

BAM

Creative

Instil Bio

Rancho Conejo | Expansion Space

Overall Floor Plan | Existing



Overall Floor Plan | Test Fit



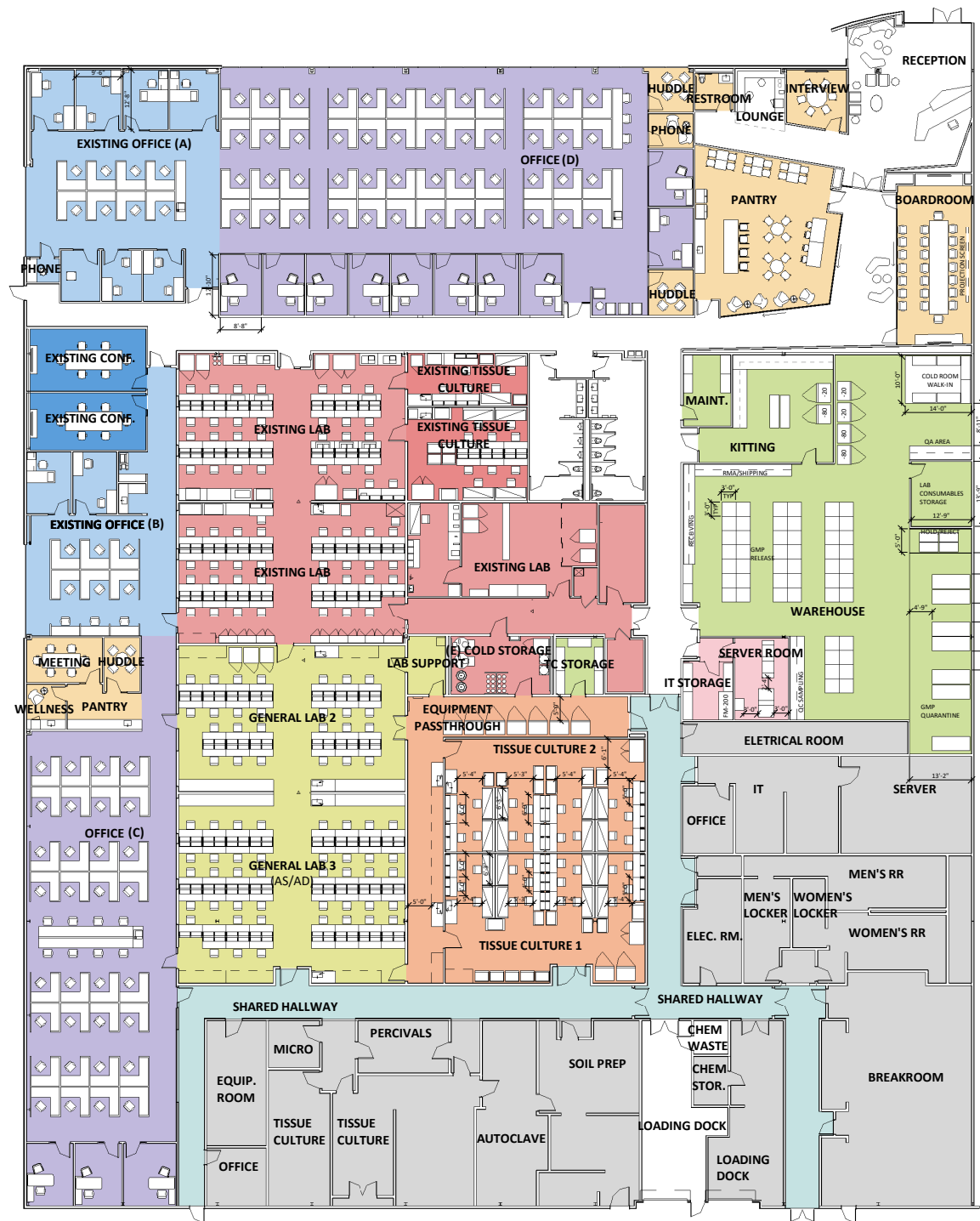
LEGEND

- (E) COLD STORAGE
- BOARDROOM
- CONF.
- EQUIPMENT PASSTHROUGH
- EXISTING CONF.
- EXISTING LAB
- EXISTING OFFICE
- EXISTING TISSUE CULTURE
- GENERAL LAB 2
- GENERAL LAB 3
- HUDDLE
- IT STORAGE
- KITTING
- LAB SUPPORT
- MAINT. ROOM
- MEETING
- OFFICE
- PANTRY
- PHONE
- SERVER ROOM
- TC STORAGE
- TISSUE CULTURE 1
- TISSUE CULTURE 2
- WAREHOUSE
- WELLNESS

	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	24	44	-5
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	16	22	+4
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	91	139	+40
*NOTE: LOCATED IN THE WAREHOUSE						
WAREHOUSE PALLETS						
PROGRAM ELEMENT	EXISTING	REQUESTED	TOTAL	PROVIDED	TOTAL PROVIDED	
WAREHOUSE PALLETS	0	300	300	150	150	
SUBTOTAL	0	300	300	150	150	-150
NOTE: ASSUMES 3-HIGH SHELVING AND 3'X3' PALLETS						
OFFICES/CONFERENCE/MEETING						
PROGRAM ELEMENT	EXISTING	REQUESTED	TOTAL	PROVIDED	TOTAL PROVIDED	
PRIVATE OFFICE	3	TBD	3	12	15	
SHARED OFFICE	5	TBD	5	1	6	
BOARDROOM	0	TBD	0	1	1	
CONFERENCE	2	TBD	2	0	2	
MEETING ROOM	0	TBD	0	1	1	
HUDDLE	0	TBD	0	3	3	
SUBTOTAL	11	TBD	11	18	28	



Overall Floor Plan | Test Fit - Dimensioned



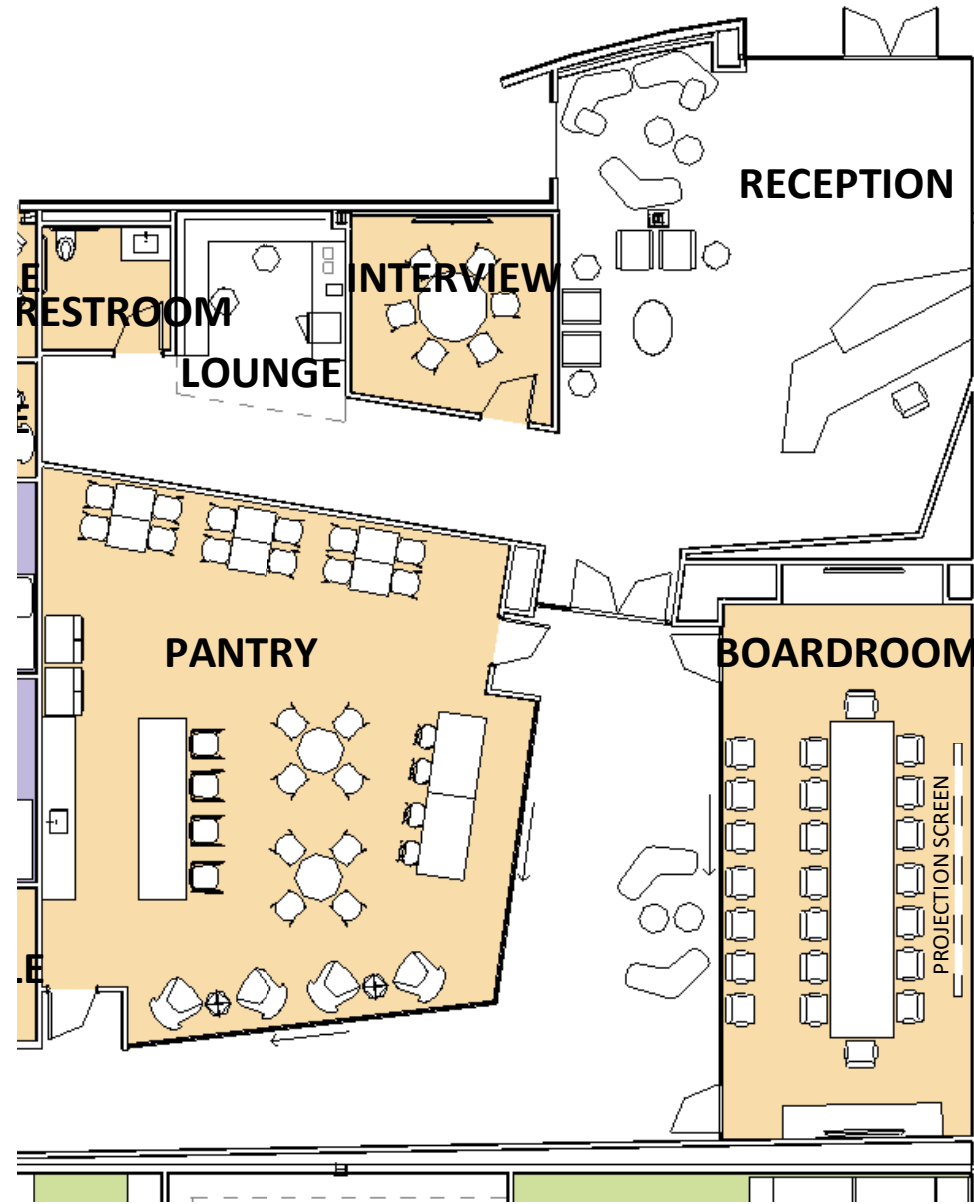
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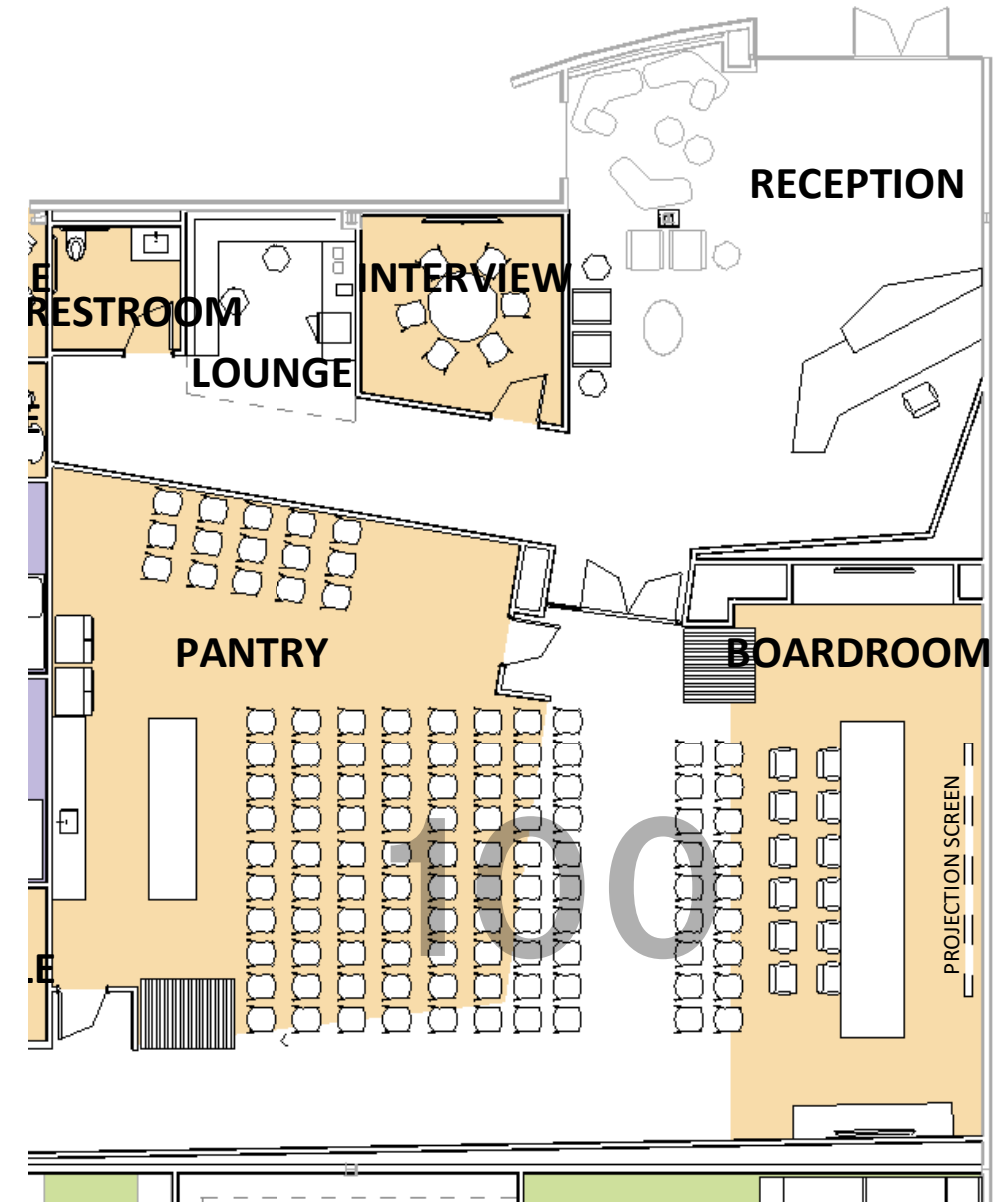


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Enlarged Entry Plan | General + Assembly



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