

BAM
Creative

Instil Bio

Rancho Conejo | Expansion Space

Overall Floor Plan | Existing



Overall Floor Plan | Test Fit



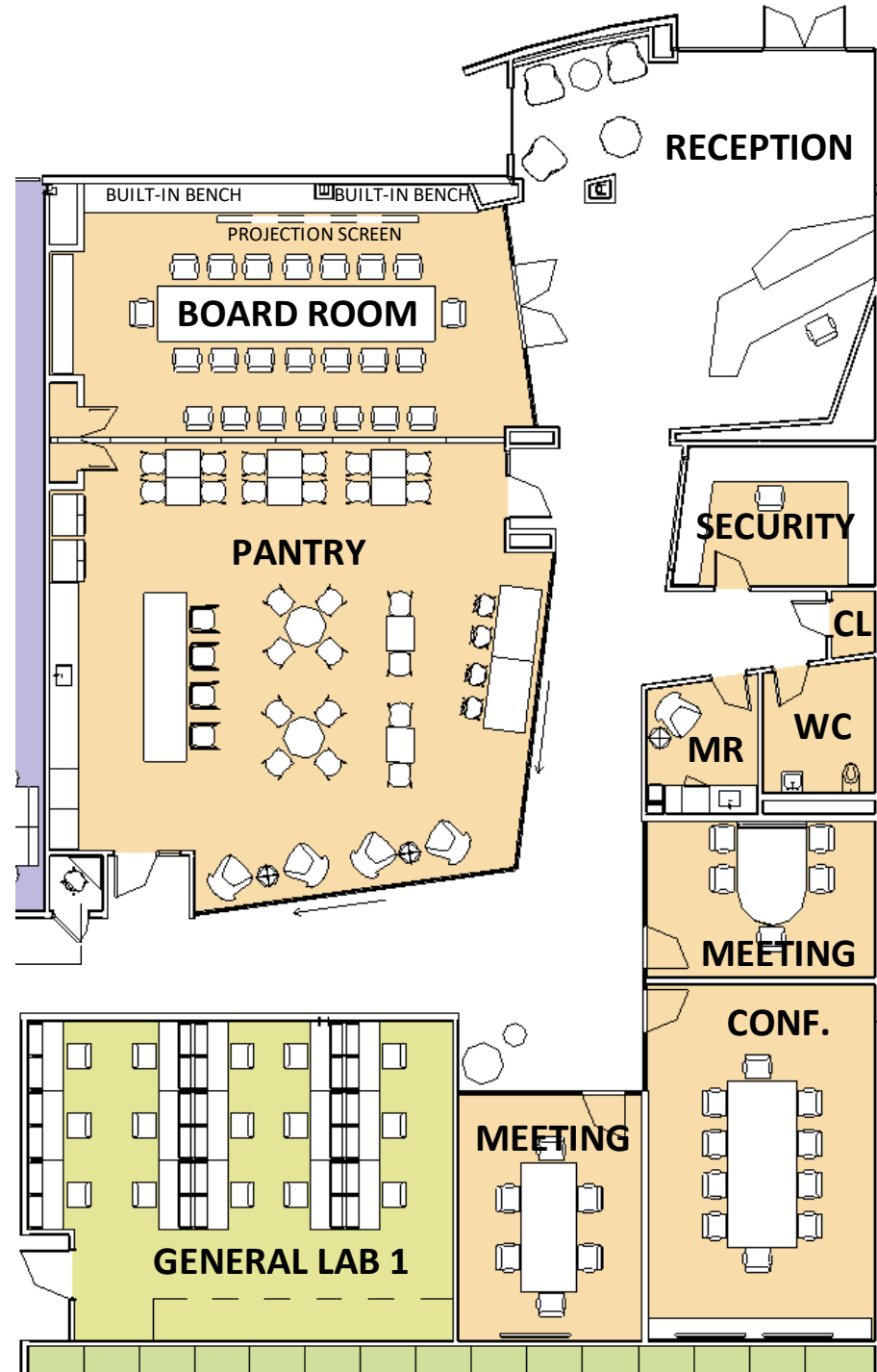
LEGEND

- BOARD ROOM
- CONF.
- EXISTING CONF.
- EXISTING LAB
- EXISTING OFFICE
- EXISTING TISSUE CULTURE
- GENERAL LAB 1
- GENERAL LAB 2
- GENERAL LAB 3
- GOWNING/VESTIBULE
- HUDDLE
- LAB SUPPORT
- MEETING
- OFFICE
- PANTRY
- SERVER ROOM
- STORAGE
- TC STORAGE
- TC SUPPORT
- TISSUE CULTURE 1
- TISSUE CULTURE 2
- WAREHOUSE

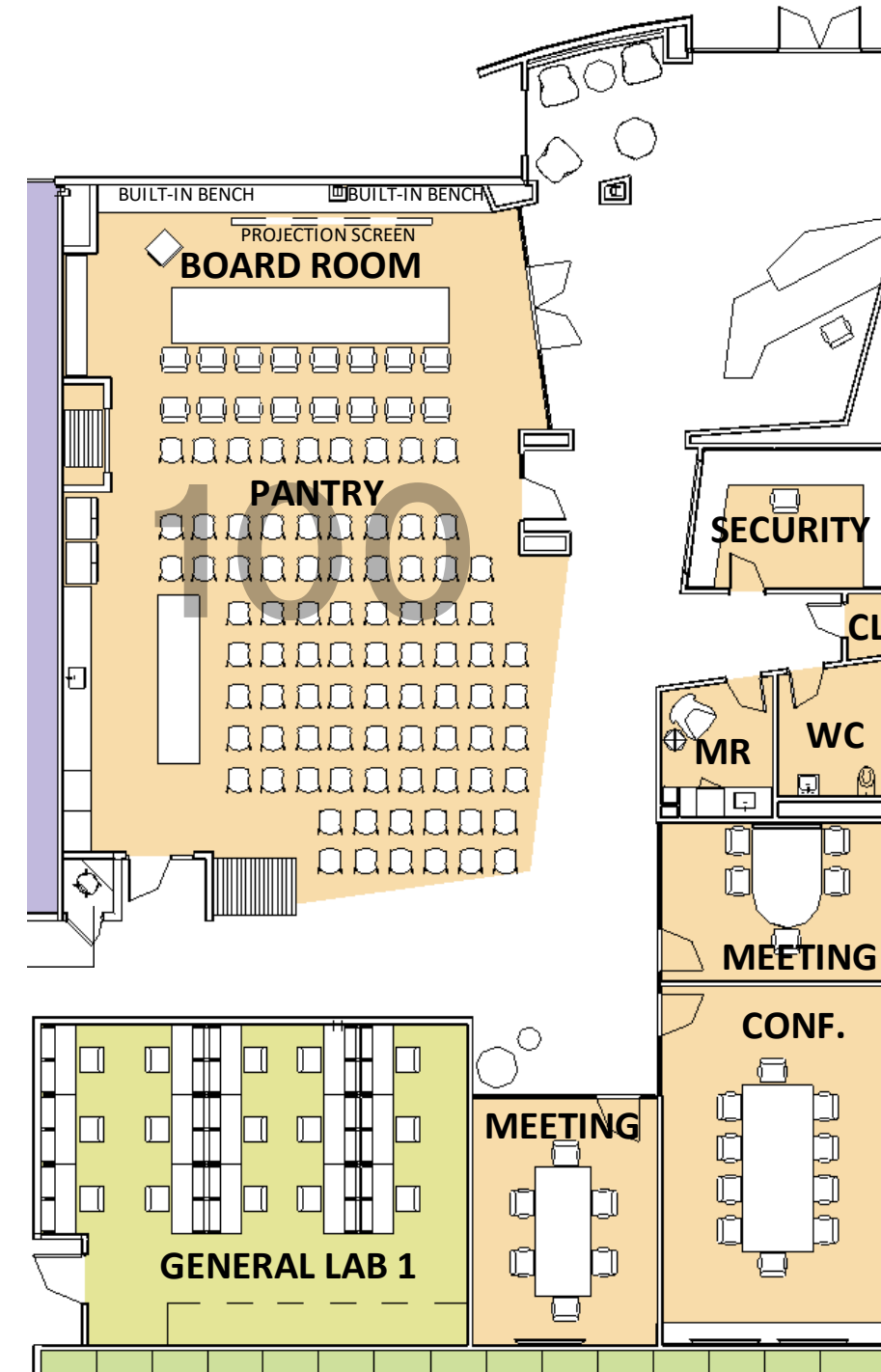


	EXISTING A	REQUESTED B	TOTAL A+B=	PROVIDED C	TOTAL PROVIDED A+C=	DIFFERENCE (A+C)-B=
GENERAL LAB BAYS						
PROGRAM ELEMENT	EXISTING	REQUESTED	TOTAL	PROVIDED	TOTAL PROVIDED	DIFFERENCE
GENERAL LAB (BAYS)						
PS&E	6	18	24			
AS	6	8	14			
R&D	8	3	11			
SUBTOTAL	20	29	49	29	49	0
TISSUE CULTURE LAB BAYS						
PROGRAM ELEMENT	EXISTING	REQUESTED	TOTAL	PROVIDED	TOTAL PROVIDED	DIFFERENCE
TISSUE CULTURE (BAYS)						
PS&E	2	4	6			
AS	0	6	6			
R&D	4	2	6			
SUBTOTAL	6	12	18	15	21	+3
PERSONNEL SEATING						
PROGRAM ELEMENT	EXISTING	REQUESTED	TOTAL	PROVIDED	TOTAL PROVIDED	DIFFERENCE
WORKSTATIONS						
PD	22	18	40			
AD	14	9	23			
QC	4	1	5			
R&D	8	12	20			
SUPPLY CHAIN	0	7	7			
IT	0	2	2			
WAREHOUSE	0	2*	2			
SUBTOTAL	48	51	99	100	148	+49
*NOTE: LOCATED IN THE WAREHOUSE						
WAREHOUSE PALLETS						
PROGRAM ELEMENT	EXISTING	REQUESTED	TOTAL	PROVIDED	TOTAL PROVIDED	
WAREHOUSE PALLETS	0	150	150		168	
SUBTOTAL	0	150	150	168	168	+18
NOTE: ASSUMES 3-HIGH SHELVING AND 4'X4' PALLETS						
OFFICES/CONFERENCE/MEETING						
PROGRAM ELEMENT	EXISTING	REQUESTED	TOTAL	PROVIDED	TOTAL PROVIDED	
PRIVATE OFFICE	3	TBD	3	0	3	
SHARED OFFICE	5	TBD	5	0	5	
BOARDROOM	0	TBD	0	1	1	
CONFERENCE	2	TBD	2	1	3	
MEETING ROOM	0	TBD	0	4	4	
HUDDLE	0	TBD	0	2	2	
SUBTOTAL	10	TBD	10	8	18	

Enlarged Entry Plan | General + Assembly



1 | GENERAL LAYOUT



2 | ASSEMBLY LAYOUT

Good Design Is Not Enough

These are the principles that drive us. Every day.

form long-term relationships / **hire** people that are smarter than you / **hire** based on character

build camaraderie / **foster** a mentoring mindset / **focus** on the long view / **talk** the talk, walk the walk

build strong a foundation and strong infrastructure / **plan** growth carefully / **make** things easy / **focus** on high value work

focus on client relationships / **employ** a no jerks policy / **keep** commitments / **be** nimble, fast, accurate and flexible

act collectively as a group / **let** designers design, and business people run the business

learn from past mistakes / **understand** that persistence is key to success / **make** the world a better place