

# Client Statement and Proposed Space

“Life Stories” is a small yet very progressive news magazine transfixed on the people from the local community. The writers focus on the people and their stories and bring them to life. These writers are unique in that they all have lived in the community their entire life and have lived through all the good times and the bad. The magazine is in a small growth mode and needs an expanded space, but wants to keep the flavor of something historic. It is important that the design of this space is inspiring to the larger demographic including both young and old. “Life Stories” tells and writes the stories of all ages. Imagery and graphics should be included in the design depicting the lives of the people from the district.

The proposed building is in a historical district of a city with a population 2,000,000 in the southeastern part of the United States. The Art Deco building is in a mixed neighborhood with small local shops and boutiques as well as family homes mixed throughout. The public sidewalks are all of the original style with newly introduced green spaces allowing for “the sense of community” to be a dominating factor. The green spaces include spots for people to gather and chat, or just to sit and take in the beauty of the plants and flowers throughout this Art Deco district.

The building was built in the early 1930’s. Its exterior consisting of a red brick and limestone, presents itself with a strong horizontal banded look. The windows are metal casement and the double front doors are glass and metal, with canopies above all the windows and the main entrance. The building is two (2) stories with a flat roof, with the proposed first floor of 1430 square foot space having sidewalk access. There is a rear door into the commons corridor with access to the public rest rooms and access to the alley for trash removal and service.

## Building and Proposed Space Facts:

Steel Structure:	Main beams run North and South: Bottoms of beams are 10’-0” above floor
Main Beam Depth:	2’-0” (This particular space does not require any interior column support)
Window Sill Height:	2’-6”
Top of Windows:	8’-0”
Window Sill Material:	white marble
Glass Block:	Extends to the floor
Floor:	Unfinished concrete
HVAC:	Newly installed forced air system to be delivered from the ceiling with equipment located in a mechanical room in the center of the building (by the rest rooms)
Lighting:	All the lighting fixtures will be new

## **Programming Criteria:**

Receptionist: Answers the phones, greet guests, and general support for all the staff.  
Managers Office: Include 2 to 3 guest chairs for small private meetings  
Writers: There are four (4) full time writers working in collaboration with each other and should be located in the same proximity. There is to be a casual shared work area used for brainstorming and planning with each other. Along with general personal work space, there should be some common file storage.

Advertising Sellers: There are four (4) advertising sellers and they work from their home Offices the majority of the time. These individuals need a shared space when they stop in the office for meetings and presentations. These individuals all work from laptops and utilize "Wi Fi" when they are in the office.

Finance Office: Small office with one (1) guest chair.

Lobby / Waiting for 3 to 4 guests

Presentation / Tele-Conference Room: Table and seating for 10 to 12

Small Meeting Room: Table and seating for 4

Common area for shared printers, copier, and fax

Small general storage

Space / Location for IT and phone equipment

Kitchenette: Used for both guest services (i.e. coffee) and employee breaks and lunch  
Seating for 3 to 4  
Cabinets for general storage  
Full size refrigerator with ice maker  
Sink with disposal  
Microwave  
Coffee maker  
Dishwasher