

# Portfolio One



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# HISTORY IN WORKPLACE DESIGN

## Taylorism and the Open Plan



1904

- Rows of desks
- Located in encircling offices
- Sought to maximize industrial efficiency

## Bürolandschaft



1960

- Desks and teams grouped together
- Organic circulation patterns
- Irregular geometry

## Office Design Today



- Takes inspiration from the home
- Comfort and well-being of staff
- Biophilic
- Co-working
- Shared spaces

## The Cubicle Farm



1980

- Office cubicles
- Modular walls
- Increased focus on profitability

## The Digital Workplace



1994

- Focus on employee well-being
- Emphasis on natural light and big windows
- New technologies freed-up space in the office

# TRENDS IN THE WORKPLACE



## Collaboration

- Collaboration areas are a necessity
  - Now in open areas
  - Aren't restricted to closed off meeting areas
  - Glass walls
  - Smaller rooms with only about 6 chairs
  - More focused
- Driven by technology
  - Bigger or multiple screens
  - Webcams, microphones, and speakers
  - Video conferencing- technology that allows people to virtually meet/collaborate from anywhere
- Huddle rooms
  - Trend name of the new collaboration rooms
  - Smaller rooms that allow people to gather quicker and easier
  - Instead of big conference rooms, designers are putting in a bunch of smaller huddle rooms
  - More comfortable with couches, pillows, and casual furniture

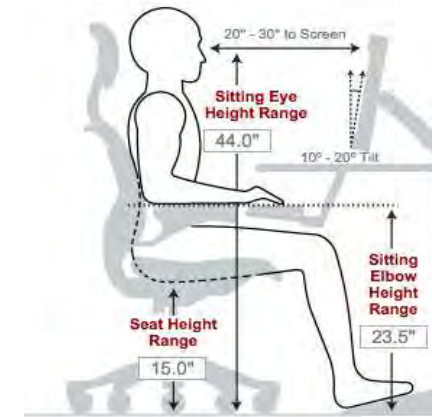


## Performance in Open Unassigned Workspaces

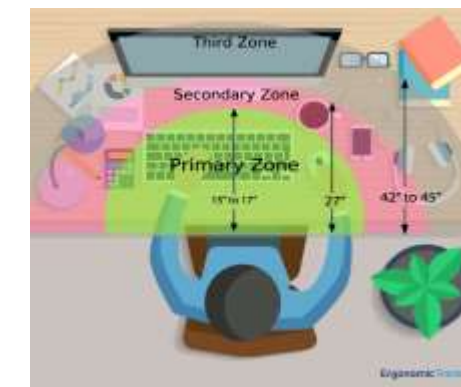
- Employees can pick where they want to sit, and they can move when they need to
- Orient themselves based on whether they want to have interaction or be in a private uninterrupted space
- Focus more easily with less clutter
- Creative juices flow when employees can move around to a space that best suits them to work in
- Workers see different people throughout the space that they may not normally see in closed off workspaces
- Increases connection with other employees which increases performance and overall job satisfaction
- Office designs stimulate growth and organization of employees not just packing as much of them in as possible



## Ergonomics



- Assume the right posture
- Choose the right chair
- Adjust your desk height
- Position your monitor properly
- Pick the right keyboard and mouse



- Organize workstation into zones
- Adjust your lifestyle
  - diet
  - Exercise
  - Work environment
  - Mindfulness & stress reduction



# STAKEHOLDER PROFILE

Client: Real Estate Entrepreneur

Owner: Forest City Commercial Group

User: Co-working Tenants

## WANTS:

- Comfortable seating
- Manageable daylight
- User-friendly office equipment
- Technology

## NEEDS:

- 10,087 square feet
- Collaborative Spaces
  - Meeting spaces - Intimate
  - Conference spaces
- Individual work spaces
- Break zones
  - Lunch
  - Relaxation

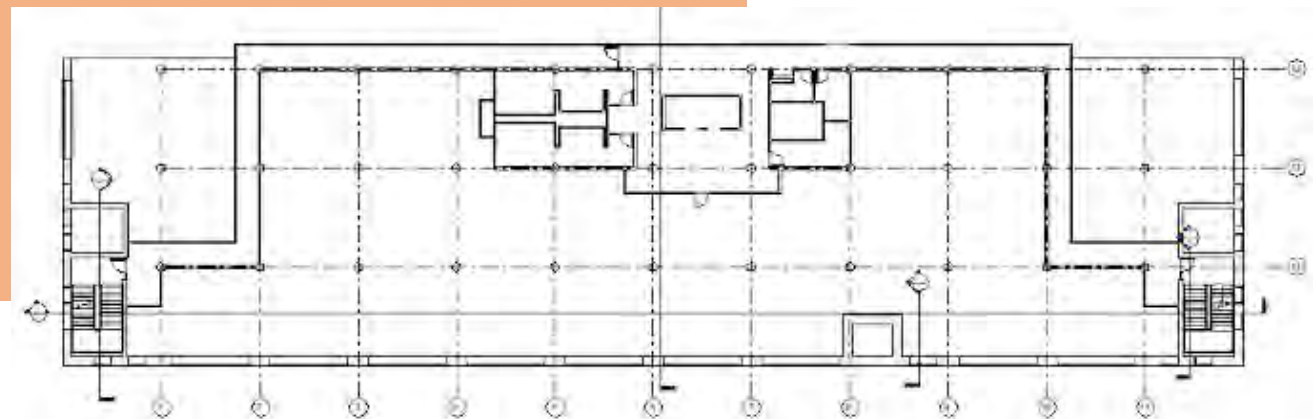




# SITE PROFILE

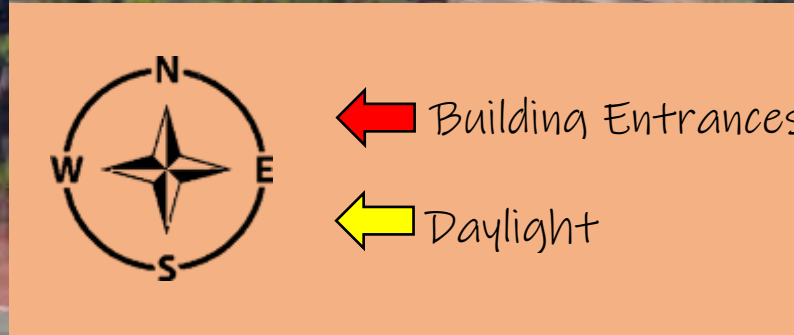
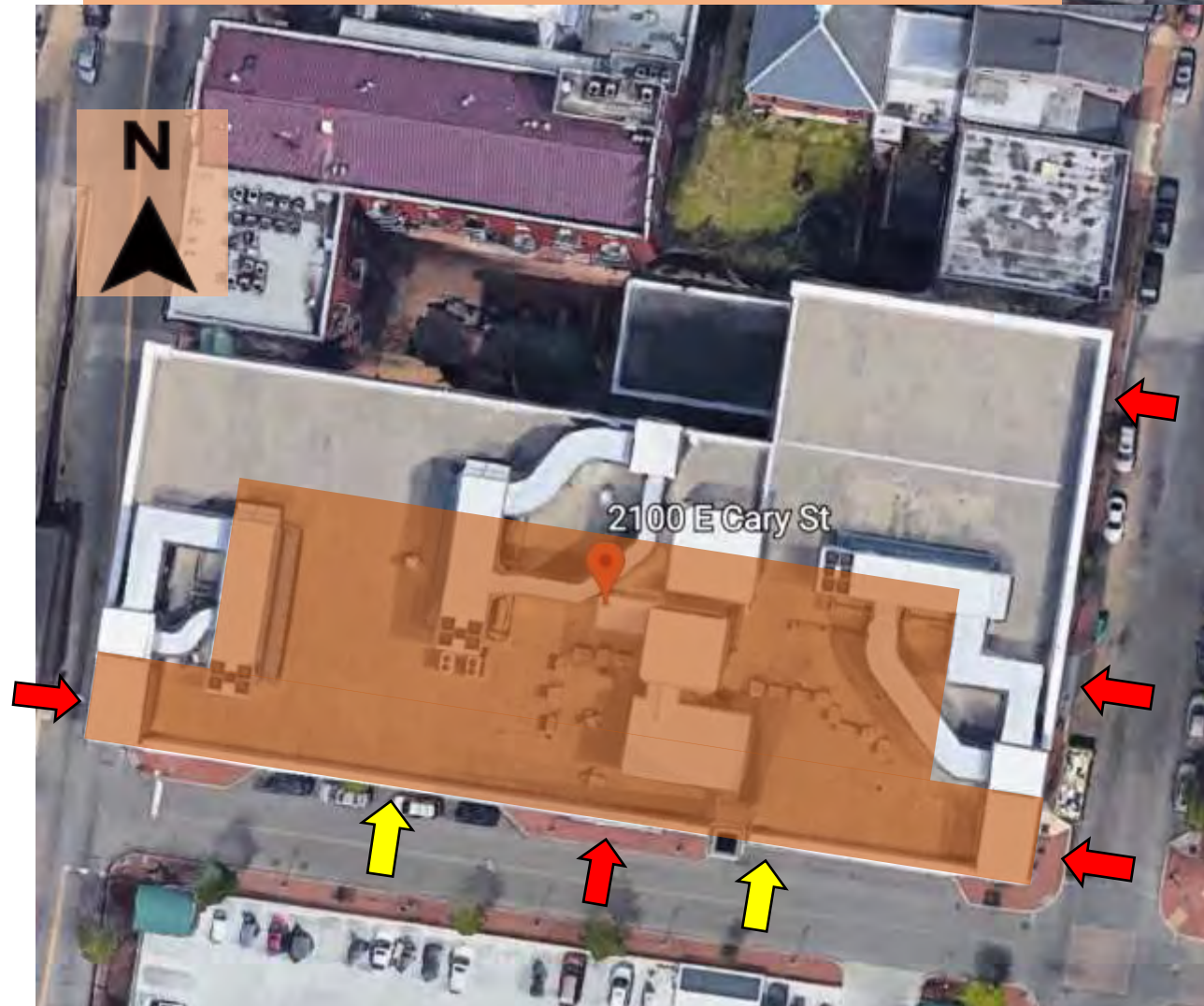
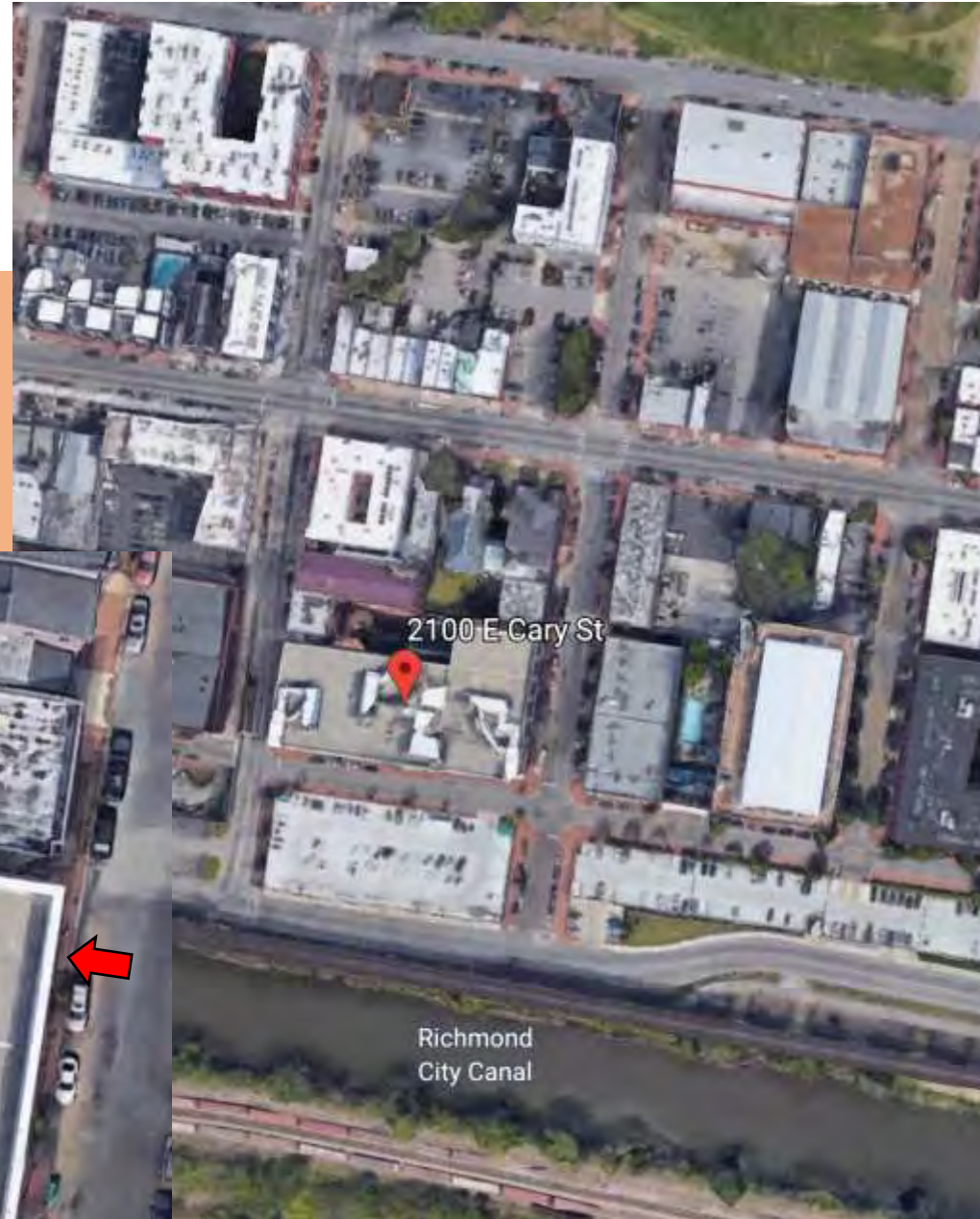


- The Edgeworth building sits on Tobacco Row at 2100 E. Cary St. in Richmond VA.
- Built in 1923 as a tobacco warehouse on the banks of the James River
- The buildings main entrance faces south toward the James River and the railroad tracks.
- The building is mainly concrete construction with large windows on all sides.
- The area is lively with young professionals living and working all around, the downtown district of Richmond is only a 15minute walk from the building.
- To the left of the building is the Virginia Holocaust Museum and loft apartment complexes.
- To the right there is more apartment buildings and the surrounding neighborhood has various eateries and breweries.
- Useable SF approx. 10,087 SF





# SITE ANALYSIS



NORTH SIDE VIEW



EAST SIDE VIEW



SOUTH SIDE VIEW



WEST SIDE VIEW



# SPACE PROGRAM

## PERSONNEL AND WORK SPACES

### PERSONNEL

Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	Equipment			Notes
	Current	Future	Office	Workstation		PC	Printer	Fax	
Director	1	4	120		480		1		
Manager	5	6	120		720	2	1		
Assistant Manager	0	3		48	144				
Administrative Assistant	2	4		48	192	1	1		
Tech Assistant	15	25		36	900	3	8		
Assistant	3	30		36	1080				
<b>Personnel Totals:</b>	<b>26</b>	<b>72</b>			<b>3516</b>	<b>6</b>	<b>11</b>	<b>0</b>	

### Department Summary

#### Information:

Personnel	3516 Square Ft.
Work	700 Square Ft.
Support	2372 Square Ft.
<b>Sub Total:</b>	<b>6588 Square Ft.</b>
Circulation	1.54
<b>Total Rentable:</b>	<b>10145.5 Square Ft.</b>

### WORK SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Concept Lounge	0	0		450		
Open Work Area	0	1		500	Adjacent to Teams	Work counters
Storage	0	1		200	Next to Open Work Area	Shelving
<b>Support Totals:</b>				<b>700</b>		

### Interviewee:

Interview Date: \_\_\_\_\_

Revision Submitted: \_\_\_\_\_

Sign Off: \_\_\_\_\_

### Department Notes:

### SUPPORT/EQUIPMENT SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Reception	1	1		500	Direct access to Entrance and Large Conference	Waiting for 6, TV's
Large Conference Room	1	1		300	Next to Reception	Full AV
Conference Room	1	2		120	Shared by all areas	Full AV
Computer Service Area	0	0		80		Work counter, outlets
Computer Server Room	1	1		80		Raised floor, secure, 3 racks
Equipment Station	1	3		64	Spread throughout	Printers, shredder, work counter
Pantry	1	2		120	Spread throughout	Coffee, sink, refrigerator, cabinets
Lunch Room	0	1		400		Full kitchen, seating
Storage	1	1		120		
Coats	40	0		1	Spread throughout	
Mechanical Room	0	1		300	Near Base Building air supply	Supplemental Air
File Drawers	50	0		3	Spread throughout	
<b>Support Totals:</b>				<b>2372</b>		



# DYNAMIC growth

- new and sleek
- ever changing
- constant activity and growth
- positive energy
- organic spaces

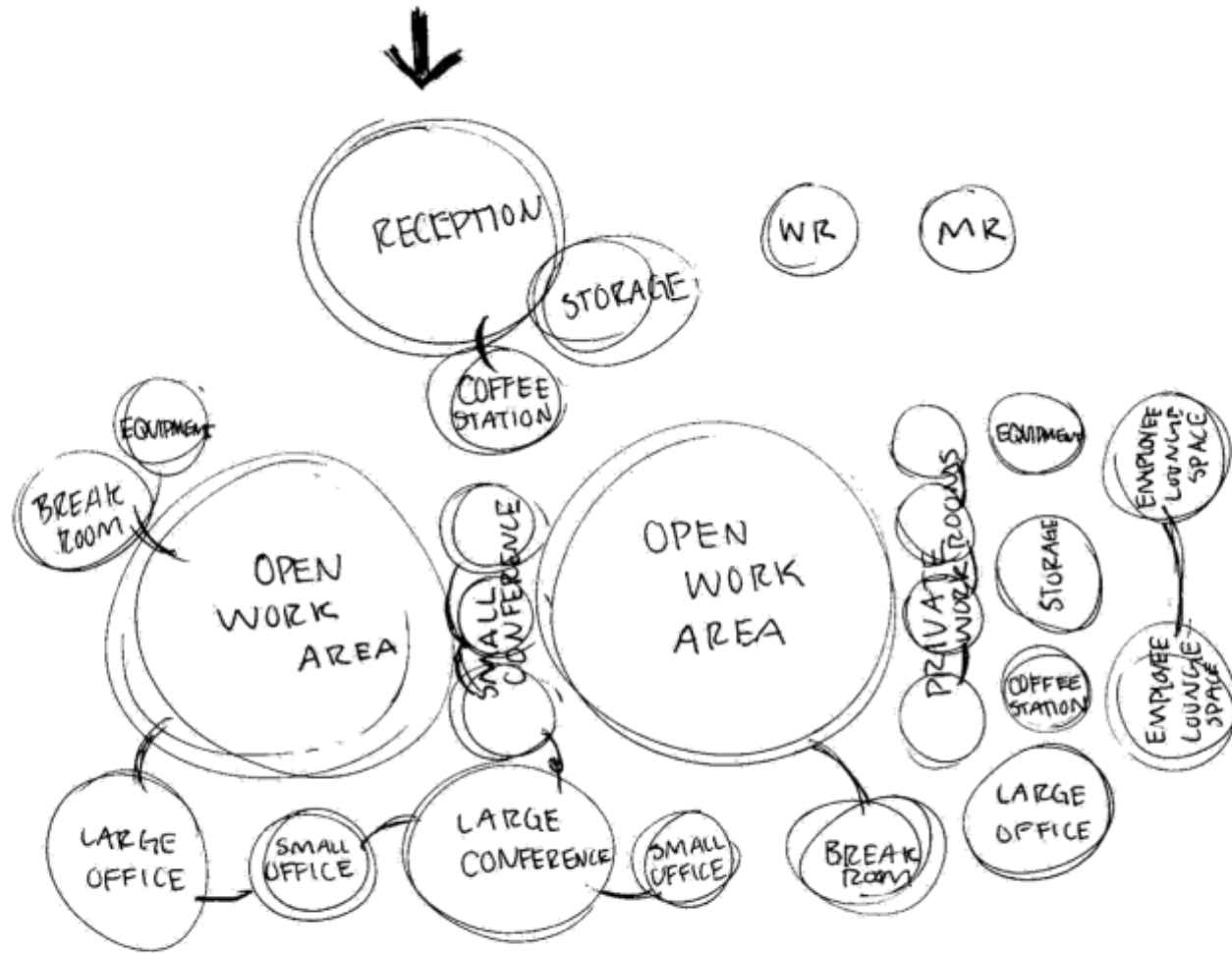


THE BEST WAY TO PREDICT  
THE FUTURE IS TO HELP  
CREATE IT.

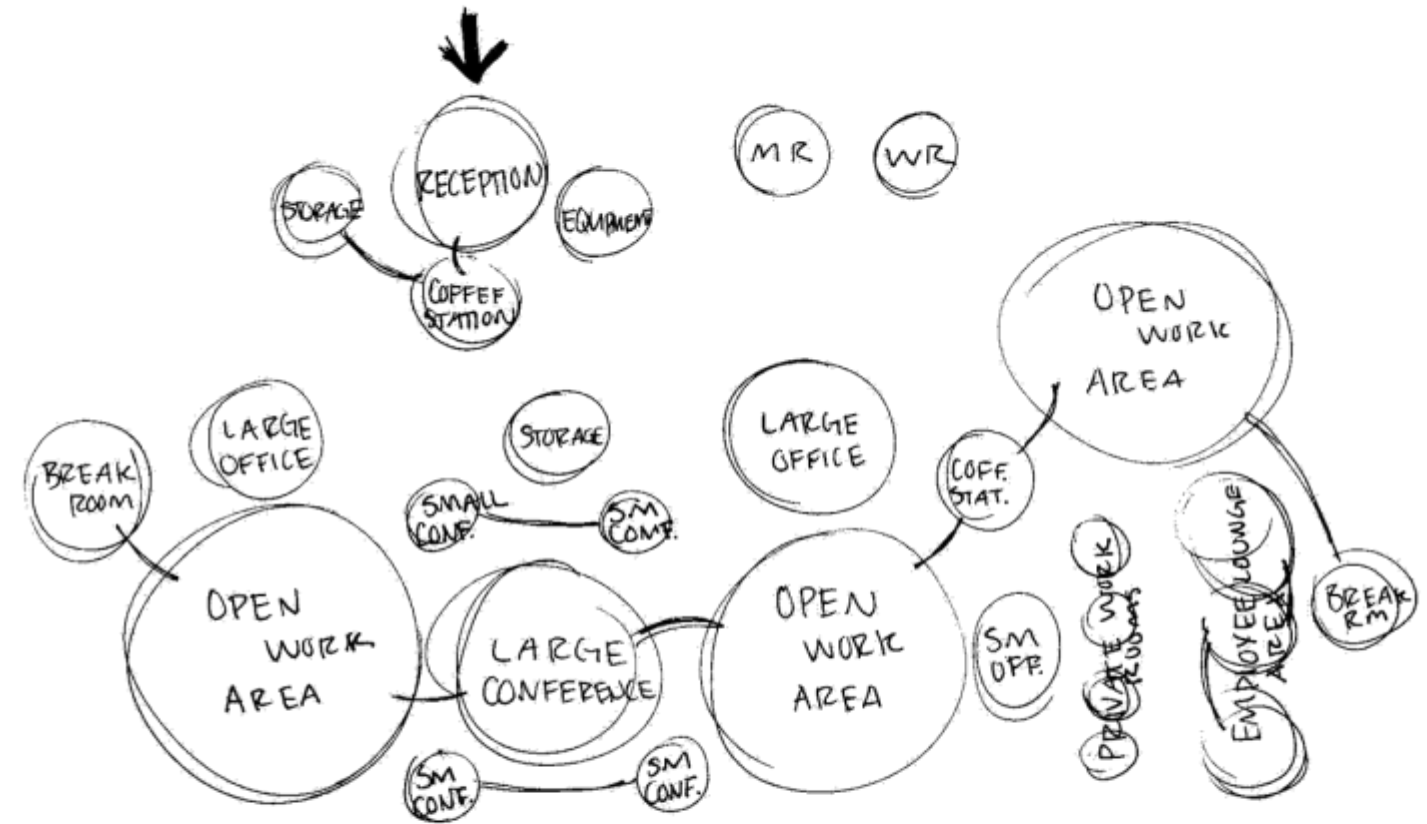


# Bubble Diagrams

BUBBLE DIAGRAM



BUBBLE DIAGRAM



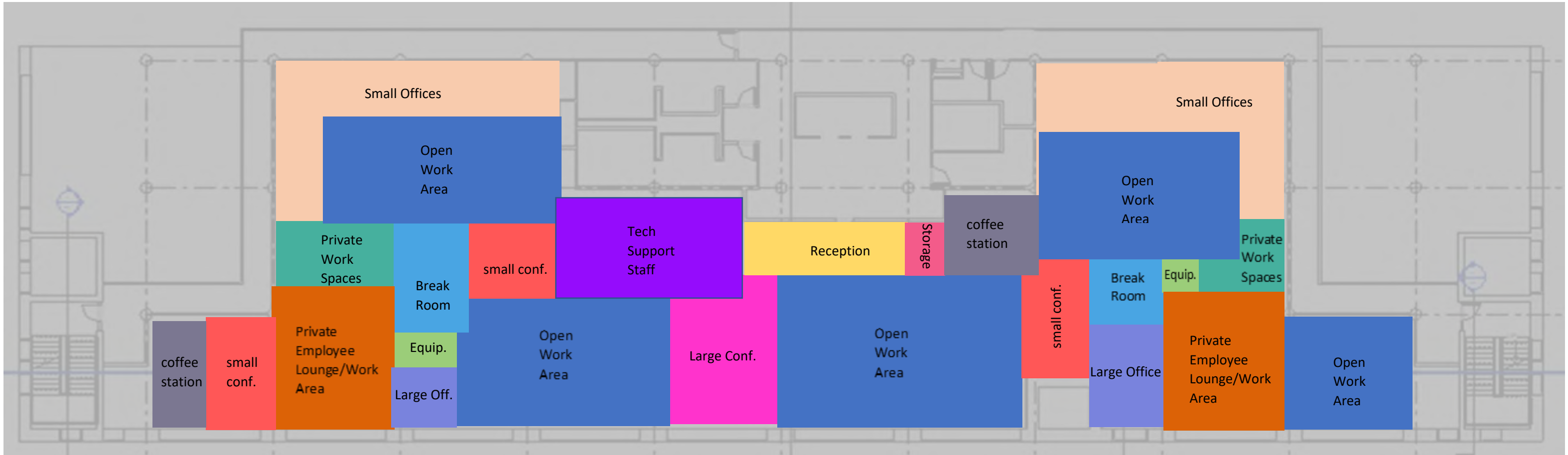


# Block Diagram 1





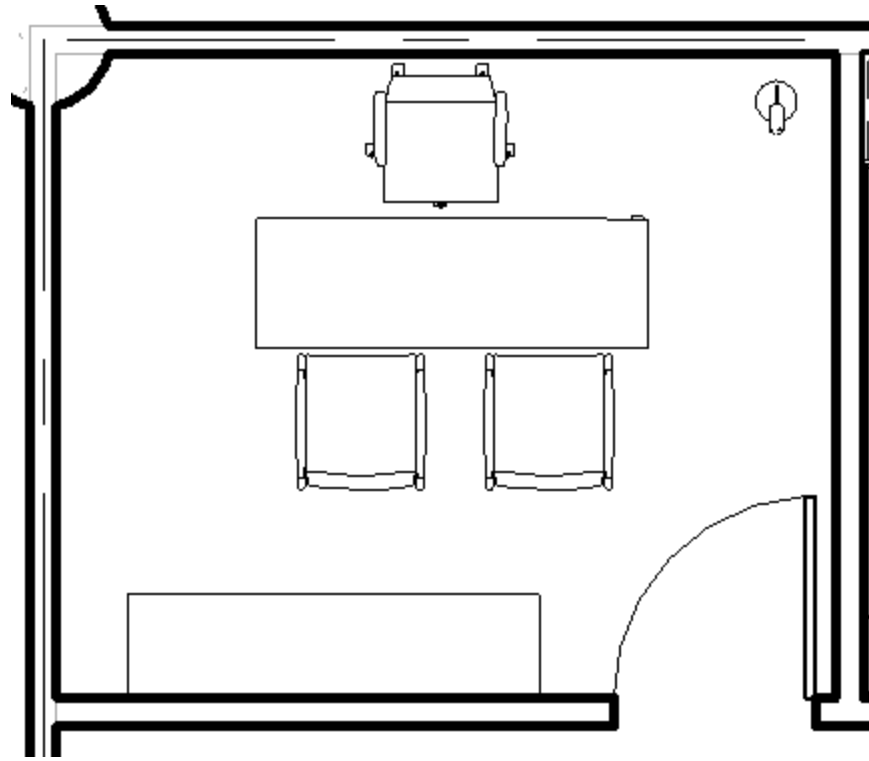
# Block Diagram 2



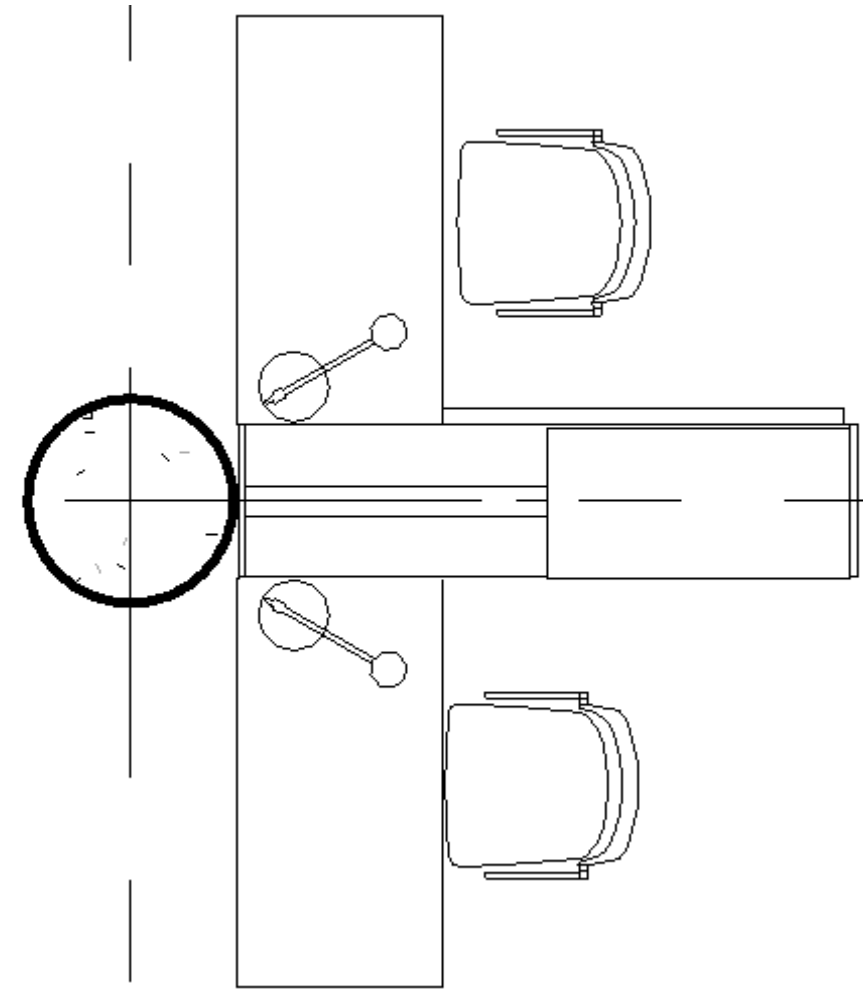
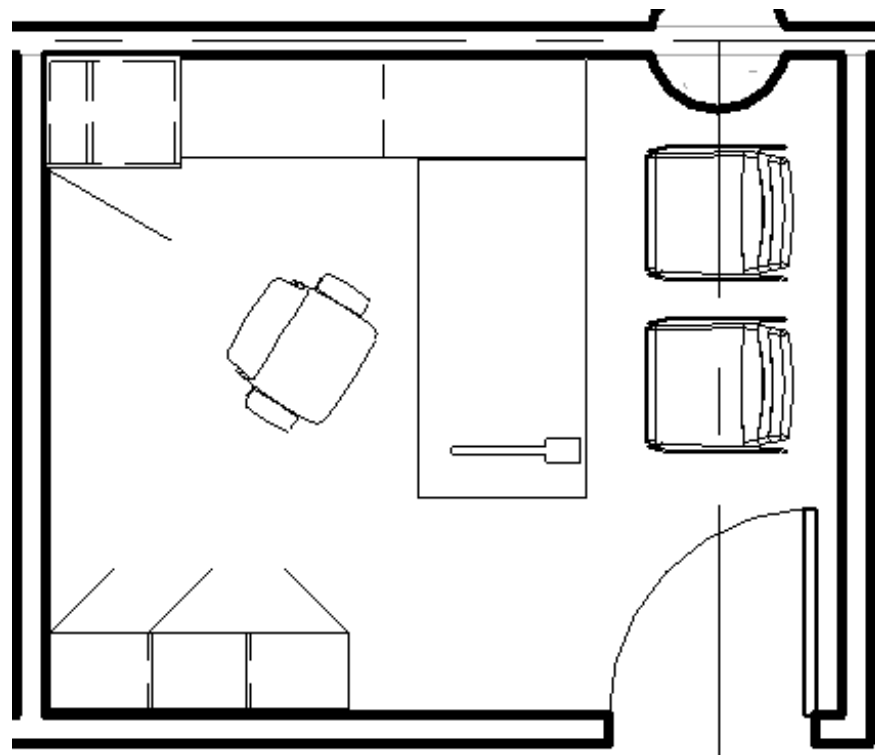


# Space Standards

Office Layout 1

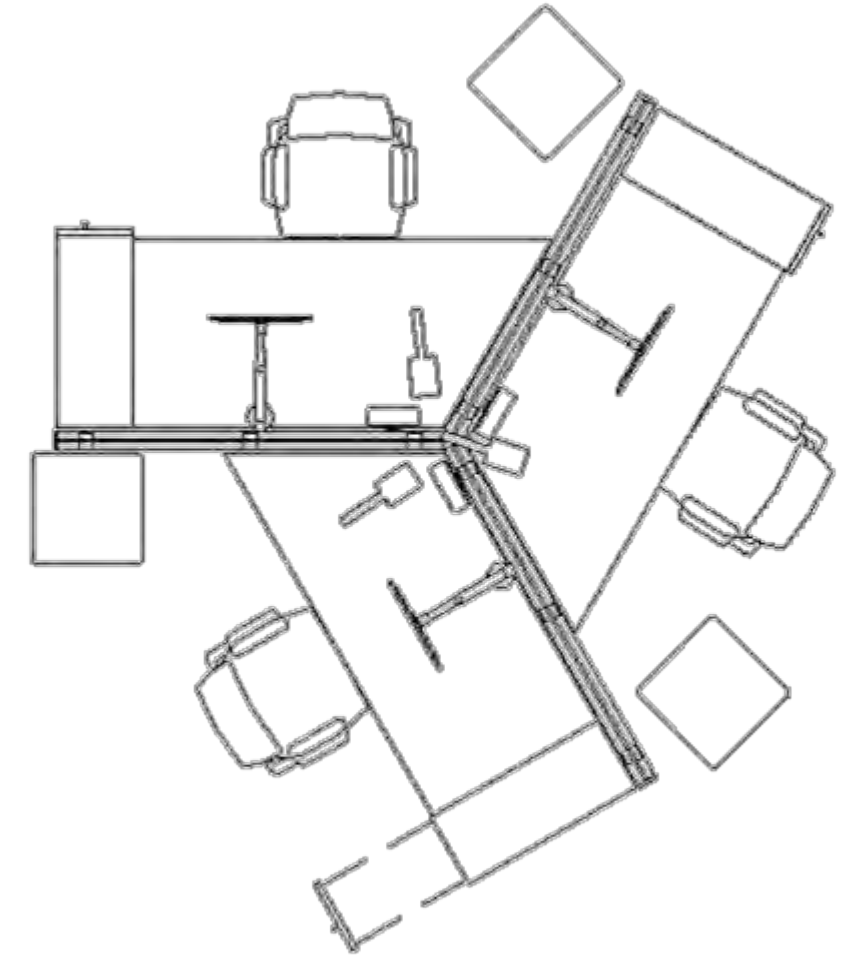


Office Layout 2



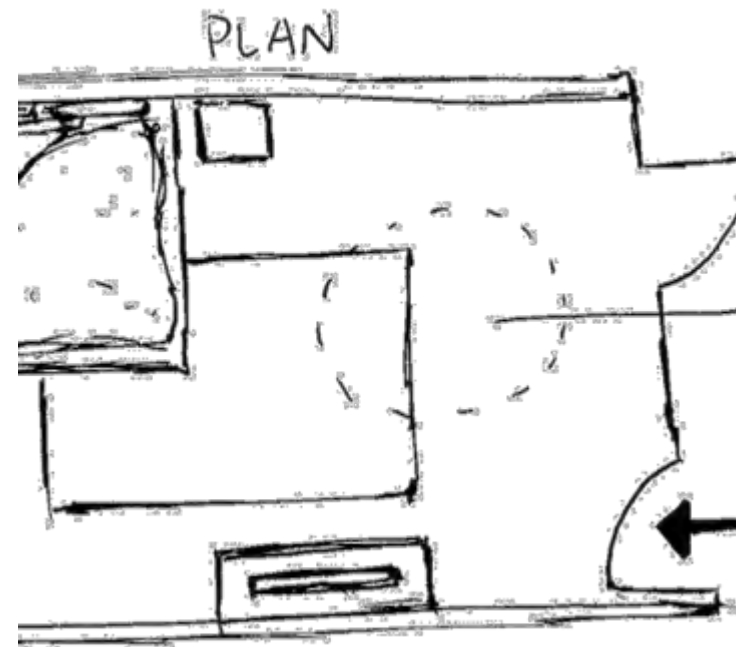
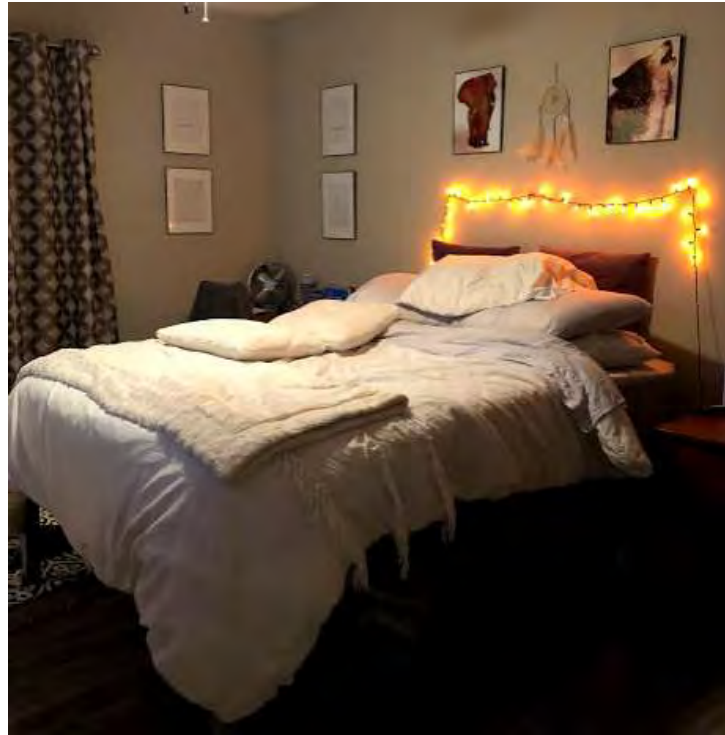
Workstation Layout 1

Workstation Layout 2



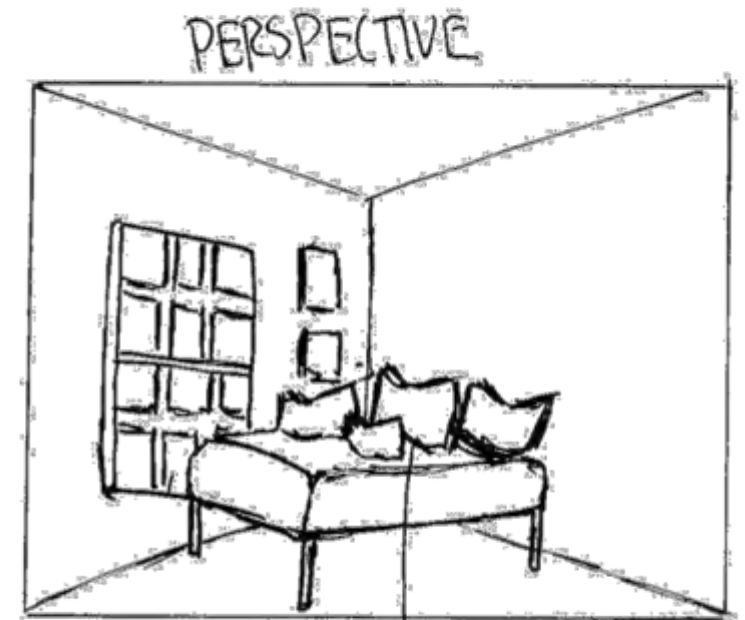


# Activity Space Sketches – Daydreaming

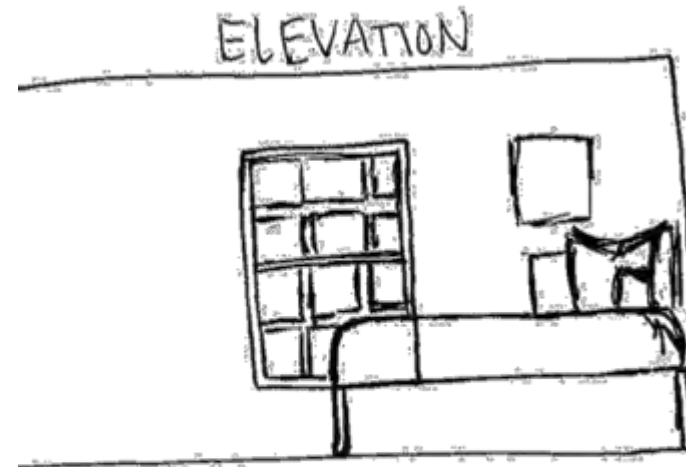
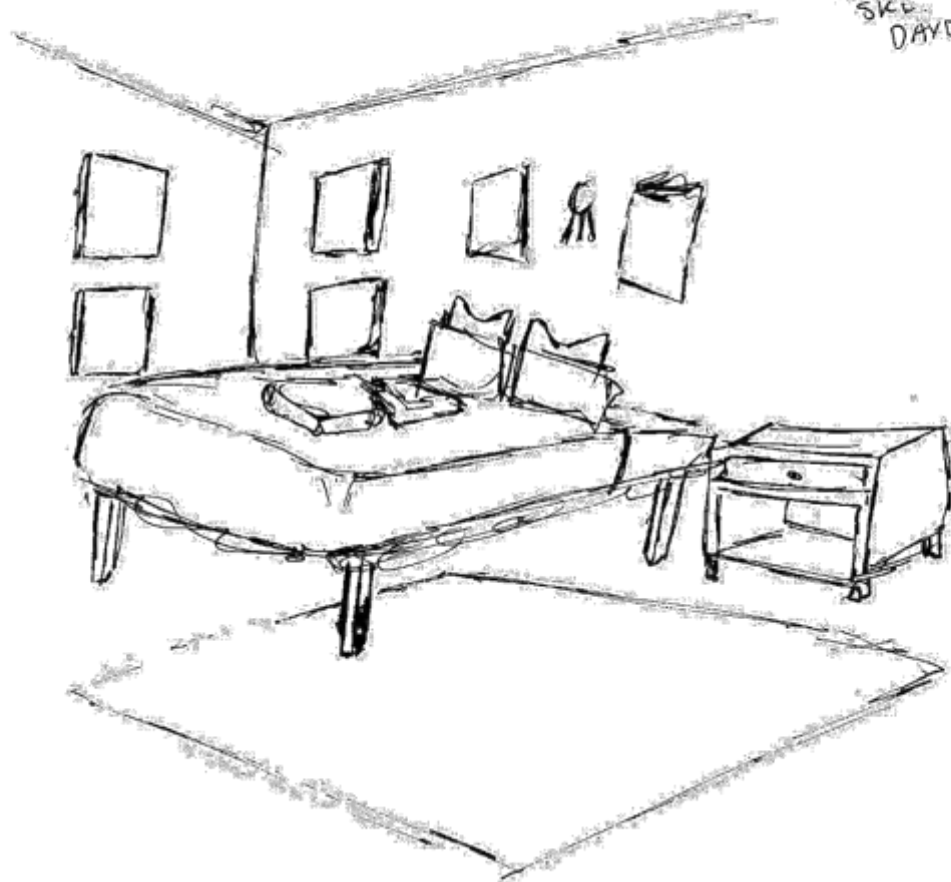


ACTIVITY SPACE SKETCHES  
DAYDREAMING

OPEN FLOOR  
SPACE FOR  
YOGA



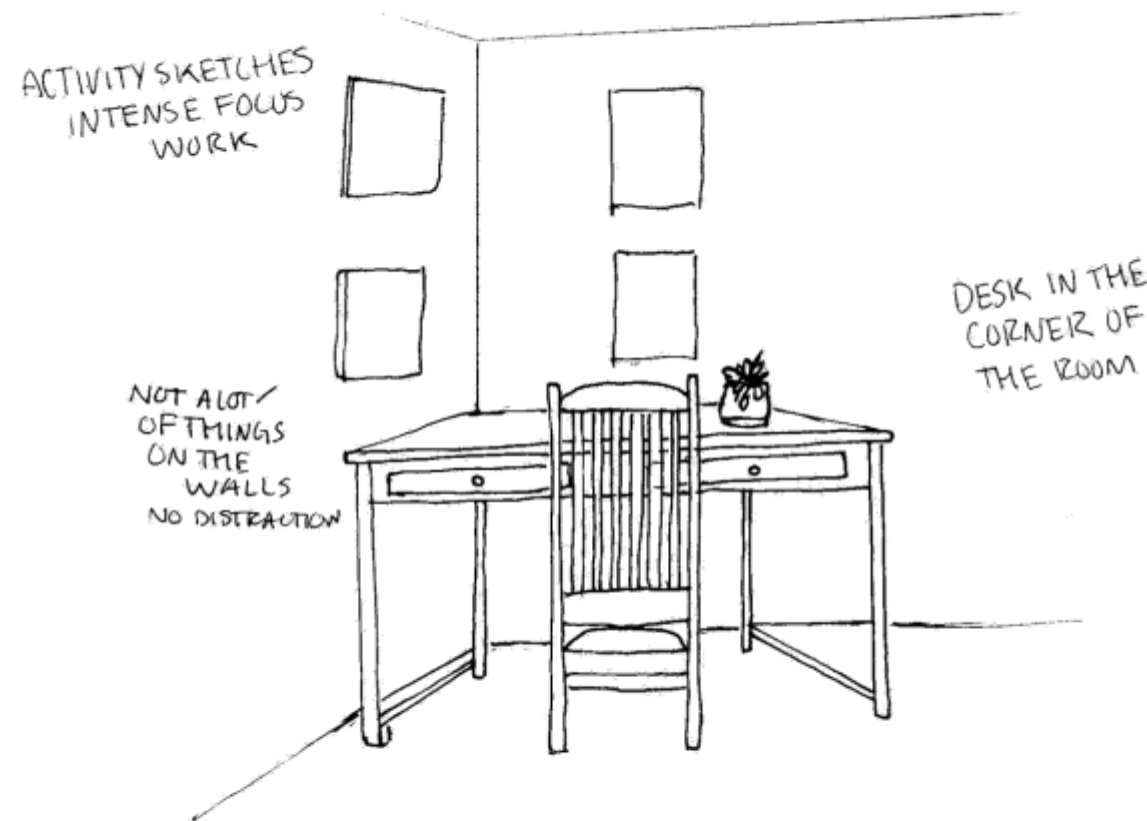
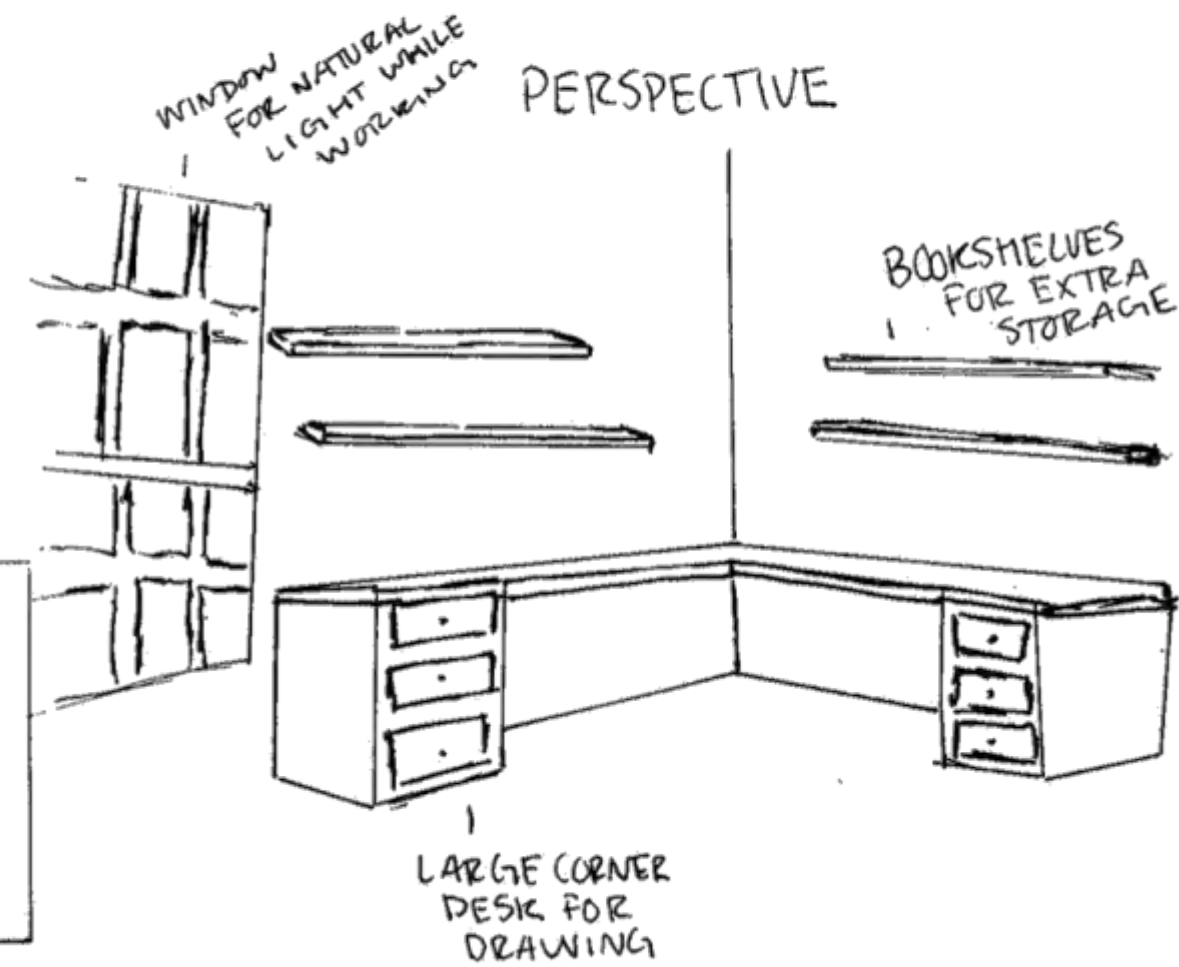
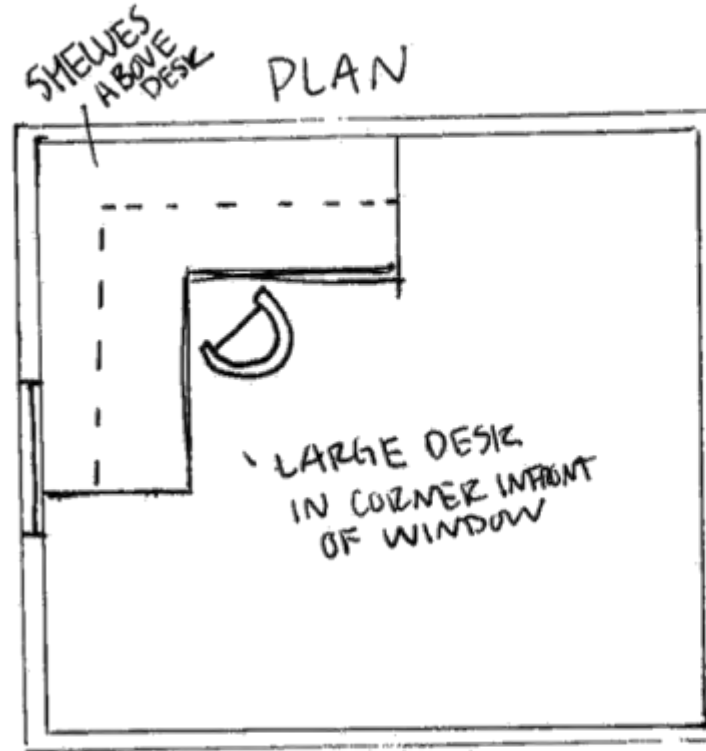
PILLOWS FOR  
EXTRA COMFORT



BED NEXT  
TO WINDOW  
FOR NATURAL  
LIGHT AND  
AIR WHILE  
DAYDREAMING

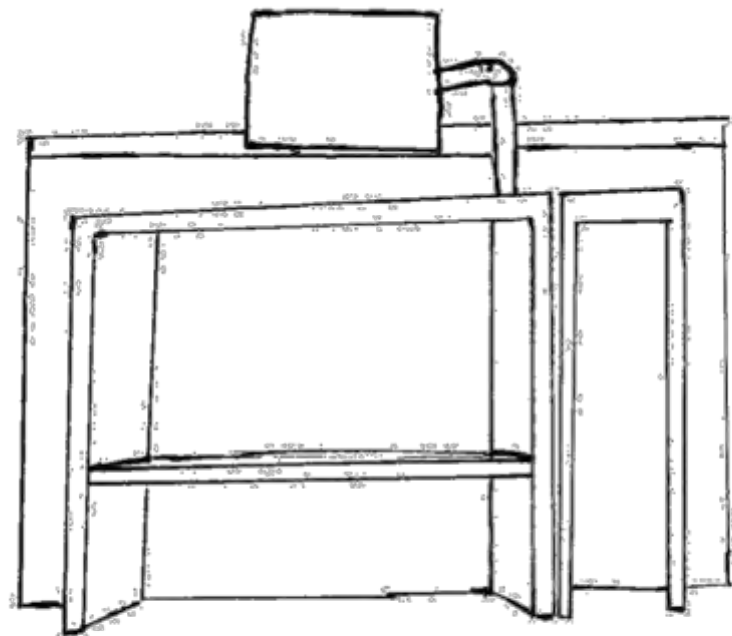


# Activity Space Sketches – Intense Focus Work



ACTIVITY SKETCHES

# Activity Space Sketches – Group/Meeting



ACTIVITY SPACE SKETCHES  
GROUP PLANNING / MEETING

