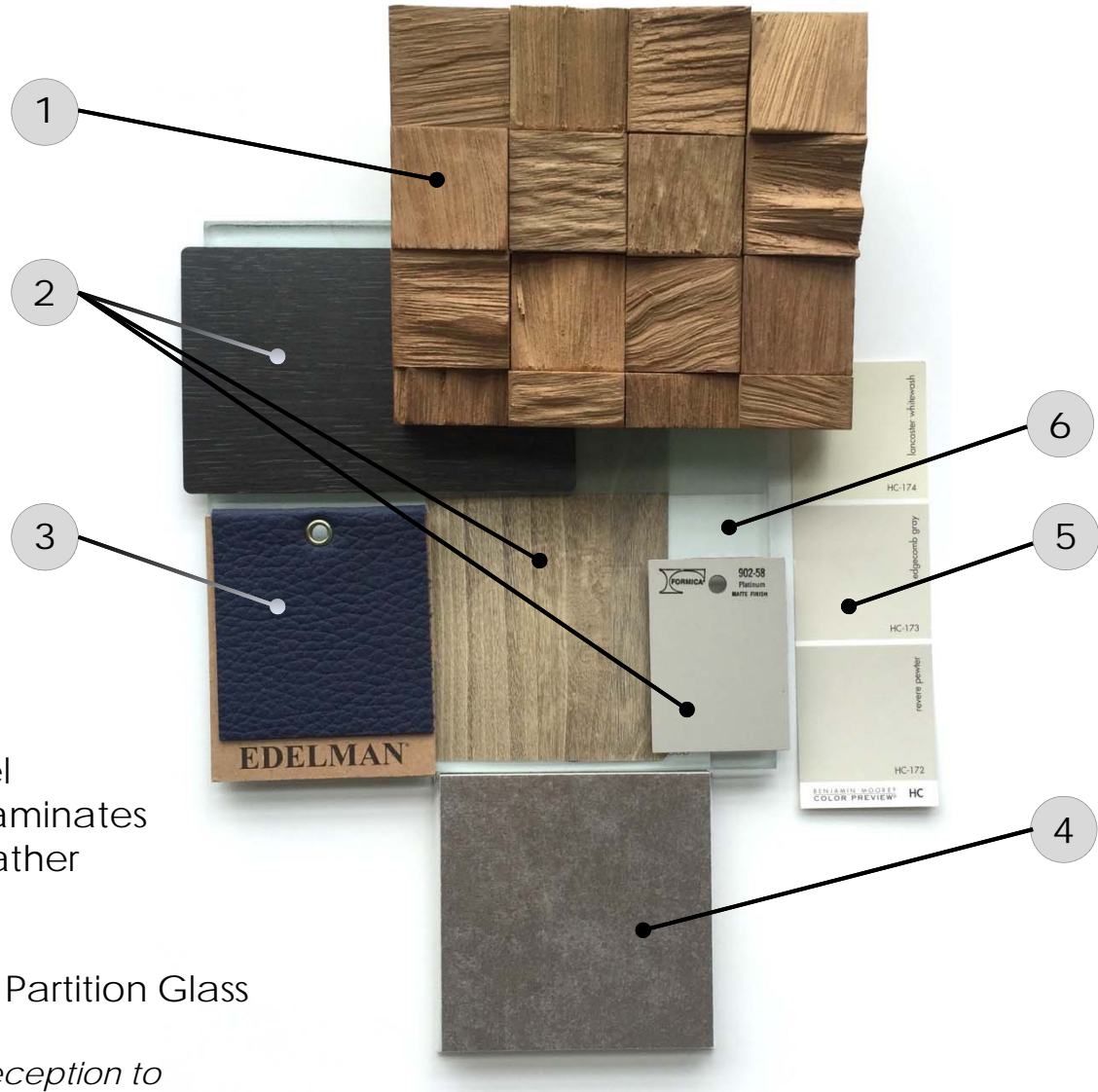
Design: **FF&E**

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COLLEGE OF ARCHITECTURE + THE ARTS

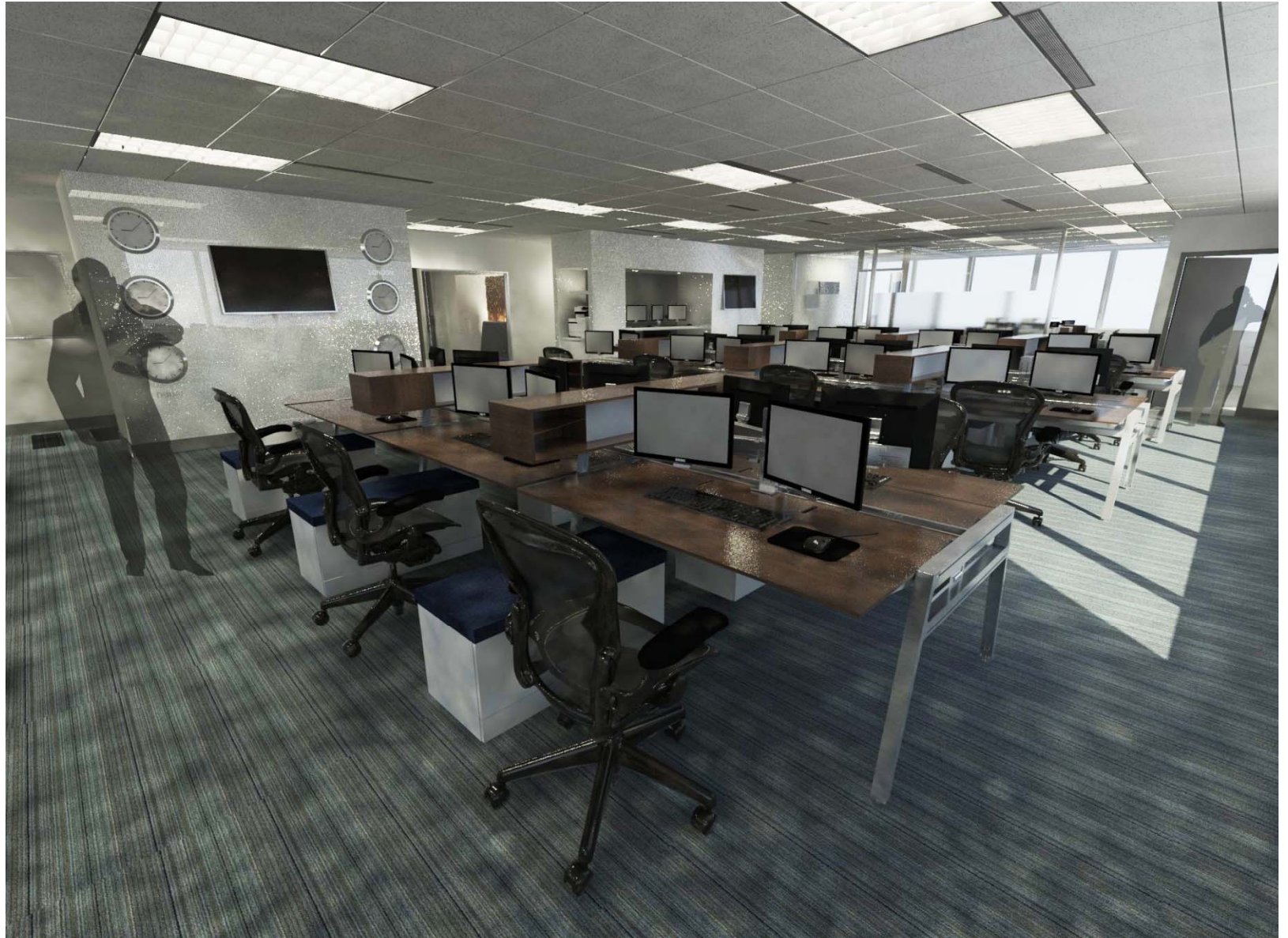
RECEPTION MATERIALS

1. Feature Wall Panel
2. Reception Desk Laminates
3. Built-in Seating Leather
4. Floor Tile
5. Wall Paint
6. Reception Desk & Partition Glass

**Note: Chair finishes in Reception to match Large Conference chairs.*



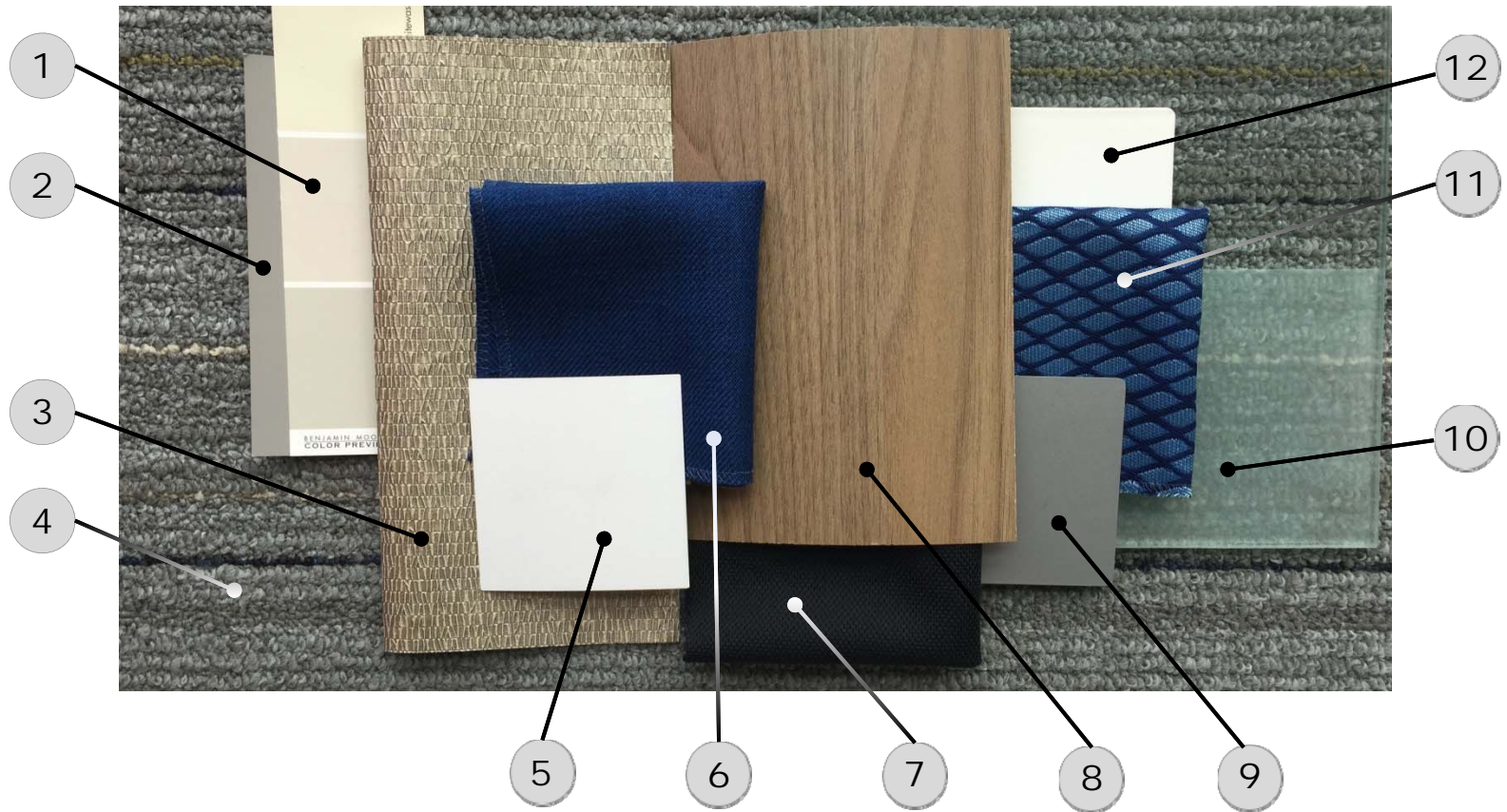
GENERAL WORK AREAS MATERIALS



Design: **FF&E**

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GENERAL WORK AREAS MATERIALS



1. Wall Paint
2. Trim Paint
3. Feature Wallcovering
4. Carpet
5. Filing Metal Base
6. Filing Fabric Top

7. Task Chair (Color Representation)
8. Workstation Laminate Top
9. Workstation Metal Base
10. Partition Glass
11. Buoy Fabric Top (to be reselected)
12. Buoy Plastic Base

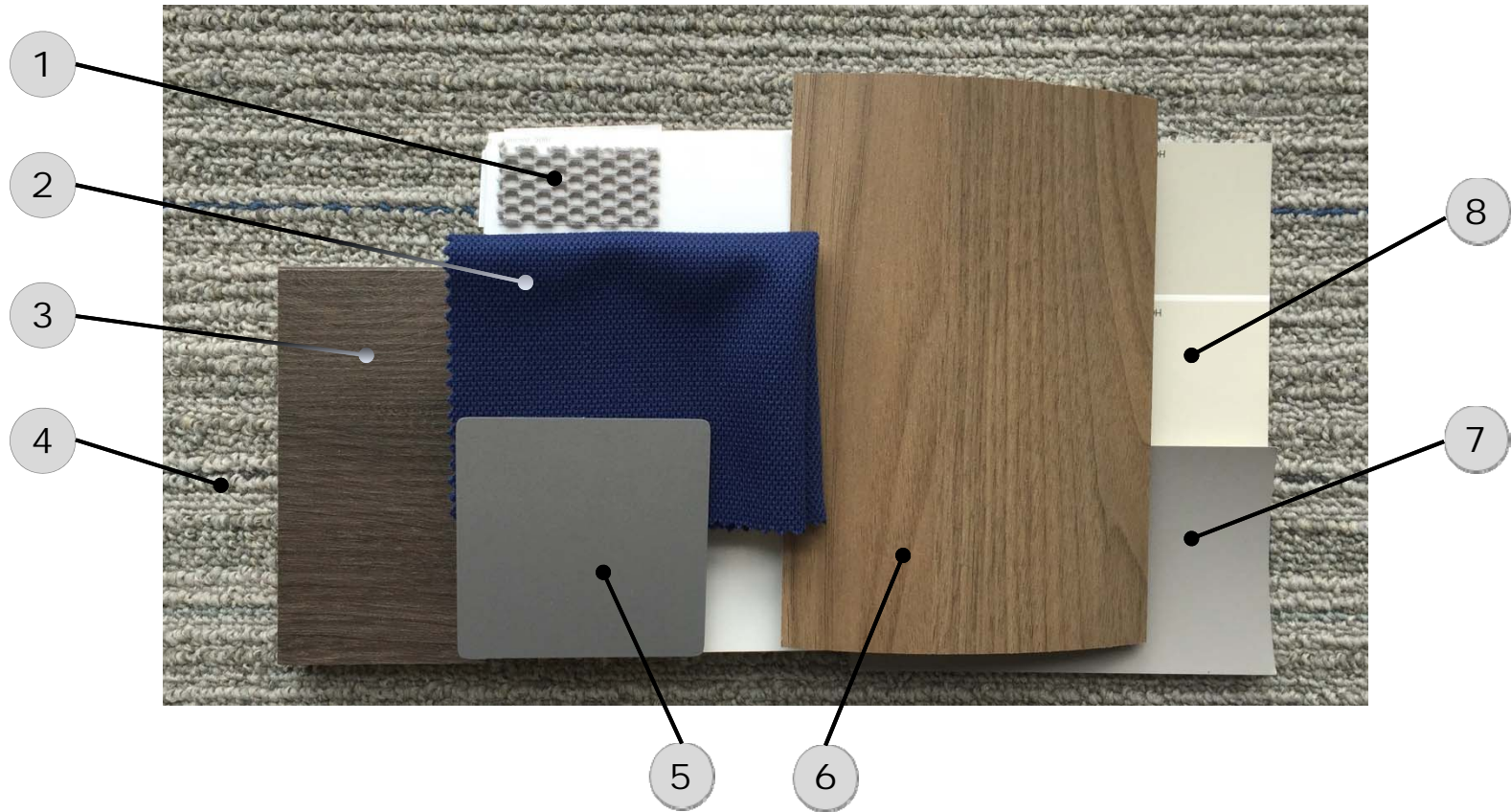
CONFERENCE MATERIALS



Design: **FF&E**

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CONFERENCE MATERIALS



1. Chair Back Fabric (Large Conference)
2. Chair Seat Fabric (Large Conference)
3. Built-in Media & Solid Door Stain
4. Carpet

5. Table & Filing Metal Base
6. Table & Filing Laminate Top
7. Trim Paint
8. Wall Paint

**Note: Chair finishes in Medium Conference to match Breakout & Quiet chairs.*



Design: **FF&E**

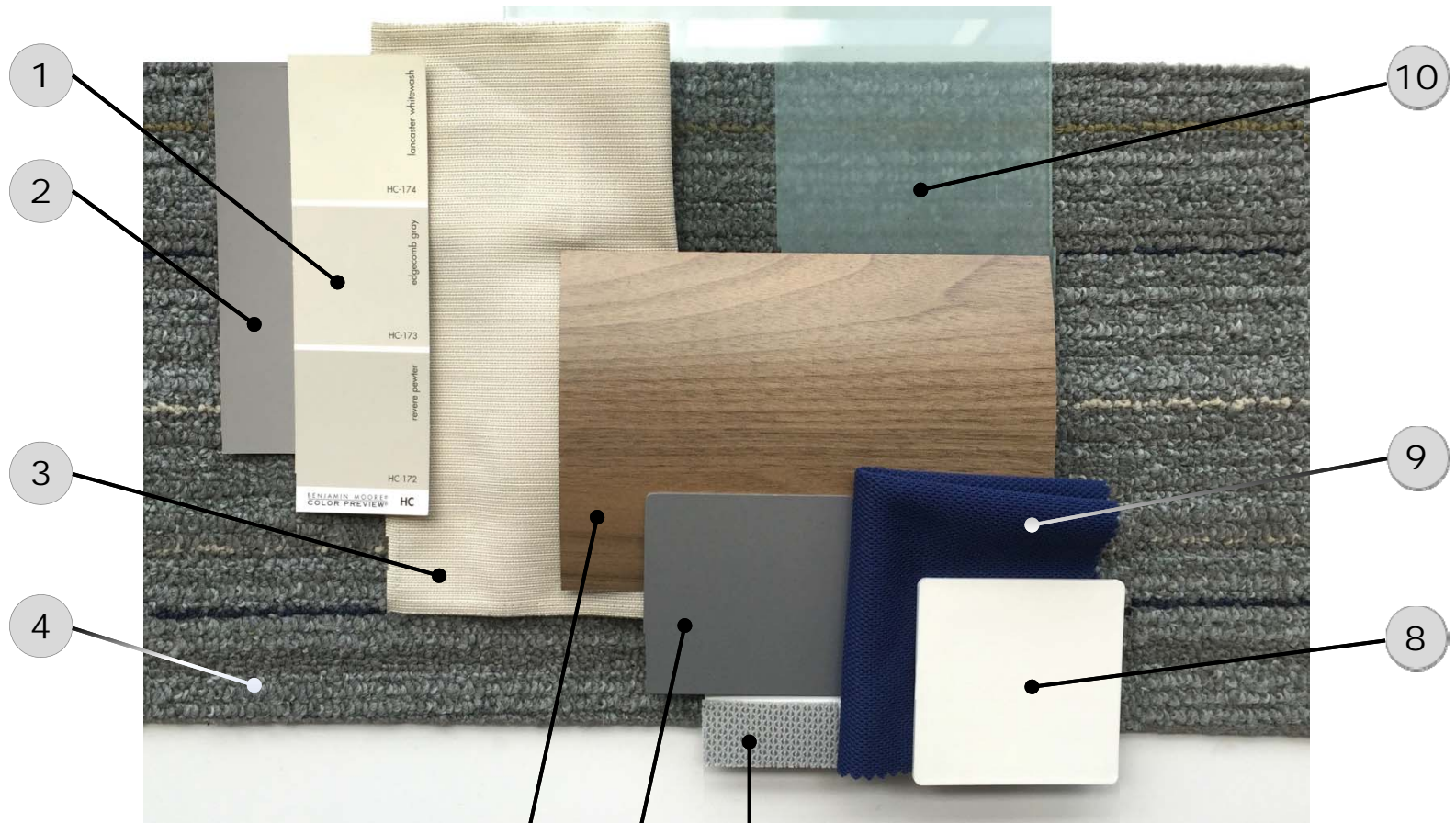
BREAKOUT & QUIET MATERIALS



Design: **FF&E**

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BREAKOUT & QUIET MATERIALS



1. Wall Paint
2. Trim Paint
3. Pin-Up Panel Fabric
4. Carpet
5. Table & Filing Laminate Top

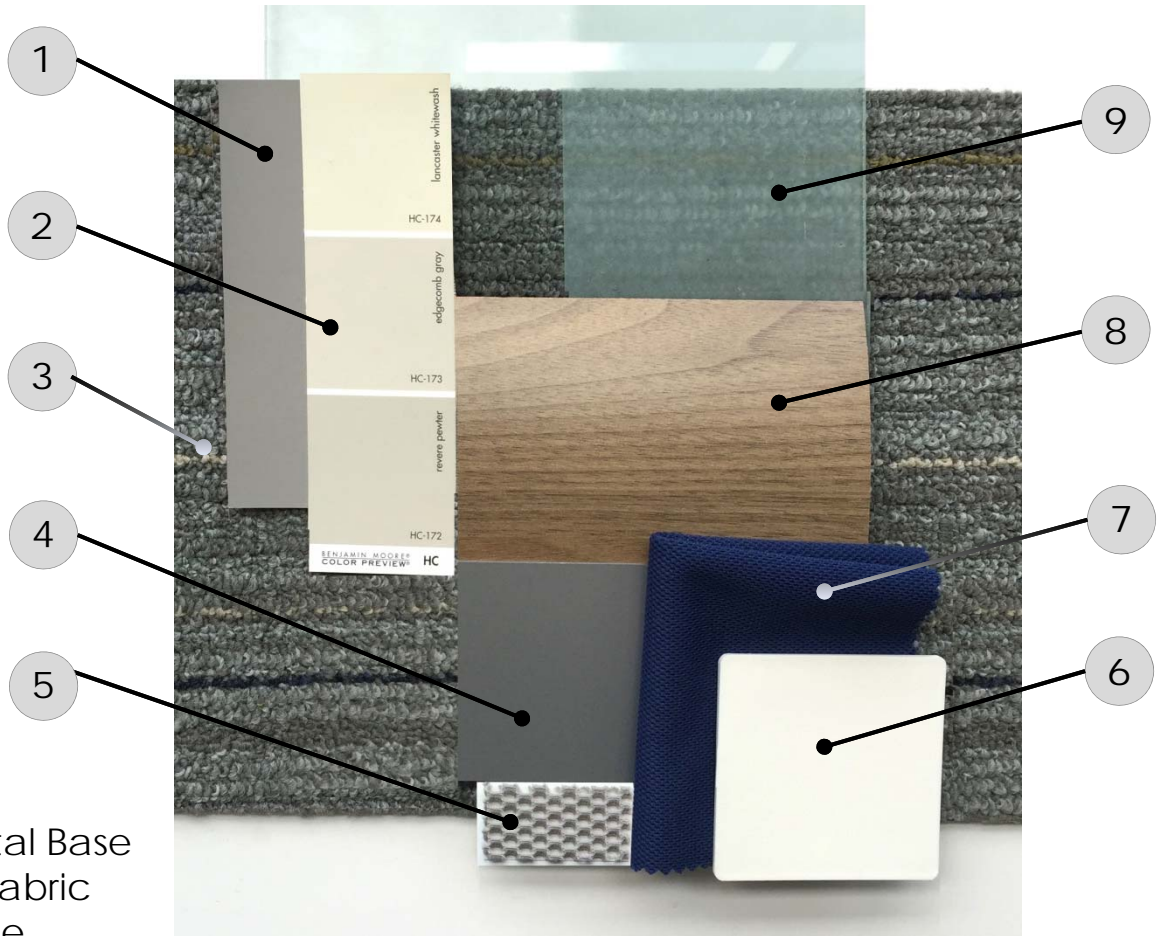
6. Table & Filing Metal Base
7. Chair Back Fabric
8. Chair Seat Fabric
9. Chair Frame
10. Partition Glass



Design: **FF&E**

EXECUTIVE OFFICE MATERIALS

1. Trim Paint
2. Wall Paint
3. Carpet
4. Table & Filing Metal Base
5. Task Chair Back Fabric
6. Guest Chair Frame
7. Chair Seat Fabric (Task & Guest)
8. Workstation & Bookcase Laminate
9. Partition Glass



CAFÉ MATERIALS



Design: **FF&E**

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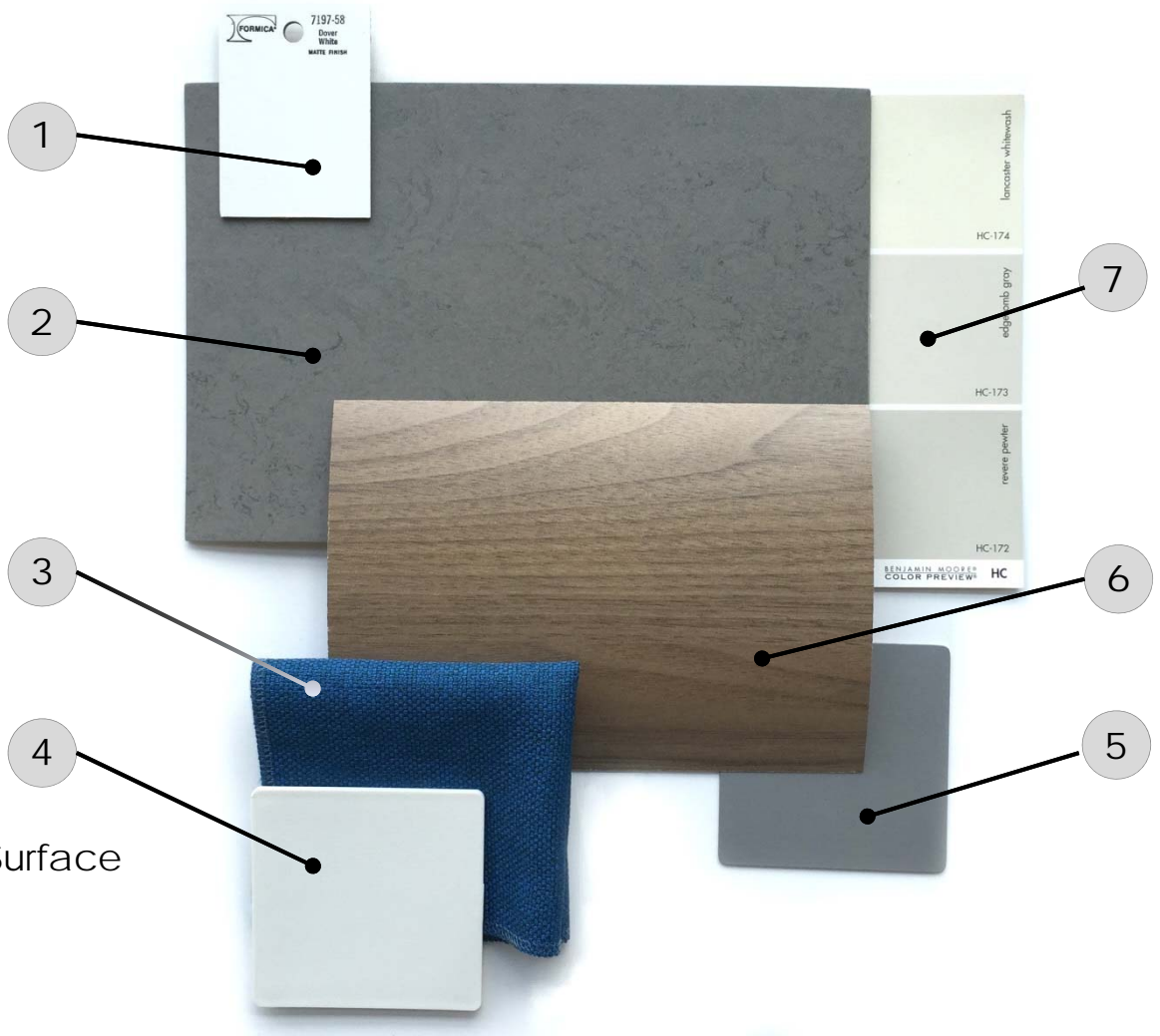
CAFÉ MATERIALS



1. Backsplash Tile
2. Floor Tile
3. Cabinet & Island Laminate
4. Countertop Quartz
5. Wall Paint

6. Stool Frame
7. Stool Seat Fabric
8. Table Metal Base
9. Table Laminate Top

COPY & SERVER MATERIALS



1. Cabinet & Work Surface Laminate
2. Linoleum Floor
3. Stool Seat Fabric
4. Stool Frame
5. Table Metal Base (Copy)
6. Table Laminate Top (Copy)
7. Wall Paint

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